

Zoning Commission Meeting Minutes htzc
April 2, 2019

Members present: Chris Johnson, Bill Evenson Laney McLaughlin, Linda Miller, Anthony Sharp, and Brenda Oliver. Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marylyn Martin of Anderson Reporting.

Guests: Connie Klema, Terry Andrews, Pete Albanese, Doug Beaty, Dan & Carolyn Elder, Carel & Bonnie Ellinger and Angela Haines.

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

The purpose of this hearing is to review the changes to the PUD plan for the Ellington Village subdivision. Westport Homes Inc. has made some changes in the subdivision layout from the original PUD plan approved in 2008. The 2019 plan has a total of 392 lots (2008 plan had 393 lots). They have also reduced the amount of street length and increased the amount of open space.

After Ms. Johnson explained the purpose of the hearing, she asked for all who wished to speak be sworn in by the court reporter.

Mr. Frederick explained the progression of the Ellington Village PUD starting with 1996. He pointed out different areas on the maps to show the changes that are in review. He also explained that the Harrison Township Resolution does not address a plan revision in the PUD regulations so the review is to follow regulations from Article 6. The Zoning Commission will review the plan revisions and will send a recommendation to the Harrison Township Board of Trustees. The Trustees will hold a public hearing on May 6, 2019.

Connie Klema stated the basic plan cannot be violated and is not being changed. The changes are to green space and road footage.

Terry Andrews added that Licking County asked for a "Master Plan". Modified in the plan was saving trees, adding more green space and looping roads, reducing about 800 lineal feet of road.

Mr. Frederick explained some of the county process. Ellington Village has developed sections 1-4. After a county review the Harrison Township Trustees felt the township should do a review.

Ms. Johnson asked if anyone had any questions or comments.

Doug Beaty asked if lines on the map around the ponds indicated walking paths. Mr. Andrews answered these represented trees.

Pete Albanese asked if there were plans for any walking paths. Mr. Andrews said there would be walkways around the ponds, but the plans are not complete on how these will be.

Mr. Sharp made a motion to recommend approval of the changes to the Trustees.
Mr. Evenson seconded.

Vote:

Chris Johnson, yes Bill Evenson, yes Laney McLaughlin, yes Linda Miller, yes
Anthony Sharp, yes

The Public Hearing was closed at 7:18 pm

A working session began at 7:29 pm

The minutes of the March 5, 2019 meeting were read. Ms. Miller moved to approve the minutes.
Mr. Sharp seconded. The motion passed with unanimous ayes.

Recap of the April 1, 2019 Trustee Meeting:

1. A Public Hearing on Ellington Village has been set for May 6, 2019 at 7:30 pm
2. The Trustees asked if the Zoning Commission would be working on revisions to Article 24 Planned Unit Development. (Mr. Frederick will be doing research on this)

The board was presented possible definitions for Urgent Care. It is proposed to use:
An urgent care center is a walk-in clinic focused on the delivery of medical care for minor illnesses and injuries in an ambulatory medical facility outside of a traditional hospital-based or freestanding emergency department.

Solar panels were discussed. Some possible regulations were considered and will be in further discussion at the next meeting.

Mr. Frederick gave the board some regulation numbers from other townships concerning setbacks for accessory buildings. He will be looking at ratios of building size to setback distance.

At 8:24 p.m. Mr. Evenson moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair

Public hearing professionally recorded by Anderson Reporting