

HARRISON TOWNSHIP
BZA
JULY 22, 2014-FINAL

Members present: Christopher Strayer, Valerie Hans, Deborah Laughlin, George Snider and Dwight Gibson, Jr. (James Hannahs, second alternate was present but not a voting member)

Also present Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Sue Coots, Court Reporter from Anderson Reporting.

Member absent: Ryan Bailey

Guests present: Roger and Candace Ellison, applicants

The purpose of this meeting is to consider an application submitted by Roger and Candace Ellison of 239 North Bend Dr. Pataskala, OH 43062. The Ellisons are seeking permission to install a 16' x 32' in ground pool. The applicants are requesting a 16'4" side yard setback and a 14'2" rear yard setback instead of the required 25'.

The meeting was called to order at 6:30 by Christopher Strayer with all standing for the Pledge of Allegiance.

Mr. Strayer asked for the role to be called...those present are listed above. He then asked all who wished to speak at tonight's public hearing be sworn in by the court reporter.

The application and all pertinent documents were read.

Mr. Frederick stated the intention of the applicants request and read his recommendation. In his recommendation he pointed out the Ellisons have an existing 6 foot fence surrounding the back yard. He recommended the Variance request be approved with conditions as the BZA desires.

Ms. Hans asked if there had been any objections. Mr. Frederick responded that the only calls had been about the sign the township is required to place on the property. Ms. Hans asked the applicants if they had any objections from the neighbors. Mrs. Ellison said she had checked with the neighbors on both sides of the property and had no objections.

Mr. Gibson asked if the neighboring property owners had been notified. Mr. Frederick assured him the property owners had been notified by mail.

Mr. Strayer questioned a sunroom that was not shown on the submitted drawings. The applicants answered that the sunroom, while not on the drawing, was not in the way of the pool construction.

Ms. Hans asked if there would be additional lighting installed. Mrs. Ellison answered no.

Mr. Hannahs expressed concern over the size of the yard for this installation. He said he had visited the property and felt the pool would be a tight fit.

Mr. Frederick responded that if approved by the BZA the measurements could not be less than the 16'4" and 14'2" requested. Mr. Frederick also stated he had visited the site twice.

Ms. Laughlin asked if the pool would be in the utility easement. Mrs. Ellison answered that it would not.

Mr. Strayer asked about the timeline to complete the project. Mrs. Ellison stated the work should take about two weeks to complete.

Ms. Laughlin asked how the excess dirt would be handled. Mrs. Ellison answered the pool company would be responsible for moving the excess dirt.

Motion: Valerie Hans moved to grant a northeast rear yard variance of 10'10" and a west side yard variance of 8'8" to allow for the construction of an in ground swimming pool. This means that the pool may not be any closer than 14'2" to the northeast lot line and no closer than 16'4" to the west lot line. The applicant will submit a revised site plan containing the location of the pump filter and any other improvements including but not limited to decks, sunroom, fences, etc. when they submit their zoning permit.

Seconded by Deborah Laughlin.

Vote:

Valerie Hans.....yes

Deborah Laughlin.....yes

George Snider.....yes

Dwight Gibson, Jr.....yes

Christopher Strayer.....yes

The motion passed with a unanimous yes vote.

Mr. Gibson moved to close the public hearing. Ms. Laughlin seconded. The motion passed with unanimous ayes. The public hearing closed at 6:55 p.m.

The board went into a working session.

The minutes of the February 25, 2014 Organizational meeting were read.

Mr. Snider moved the minutes be accepted as read. Ms. Hans seconded. The motion passed with unanimous ayes.

The board was brought up to date on the progress of the proposed revisions to the Zoning Resolution.

Ms. Hans moved the meeting be adjourned. Mr. Snider seconded. The motion passed with unanimous ayes. The meeting was adjourned at 7:05 p.m.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christopher Strayer, Chair

Public hearing Professionally recorded by Anderson Reporting