

HARRISON TOWNSHIP ZONING APPEALS BOARD

HEARING MINUTES

September 28, 2023

The Harrison Township Zoning Appeals Board held a public hearing on Thursday, September 28, 2023 at 7:00pm 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 Vance Transportation Services, 10858 S.R. 762, Lockbourne, OH 43137 to add a third trailer parking area to the existing site. It will be used for the storage of trailers prior to repair/maintenance. VTS owns parcels D120030022300 and D1200030022302 which consists of a total of 26.831 acres.

Chairman John Darnell called the hearing to order at 7:00pm. 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, Jean Kelly, Jared Conner, and Sara LeMaster. Absent was Matt Koan. Also in attendance were Craig Stevenson, with Harral and Stevenson, and Preston Vance.

John Darnell recused himself from any voting or discussion due to his property being attached to VTS.

Chad Timmons asked the applicant to give an overview of the variance request.

Craig Stevenson, professional engineer and professional surveyor, introduced himself and stated that VTS hired their group to help with the site planning and engineering design.

Craig discussed Preston Vance's current area and stated that the proposal is just for the remaining ground in the back, extending to the east. The lot consists of about 3 acres, which will hold about 80ish additional trailers. He stated there will be no need for additional sewer/water and there won't be any additional people on site besides at the guard shack they plan to construct, which will be very small.

Mr. Stevenson stated that traffic should not be an issue as nothing is coming in and out, they're all just in at one time, used for storage.

Mr. Stevenson shared that a lot of this stuff is already on site, this is just an opportunity to consolidate.

Mr. Vance then discussed the business operation side of things.

Mr. Vance shared that their second lot is pretty much at capacity, and about 80% of the back lot is work for a specific customer and they are wanting to solidify their footprint in Columbus and have a lease agreement in place for the back parcel that VTS would like to develop. Mr. Vance shared that someone from their organization will be running the guard shack from 8am-4:30pm M-F. VTS is basically already their “headquarters” based on the work they do for them.

Mr. Vance stated that through the summer months, there won't be a lot of trailers back there but come January, the back lot will probably be pretty full of trailers, and they will go out again once VTS repairs them. Mr. Vance stated that this is just sort of a long-term plan, for them to keep their biggest customer.

Mr. Timmons asked if there are any bare spots in the fence line on the South side where you can see through, will he put any trees or mounding there.

Mr. Vance stated they don't really have any room there due to a ditch line.

Mr. Darnell stated that if his neighbor's property stays residential, which it probably would not, he would like to see some trees in the small gap.

Mr. Vance stated he would be open to that in that small area.

Mr. Timmons asked about lighting.

Mr. Stevenson stated there is no lighting proposed at this point.

Mr. Vance stated there is no need for any after-hours lighting anyways, as they are only operating 8am-4:30pm.

Mr. Brown asked about facilities in the guard shack.

Mr. Vance stated there will not be facilities in the guard shack. Eventually, ideally, they do want to do a building expansion with more offices, but the guard shack employee will just utilize the facilities in the office building.

Mr. Brown asked if there will be a locked gate when the guard is not on duty.

Mr. Vance shared that they would have a few gates and they will be locked.

The board then discussed the proposal amongst themselves.

Chad Timmons moved to accept the variance application by VTS. Jean Kelly seconded the motion.

Vote on the Motion to Approve the Variance.

Chris Brown Yes

Jean Kelly Yes

Chad Timmons Yes

The variance was approved. The third trailer parking area at VTS may be added to the existing site.

Chad Timmons moved to adjourn the hearing. Chris Brown seconded the motion. Public Hearing adjourned at 7:25pm.