

HARRISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING

**Kelly Property
September 20, 2023**

PUBLIC HEARING CALL TO ORDER:

Chairman Kelly Spriggs called the Public Hearing of September 20, 2023, to order 6:03pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, Ohio. Present from the Zoning Commission were Kelly Spriggs, Ronde Cook Brushhart, Lisa Darnell, Jared Conner, and Sara LeMaster. Absent was Brock Riley. Visitors present were Virgene and Larry Kelly and John Darnell.

Kelly apologized to the applicant for having to reschedule the public hearing due to lack of quorum on August 28.

Sara read the Public Hearing Order and Rules and the Legal Notice which had been published in the Circleville Herald and mailed to property owners within 500 feet, adjacent to, and directly across the road from the parcels being addressed.

Kelly performed the swearing in of all participants who spoke at the hearing.

Kelly then called for the applicant, or representative of the applicant to present, although the board was familiar with this proposal due to The Kelly's coming into a prior meeting to find out more about requirements.

Virgene Kelly shared that they would like to propose a shipping container parking lot. Similar to what Delong is doing. They will not be permanent. They trucks will come in and out at the corner of Airbase Road and State Route 762 East at the north end.

Larry Kelly added that there are turn lanes on both Airbase Road and State Route 762 East.

Kelly asked Jared if he heard from the county. Jared stated county said to approve for rezoning.

Kelly asked the applicants if they already divided or parceled off the property.

Larry stated it had already been done.

Lisa asked if they're going to require a traffic impact study or not.

Virgene stated that Tim McGinnis, Director of Pickaway County Planning and Development told them they do not.

Kelly asked about how many containers will be in there at a time.

Larry shared they don't know exactly just how many containers.

Virgene stated maybe 200 at the most but they aren't sure.

Ronde stated that there will be hazardous materials in the containers and asked if that was correct.

Virgene and Larry both stated that there wouldn't be any hazardous materials.

Ronde asked about a sign and if it would be lit up.

Larry stated yes, they have to have a sign. It will not be lit up.

Kelly asked about buildings.

Larry shared they will not have any buildings.

Kelly shared her concerns about corner setbacks and traffic volume.

Larry shared they have actually improved that area so there shouldn't be any issues.

Ronde shared that she likes that they have met all requirements and recommendations in their application. She believes it should be a done deal.

Kelly asked about trucks.

Virgene and Larry both stated that there would be no trucks.

The Commission discussed amongst themselves.

Kelly asked for comments or questions from anyone opposed or in favor of this proposal.

John Darnell stated that it was a really big issue for them to have a traffic study done but doesn't seem to be for anything else.

Kelly shared that for her, The Kelly's are already next to an area that has containers there and for the Darnell's, they were across from a residential area, but she believes Brock had a bigger issue with the traffic study. For her, the issue was that they didn't offer to buy out all residents. They skipped some. Kelly shared that if they skipped them, they would've been upset to be left behind. She doesn't think it was appropriate for the buyers. She believes that there needed to be a traffic study because Duvall Rd. has not been improved to handle that project coming in.

Ronde made a motion to accept the application for The Kelly's. Kelly seconded the motion.

Kelly made a special note in the recommendation to make sure they are cautious about the corner and where the container cars are going to be located on the property. Also, note that they believe that there will be about 200 containers, as well as no lighted signage.

Kelly shared that they have a recommendation to accept the application to recommend to the Trustees to accept the application of planned business, with the specifications mentioned.

The Commission then voted with a roll call vote called by Township Clerk, Sara LeMaster. Ronde- yes, Kelly- yes, she believes it fits into the area they reside with them being the only residential neighbor. Lisa- yes.

Kelly thanked the applicant, as well as everyone for their voices and being present for the hearing.

ADJOURNMENT:

With no further comments and all matters attended to, Ronde moved, and Kelly seconded the motion to adjourn the September 20, 2023 Rural Zoning Commission Public Hearing with The Kelly's. All were in favor and the meeting adjourned at 6:30pm.