

**HARRISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING
CESO, INC.
November 15, 2023**

PUBLIC HEARING CALL TO ORDER:

Chairman Kelly Spriggs called the Public Hearing of November 15, 2023, to order 6:00pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, Ohio. Present from the Zoning Commission were Kelly Spriggs, Ronde Cook Brushart, Lisa Darnell, Brock Riley, Jared Conner, and Sara LeMaster.

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. This was a continuance from the August 14, 2023 meeting, due to lack of information for the board to make a decision.

Kelly performed the swearing in of participants wanting to speak at the hearing.

Lisa shared that she will abstain from the final decision. Ronde made a motion to recuse Lisa from the public hearing. Brock seconded the motion. All were in favor.

Kelly explained that Lisa is one of the property owners impacted by this zoning request, therefore, she cannot participate in a board discussion or have a vote on the final recommendation. She is allowed to ask questions.

Ronde then called for the applicant, or representative of the applicant to present.

Joseph Jorge, Project Manager for CESO, introduced himself. He also introduced Joshua Wills, the applicant. He discussed the proposal of which consists of 30 acres (parcels D1200030022100, D1200030022101, D1200030022102, D1200030026400, D1200030026017, D1200030026501) of outdoor storage space to be used as an ancillary location and space for the surrounding industrial development within the Rickenbacker area. The project will allow adjacent industrial uses to store trailers, construction materials, containers, etc. Mr. Jorge shared that this property is located near the intersection of Ashville Pike and Duvall Rd.

Mr. Jorge shared that they talked with county, who has a third-party engineer that handles their traffic review, and they were told to only worry about widening Duvall Road and add two left turn lanes into the property.

As far as the roundabout at SR 762 and Duvall, Mr. Jorge stated that they would need to speak with the county regarding that project. He has been told that it has been planned for 2024.

They will be submitting to Pickaway County for all engineering approvals such as stormwater management, landscaping plans, etc.

Kelly asked about the site plan map.

Mr. Jorge confirmed that has not changed.

Kelly asked about the construction materials and if they will be contained.

Mr. Wills explained that construction materials will be stuff like pipe supply, or a place to store material. It will be contained but not covered.

Mr. Jorge added that there is also security fencing around the property.

Kelly asked about the left turn lanes.

Mr. Jorge stated that that is a requirement so it will be done concurrently with the project.

Kelly asked about the property owner on the corner that was not addressed or contacted about being bought out.

Mr. Wills stated they did have conversations with that property owner but there were title issues.

Michelle Stevenson stated that she was presented with an offer from Josh and his team and she presented it to the owners but at this time they are not interested in selling.

Kelly asked about the letter from the county, which Sara read aloud.

Ronde shared that a lot of her questions were answered at the prior meeting with CESO.

Kelly then asked if the commission members had any other questions before moving to the attendees.

No one had any questions.

Ronde started with the proponents, those in favor of the project.

No proponents wanted to speak.

Ronde moved to opponents.

Cari Timmons, who lives at the corner of Ashville Pike and Duvall Road stated that she came to the last meeting too and doesn't feel comfortable leaving tonight with what they found out. She stated that they don't know what they are doing with trash and dumpsters, restrooms, or security, so who will be responsible for all of those things, including construction materials. There are also no specific hours of operation. She continued to speak about landscaping and if they are going to landscape, it needs to be as tall as the trailers. She stated that she did not hear anything today that was set in stone, which ultimately means they can come in and do whatever they want.

Ronde thanked Mrs. Timmons for her concerns.

Melvin Grey asked where the entrances were going to be located at.

Kelly shared at one will be towards the east side and one towards the west side, according to the map.

The map of the project was passed around for viewing purposes.

Chad Timmon expressed his concerns for the added traffic in that area.

Brock explained that the unfortunate thing is that Duvall Road from Walnut Creek Pike all the way to US 23, 20 years ago, got set up in this JEDD program and none of them on the current board had anything to do with that. Everyone in the community either did or was supposed to know that the JEDD was put into place. Unfortunately, if someone wants to sell their property, no one else can tell them if they can or cannot do so.

Brock continued discussing that he works up in that area all the time doing inspection work for Pickaway County and he can promise that the development is going to get a lot worse in the next 5 years. Brock shared that the fact that they want to put a lay down yard right here in this location, is terrifying to him because his 10-year old daughter rides the bus through that intersection twice a day. He explained that unfortunately, as long as this applicant checks all the boxes on what they're required to do on their end, there is nothing the zoning board can do about it other than approve it and make sure they do everything they say they will do. He doesn't want it just as much as anyone else doesn't.

Kelly shared that her recommendation would be to accept the application of planned business, noting the screening to the south, she would ask that the mounding to the south be no less than 8 ft. with 5-6 foot trees. Also, restroom and trash accommodations that are screened for the individuals using the property. Lastly, no idling of trucks in the overnight hours.

Ronde agreed with everything Brock stated as well as the points Cari Timmons made prior. She does not feel they have enough information about the project.

Ronde asked if anyone else had anything to say.

Pam Pratt shared that her parents owned the property with the church and were there for almost 67 years. She has been there for 44 years. She shared that it was always cornfields and now it's all new development, and noisy. She was asking how they are going to keep the noise under control if they don't even know the hours of operation or how many semi's will be coming in and out. She just wants to know what they are going to do.

Ronde thanked everyone for their voices and concerns.

Kelly expressed that she is mostly concerned about restroom facilities and trash.

Kelly explained to keep in mind that this is about the zoning of the property, not what the ultimate plan will actually look like because that has to go through some engineering as far as

their storm water, their drainage, all of that kind of stuff. She stated that our strategic land use plan does show this as flex industrial and the business that they're proposing does fit within the flex industrial. She used the quarry as an example of them denying that project, but they went higher up (courts) and it got approved. She is happy that they are going planned business, and the board will be able to put their stamp on it as approved rather than them get around the board, and then we all have to live with something we didn't agree to or approve.

Ronde expressed her concerns for the traffic and there are too many unknowns with the roundabout, light, etc.

Brock stated that the unfortunate part is with the traffic, we really can't control that. That's ODOTS engineers. They come down there and do traffic studies and determine what intersections need to be built.

Kelly asked for final comments from the applicant.

Mr. Jorge explained that their intention is to comply with zoning requirements, and they want to be good neighbors.

Kelly made a recommendation, stating that she accepts the application of planned business, noting the screening to the South. She would ask that the mounding to the South be no less than 8 foot with 5-6 foot trees; That there be restroom and trash accommodations that are screened from view. Lastly, there is no idling of trucks in the overnight hours. Ronde agreed with all points Kelly made and seconded the motion. Her only concern is traffic.

The Commission then voted with a roll call vote called by Township Clerk, Sara LeMaster. Kelly- yes, she believes it fits into the zoning ordinances and strategic land use plan. Her only concerns are traffic but that is up to the county and state to take a look at. Brock- yes. Ronde- yes, she agreed with all above reasons to approve.

ADJOURNMENT:

With no further comments and all matters attended to, Ronde moved, and Kelly seconded the motion to adjourn the November 15, 2023, Rural Zoning Commission Public Hearing with CESO, Inc. All were in favor and the meeting adjourned at 7:18pm.