

HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
May 7, 2024

PUBLIC HEARING CALL TO ORDER:

Chairman Donnie Mayse called the Public Hearing of May 7, 2024 to order at 5:30pm at the Harrison Township Fire Department, 3625 SR 752, Ashville, Ohio 43103. Present were Trustee Bill Welsh, Trustee Jim Deal, Trustee Donnie Mayse, Roads Superintendent Austin Cline (filling in for Zoning), and Township Clerk Sara LeMaster. Also present were Craig Stevenson, Paul Johnson, and Pat Pickett.

Township Clerk Sara LeMaster read the Legal Notice which had been published in the Circleville Herald.

Chairman Donnie Mayse read the Rules of Order for the hearing and then called for the applicant to present their proposal.

Pat Pickett, attorney with Isaac Wiles & Burkholder, presented the proposal to rezone parcel D1200030022002 (approx. 16.5 acres), from Agricultural Land to Planned Business for the purpose of a container storage lot, as well as a shop and/or office area with parking.

Mr. Pickett stated that they do not anticipate this project to generate a lot of traffic in the area. Traffic is anticipated to be within the 7am-5pm time range. They reached out to ODOT and the stated that a traffic study was not required. They did, however, ask for a turn lane warrant analysis which was conducted, and it was determined that a right turn lane coming South on SR 762, was appropriate for the area. Also, this is shown in the plan presented.

Mr. Deal asked about the shop and if anything was going to be worked on in there.

Mr. Pickett stated he does not believe so, he believes it's more future potential use. He does not envision anyone tearing trucks apart or anything of that nature in the shop.

Mr. Pickett showed the board on the map that what they have done is line their access driveway up with their existing access driveway on the other side of the road. He also showed them the turn lane within the existing right of way.

Mr. Pickett shared that as far as signage goes, they envision a 4 x 8 sign, similar to what they have now. It will not be lit.

Mr. Pickett pointed out the easement (purchased from the port authority) that was previously discussed and shared that that easement will take the storm water down to the south and connect to the existing ditch, which then runs out toward the railroad property.

Mr. Pickett shared that as far as water and sewer service goes, Earnhart Hill's line runs across the front of the property.

Mr. Pickett stated that as far as container stacking itself, they're envisioning no more than five high.

Mr. Deal asked if they were planning to contract spaces out to outside companies.

Mr. Pickett stated he had not heard that and he would be surprised if that was the case because Mr. Delong has not told him that.

Mr. Pickett shared that ultimately, the final plan on this is that they would like to get access directly to the intermodal from the backside so they don't even have to come out on the road but that is a future plan.

Mr. Mayse asked about traffic coming out of the property and an acceleration lane.

Mr. Pickett stated that when talking with the state, that was not of their concern.

Mr. Welsh asked about how many containers.

Mr. Pickett stated that it was originally designed for 628, but it is now down to 602 spaces, stacked five high.

Mr. Welsh asked if Mr. Delong is full across the street.

Mr. Pickett shared that it does get pretty full and they don't have this kind of space over there. It's tight when they are trying to operate.

Mr. Welsh asked about the adjacent property, about purchasing it instead of going across the street.

Mr. Pickett stated they repeatedly talked to the owner and have made proposals but have not been able to reach an agreement with him.

No other questions, comments, or concerns were addressed. The Board of Trustees discussed their decision.

RESOLUTION 24-36

A RESOLUTION TO ACCEPT THE PROPOSAL TO CHANGE THE ZONING OF APPROXIMATELY 16.5 ACRES, PARCEL D1200030022002, FROM AGRICULTURAL LAND TO PLANNED BUSINESS, MADE BY THE DELONG COMPANY FOR THE PURPOSE OF A CONTAINER STORAGE LOT, ALLOWING FOR A TOTAL OF 628 SPACES FOR WHEELED OR STACKED SHIPPING CONTAINERS. ADDITIONALLY, THE APPLICANT IS PROPOSING A COMBINED SHOP/OFFICE STRUCTURE, ALONG WITH 10 PARKING SPACES. Mr. Deal moved, and Mr. Welsh seconded, and the Trustees voted with a roll call vote. Mr. Deal, yes; Mr. Welsh, yes; Mr. Mayse, yes. Resolution 24-36 passed with three affirmative votes.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mr. Mayse moved, and Mr. Welsh seconded the motion to adjourn the May 7, 2024 Board of Trustees Public Hearing. All were in favor and the meeting adjourned at 5:43pm.