Harrison Township Zoning Commission
Public Hearing/Working Session
June 16, 2026

Members present: Christine Johnson, Laney McLaughlin, Gerald Arnott, Tracy Kelley and Douglas Williams. Absent: Brad Sager and Gerald Saffo.

Also present: Valerie Hans- Zoning Inspector, Vickie Noble-Zoning Secretary, Pete Griggs-Legal Counsel and Marilyn Martin- Court Reporter

Applicant representatives: Craig Moncrief

Guests: John Sharp, Danny Bailey, Todd Merry, Alex Vulic, Bruce Carl, Tara Pennington, Renee Smith and Karen Baucum.

The meeting was called to order at 7:00 p.m.by Christine Johnson with all standing for the Pledge of Allegiance.

Public Hearing

The purpose of this hearing is to consider a PUD modification request submitted by Craig Moncrief of Plank Law Firm for property located on Outville Road north of I-70 and east of Outville Road. The applicants are seeking to clarify certain open space requirements contained within the previously approved Final Development Plan.

Ms. Johnson explained the purpose and procedure of the hearing.

The board and participants were introduced.

Craig Moncrief gave a statement about the progress of the 280 acre development. He said a preliminary plat had been approved by Licking County. Southwest Licking Community Water and Sewer purchased part of the area for well fields. Mr. Moncrief said the modification request concerns the 30% green space. The modification request will have more than 30%. He gave the board copies of maps showing some details.

Laney McLaughlin questioned the location of the new green space and how the split of property would affect the green space. Tracy Kelly also asked bout the split of property.
Mr. Moncrief said each business would be responsible.

Pete Griggs said all lots are still part of the PUD. Harrison Township has the ability to enforce zoning. He added that the Water and Sewer are a public utility and are exempt.

Todd Merry asked if green space for each lot would be 30%. Mr. Griggs answered that the 30% is overall.

John Sharp asked what open space, green space is. Valerie Hans said landscaping. Mr. Griggs said open space cannot be built on. Mr. Sharp asked about ponds. Mr. Moncrief said they will come back with a final development plan.

Gerald Arnott asked if the maps would be kept on file. Ms. Hans said yes.

Ms. McLaughlin pointed out several areas of the submitted documents that she had problems with.
She would like to see the Open Space and Landscaping section of the Zoning Text revised.
There were also sections of the Declaration of Restrictions on Land that she would like to see revised.

Mr. Sharp asked about the reference to recreational usages in the Declaration of Restrictions.
The board listed several possibilities of recreational uses. Ms. Kelley read the definition for Recreation Facilities from the Harrison Township Zoning Resolution.

The board discussed the revisions Ms. McLaughlin suggested.
Mr. Moncrief was willing to make revisions.
The board would like to see the revisions in place in the documents before making any decisions.

Ms. Kelley moved to continue the Public Hearing on July 7, 2026 at 7:00 p.m. The continuation will be held at the Township Complex 6750 Outville Rd. Pataskala, OH 43062.
Ms. Mclaughlin seconded.
Vote: Christine Johnson-yes, Gerald Arnott-yes, Laney McLaughlin-yes, Tracy Kelley-yes, Douglas Williams-yes.

At 7:59 p.m. Ms. Johnson called for a short break before the working session.

Working session 8:03 p.m.

Ms. McLaughlin moved to approve the June 2, 2026 minutes. Mr. Arnott seconded.
The motion passed with unanimous ayes.

The proposed text amendment to the Zoning Resolution was submitted to the Board of Trustees.
They will hold a Public Hearing on July 6, 2026 at 7:00 p.m.

Ms. Hans gave the board updates on township issues.

At 8:33 p.m. Ms. Kelley moved to adjourn. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Chris Johnson, Chair

The Public Hearing was professional recorded by Marilyn Martin