

HARRISON TOWNSHIP ZONING APPEALS BOARD

HEARING MINUTES

January 3, 2024

The Harrison Township Zoning Appeals Board held a public hearing on Wednesday, January 3, 2024, at 6:00pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, OH 43103. The purpose of this hearing is for a zoning variance requested by Key Blue Prints for a temporary marketing sign. Daniel and Jane Smith own parcel D1200020033300, at 13705 U.S. 23, Ashville, OH 43103, consisting of 461.77 acres, however, an area of less than 20' x 20' is intended to be used.

Chairman John Darnell called the hearing to order at 6:00pm. Sara LeMaster, Township Clerk, read the Hearing Procedures and the Legal Notice which was printed in the Circleville Herald.

Present were, John Darnell, Chad Timmons, Chris Brown, Matt Koan, Jean Kelly, Jared Conner, and Sara LeMaster. Also in attendance was Jim Hartley, with Key Blue Prints, a signage company based in Columbus, Ohio.

Jared Conner asked the applicant to give an overview of the variance request.

Mr. Hartley introduced himself and discussed the proposal for the sign.

Mr. Hartley shared that it would be a "V" shaped sign (similar to what is shown in the application). Each side is 8 ft tall, 12 ft in length, and at max 4 ft off the ground. This temporary sign will not promote any new additional development, it will just advertise the sale of existing development with Maronda Homes.

Mr. Hartley stated that the reason they are going with the size of it and asking for the variance is because it is on residential property and is considered a commercial sign.

Mr. Hartley shared that the contract term is 2 years from the date that they sign the lease and is renewable upon agreement between Maronda Homes and the owners of the property. Mr. Hartley stated that he has seen these signs stay up for 6-8 years and some stay up for only 6 months. It all depends on how fast the homes sell.

Mr. Timmons asked if there would be any lights shining on it.

Mr. Hartley stated no lights.

The board then discussed the proposal amongst themselves.

John Darnell moved to accept the variance application by Key Blue Prints. Chad Timmons seconded the motion.

Vote on the Motion to Approve the Variance.

Chris Brown	Yes
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Jean Kelly	Yes
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Chad Timmons	Yes
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Matt Koan	Yes
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John Darnell	Yes
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The variance was approved. The temporary Maronda sign can be constructed at 13705 U.S. 23, Ashville, OH 43103.

John Darnell moved to adjourn the hearing. Chris Brown seconded the motion. Public Hearing adjourned at 6:12pm.