

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF SPECIAL MEETING AUGUST 18, 2015  
MINUTES OF TWO PUBLIC HEARINGS AUGUST 18, 2015

The Harrison Township Trustees met in special session on August 18, 2015 at the Township Hall. The purpose of the meeting was to act on nuisance properties, approve bills, payroll and minutes. The meeting was called to order at 9:00 a.m. by the Chairman, Eric Smith and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Eric Smith
Trustee	Mark Van Buren (arrived shortly after roll call)
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Road Superintendent	Ben Patterson
Guest	Vickie Noble, 4774 Outville Road
Guest	Carel Ellinger
Guest	Jim Lipnos, Homewood Corporation
Guest	Phyllis Engle
Guest	Steven Moran

**-Eric Smith moved to approve the minutes of the August 3, 2015 regular meeting as well as approve bills and payroll, warrants 14135 through 14154. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren ABSENT and Foor YES. The motion passed.**

Zoning Report - Tom Frederick, Zoning Inspector

Tom reported nuisance properties that are in need of mowing at 175 Warwood Drive and 139 Warwood Drive. Michelle Yates at 175 Warwood Drive also has a junk motor vehicle, a black S10 Chevy pickup truck on the property. Complaints have been received about a property owned by Mark Browning and Diane Griffin at 5807 Beecher Road, Granville concerning trash and debris, the grass has been mowed.

**-Mark Van Buren moved to adopt Resolution 2015 08 18 01 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The resolution was adopted.**

**-Mark Van Buren moved to adopt Resolution 2015 08 18 02 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The resolution was adopted.**

**-Ray Foor moved to adopt Resolution 2015 08 18 03 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The resolution was adopted.**

Tom reviewed information from Sugarcreek Township concerning the International Property Maintenance Code and the fact that townships are allowed to adopt the code. Tom suggested coordinating with the West Licking Fire District and the Licking County Health Department.

Being no further business, Chairman Eric Smith adjourned the meeting at 9:14 a.m.  
Minutes are unofficial until approved by the trustees.

Resolution 2015 08 18 01, Resolution 2015 08 18 02, and Resolution 2015 08 18 03 are a part of the August 18, 2015 minutes.

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The Public Hearing was called to order at 9:15 a.m. by the Chairman, Eric Smith. The purpose of this hearing was to consider a Zoning Amendment Application from Jim Lipnos of Homewood Corporation, 2700 E. Dublin-Granville Road, Columbus, Ohio 43231. The applicant is requesting to reduce the rear yard setback from 40 feet to 30 feet for lots in the Scotland Ridge Subdivision located on the east side of State Route 310 between Broad Street and Hollow Road. A court reporter was in attendance from Anderson Reporting Services, Inc. and the Chairman ask her to swear in all those in attendance that would like to speak during the public hearings. Tom presented the Zoning Amendment Application. The reason for the request is to have the ability to construct larger homes with decks or patios.

From the floor - Steven Moran

Mr. Moran inquired if anyone has spoke with property owners whose backyards adjoin the woods. His concern was for the effect on the woods and ravine. He knew of a similar situation in New Albany where residents dumped their trash in the woods on their neighbors property.

From the floor - Jim Lipnos, Homewood Corporation

Mr. Lipnos stated that he had mailed a letter to all adjoining/adjacent homeowners and received no positive or no negative comments.

From the floor - Phyllis Engle

Ms. Engle was concerned if drainage of the ravine would be effected. Trustee Van Buren stated that the houses would not be close to the ravine.

Trustee Van Buren inquired about a Home Owners Association. Jim Lipnos responded that Homewood Corporation maintains the Home Owners Association until the project is complete and then it is turned over to a professional, to manage the twenty or so thousand dollars that would be available. Trustee Foor ask if it is mandatory to belong to the Home Owners Association and Jim Lipnos responded yes.

**-Mark Van Buren moved to approve the Zoning Amendment Application from Jim Lipnos of Homewood Corporation, 2700 E. Dublin-Granville Road, Columbus, Ohio 43231. The request to reduce the rear yard setback from 40 feet to 30 feet for lots in the Scotland Ridge Subdivision was approved. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES.**

This public hearing was adjourned at 9:28 a.m.

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The next six (6) pages are the text of the proposed changes to the Harrison Township Zoning Regulations. These pages are for reference at the Public Hearing starting at 9:28 a.m. on August 18, 2015.

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## **B - BUSINESS DISTRICTS**

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### **15.0 PURPOSE**

The purpose of the Business Districts is to provide for a wide range of retail, outlet and wholesale facilities and services of a nature as to be fully compatible in a business district. In addition to the existing B-1 Business District, there are four (4) additional specific B districts: NB, LB, and GB; and PUD, governing future changes to business zoning.

#### **15.01 NB - “Neighborhood Business District”**

The purpose of the “Neighborhood Business District” (NB) is to encourage the establishment of neighborhood businesses and services which tend to meet the daily needs of the residents of the immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large, regional oriented-businesses or other businesses and services that would affect the neighborhood character of the district. Such businesses would normally operate with fixed hours, light traffic, low noise and lighting as not to affect the adjoining properties. This district is also designed to act as a buffer between more intense non-residential uses and residential uses. Strip center development shall be discouraged.

#### **15.02 LB - “Local Business District”**

The purpose of the “Local Business District” (LB) is to provide for a wide range of retail facilities and services for a clientele from a larger geographical area with higher traffic, light and noise volume than the NB district. The hours of operation in this district are less restrictive than those of NB district.

#### **15.03 GB - “General Business District”**

The purpose of the “General Business District” (GB) is to encourage the establishment of areas for general business uses which meet the needs of a regional market area. Activities in this district are often large space users, and the customers using such facilities generally are from a larger radius or region creating heavier traffic, noise and light. Hours of operation in this district are generally not limited.

## **15.1 PERMITTED and CONDITIONAL USES IN THE NB, LB, and GB DISTRICTS**

	<b>NB</b>	<b>LB</b>	<b>GB</b>
<b>Permitted and Conditional Uses by Business District:</b>			
<b>P = Permitted    C = Conditional    NA= Not Allowed</b>			
Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.6 Screening and Buffer Yard Requirements	P	P	P
Clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores.	P	P	P
Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting good stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations barber and beauty shops, shoe repair and tailor shops, printing shops, <del>day care centers.</del>	C	P	P
<b>Nursing homes and licensed day care centers, including adult day care.</b>	C	P	P
Business and professional offices including but not limited to: government offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.	P	P	P
Accessory structures to any of above permitted	P	P	P
Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)	C	P	P
Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA)	C	P	P
Laundromat and Dry Cleaners	C	P	P
Lodges, fraternal and service organizations	C	P	P
Bed and Breakfast	C	P	P
Places of amusement and assembly.	C	C	P
Construction Sales and Service	C	C	P
Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.	C	C	C
Single family dwelling, accessory use or structure	C	C	C
Furniture and Department Stores	NA	P	P
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts)	NA	P	P
Cemeteries, mortuaries, funeral homes and crematories	NA	P	P

	<b>NB</b>	<b>LB</b>	<b>GB</b>
<b>Permitted and Conditional Uses by Business District:</b>			
<b>P = Permitted    C = Conditional    NA= Not Allowed</b>			
Supermarket	NA	C	P
Public storage facility	NA	C	P
Motor vehicle services and repair.	NA	C	P
Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.	NA	C	P
Research facilities	NA	C	C
Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.	NA	C	C
Animal pounds	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding <b>ADULTS ONLY ENTERTAINMENTS FACILITIES.</b>	NA	NA	P

**15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SET BACKS, LOCATION AND BUFFER REQUIREMENTS**

	NB Neighborhood	LB Local	GB General
Maximum Building Size	5,000 sq ft	25,000 sq ft	None
Minimum Lot Size	45,000 sq ft	90,000 sq ft	150,000 sq ft
Lot width @ Building Line	150 ft	300 ft	300 ft
Front Yard	50 ft	50 ft	50 ft
Back Yard	50 ft	50 ft	50 ft
Side Yard	15 ft	15 ft	30 ft
Buffer - if abutting residential use	30 ft	50 ft	100 ft
<i>Abutting Roadway Requirements</i>  As defined by Licking County road classification map.	Any Roadway type	Must abut a: Major Collector, Major Arterial or Minor Arterial	Must abut a: Major Arterial or Minor Arterial

**15.3 SCREENING/BUFFER REQUIREMENTS**

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

## **15.4 BUILDING HEIGHT REGULATION IN THE BUSINESS DISTRICT**

No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

## **15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT**

Any residence in a Business District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.

## **15.6 B-1 BUSINESS DISTRICT**

### **15.61 USES PERMITTED IN THE B-1 BUSINESS DISTRICT**

1. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s).  
The above must comply with 15.66 Screening and Buffer Yard Requirements.
2. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s).
3. Furniture, department, clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores and **bicycle shops**.
4. Grocery stores, supermarkets, meat markets excluding slaughter facilities, drug stores, bakeries in conjunction with retail sales, restaurants and tea rooms.
5. Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting good stores, motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.
6. ~~Laundromat, dry-cleaning and laundry pick-up stations~~, barber and beauty shops, shoe repair and tailor shops, printing shops, ~~day care centers and nursing homes~~.
7. Business and professional offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.
8. ~~Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motor cycle and bicycle shops~~.
9. ~~Motels and hotels shall have a minimum sixty thousand (60,000) square feet of lot area and minimum lot frontage of two hundred (200) feet, and shall be subject to the provision of Article 23.~~
10. ~~Cemeteries, mortuaries, funeral homes and crematories~~.
11. Lodges, fraternal and service organizations.
12. Public storage facility.
13. Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.
14. Accessory structures to any of above permitted uses.

## **15.62 CONDITIONAL USES IN B-1 BUSINESS DISTRICT**

1. Motor vehicle services and repair.
2. Vehicle drive-in, drive-in theaters drive-in restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.
3. Animal pounds, pet shops, kennels and veterinary establishments; however, pet shops and kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.
4. Places of amusement and assembly.
5. Adult only entertainment facility providing it is not established within a fifteen hundred (1500) foot radius of any or all property lines of churches, day care facilities, nursing homes, any schools, library or teaching facilities whether public, private, governmental or commercial, boundaries of residential districts, recreational facilities, lot lines of lots or PUD's devoted to residential use, from an already existing adult oriented business or one that has received a conditional use permit, or from any structure that contains a residence.
6. Research facilities.
7. Single family dwelling, accessory use or structure.
8. Construction Sales and Service.
9. **Laundromat, dry cleaning and laundry pick-up stations**
10. **Day care centers and nursing homes**
11. **Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motor cycle shops.**
12. **Motels and hotels shall have a minimum sixty thousand (60,000) square feet of lot area and minimum lot frontage of two hundred (200) feet, shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)**
13. **Cemeteries, mortuaries, funeral homes and crematories**

## **15.63 REQUIRED LOT AREA AND LOT WIDTH IN THE B-1 BUSINESS DISTRICT**

1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District.
2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

## **15.64 BUILDING HEIGHT REGULATION IN THE B-1 BUSINESS DISTRICT**

See Article 15, Section 15.4 BUILDING HEIGHT REGULATION IN THE BUSINESS DISTRICT.

## **15.65 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT**

1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District.
2. Commercial Structures: each shall have the following minimum yard spaces:



Front Yard: 50 feet  
Side Yard: 15 feet each side  
Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

### **15.66 SCREENING/BUFFER YARD REQUIREMENTS**

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use: 30 feet wide  
M-1 District and/or Use: 10 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

### **15.67 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT**

See Article 15, Section 15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT.

Revisions:

05-20-2013

- Added references to B-1 Business district throughout
- Article 15.3, deleted requirements, added reference to Article 10.17.
- Inserted Article 15.6

Previous version: Adopted Date 12-03-2007, Effective Date 01-03-2008

END OF PROPOSED CHANGES TO THE HARRISON TOWNSHIP ZONING RESOLUTION

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The Public Hearing was called to order at 9:28 a.m. by the Chairman, Eric Smith. The Public Hearing is to consider proposed revisions to the Harrison Township Zoning Resolution, Article 15 B-Business District. Those wishing to speak were previously sworn in.

Tom presented the proposed changes to the Zoning Resolution.

Tom brought it the trustees attention that hospitals are not covered in the Zoning Resolution.

Trustee Smith mentioned that he thinks they should be conditional use in 15.1 and 15.62. Tom suggested that they be conditional permitted use in 15.1. Tom looked up the

definition of hospital in the Zoning Resolution and it needs to be more clear. Trustee Van Buren stated that his concern would be the added traffic that would come with a hospital. Trustee Van Buren suggested that more research needs done and that the definition needs to be clarified.

From the floor - Carel Ellinger

Mr. Ellinger inquired if the proposed changes effect old and new zoning, Tom responded yes. He also questioned day care centers in 15.1.

**-Eric Smith moved to adopt the proposed revisions to the Harrison Township Zoning Resolution, Article 15 B-Business District as submitted. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES.**

The public hearing was adjourned at 9:53 a.m.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer