

HARRISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING
The Delong Company, Inc.
April 15, 2024
(continuation)

PUBLIC HEARING CALL TO ORDER:

Vice Chair Ronde Cook- Brushhart called the Public Hearing of April 15, 2024, to order 6:00pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, Ohio. Present were Ronde Cook Brushhart, Lisa Darnell, Brock Riley, Austin Cline, and Sara LeMaster. Absent was Kelly Spriggs.

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.

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

Ronde then called for the applicant, or representative of the applicant to present. Ronde stated that the last time we met, we did not have an approval letter from the Pickaway County Planning Commission.

Pat Pickett, with Isaac Wiles, was present to represent The Delong Company. Pat shared that he is also the Chair of Teays Valley Educational Foundation and a few years back he solicited The Delong Company for donations for an annual fundraiser. The Delong family told him about the value they put on education and support to local communities so since then they have made donations to the Educational Foundation for the annual fundraiser.

Pat Pickett introduced Pat Delong, who discussed The Delong Company's involvement with the local community.

Pat Pickett referred back to the previous meeting and questions regarding grain bin rescue equipment. Pickett shared that Delong stated they offered it to the fire department, but they declined because they already had the equipment. As a result, they put new tires on one of the fire trucks.

Pat Pickett stated there were some questions and concerns regarding drainage and how this development might impact some of the local landowners, and where the water was going to go. There are several options that have been looked at in which he provided a map with a proposed drainage easement. Pat shared that when it comes to drainage, The Delong Company will comply with all of the Ohio EPA requirements and local requirements.

Pat Pickett discussed another item that was questioned by the board was about the Ohio Department of Transportation's opinion on the project and they did communicate with them. Dustin Sells spoke with ODOT and they indicated that based on the projected number of trips in and out of the facility, a traffic impact study was not required, however, turn lanes may be

required. There is an existing left turn lane, so there was no need for an addition left turn lane, but a right turn lane would be required. Pat pointed it out on the map provided to the board.

Pat Pickett shared some correspondence with the state that Dustin Sells brought with him.

Ronde asked the board if they had any questions or concerns.

Brock Riley shared that he spoke with Anthony Neff, with the county, and he asked him what determines or warrants a traffic study. He shared that they discussed this project in particular and Anthony stated that a traffic study most likely wouldn't be necessary for this project, but a turn lane analysis would. However, ODOT has to be the ones to request that.

Brock explained that this project was going to be more of a secondary business location, but Anthony Neff stated that they will need to see a new set of drawings and the application because that is not what they were told.

Pat Pickett stated that he would get him that information.

Brock asked if he is understanding correctly that they are going to utilize the area for trucks and trailers to haul stuff up to the Rickenbacker area.

Pat DeLong stated that yes, it'll be a combination of their business and then business back and forth to the Rickenbacker area. It'll all be intermodal containers.

Ronde asked if they will primarily be coming from the north and using Rickenbacker and coming in on 762, turning right.

Pat DeLong stated that is correct, most traffic will be coming from the north and leaving to go back that way.

Ronde discussed how much of a mess the intersection at 762 and Ashville Pike is, so basically that whole intersection will be eliminated from this project.

Pat DeLong stated that is correct.

Brock asked that since this has to do with the intermodal, have they discussed having an access gate on the back of that property with the folks over there.

Pat DeLong stated he wants to do that because it'll benefit everyone, as far as minimal traffic, but that is a long-term goal.

Ronde asked about lighting.

Pat Pickett stated that they acknowledge that they will have to comply with local requirements. The lighting will be angled to avoid spilling out onto the residential areas. As the lighting plan is

more fully developed, they will come to the board and show them and make sure they are happy with it, and it complies with requirements.

Ronde asked about the hours of operation.

Pat Delong stated that their current operation is 7am-5pm but this yard will be automated 24/7 access, but most traffic will be in and out from 7am-5pm if he had to guess. Slow on the weekends.

Ronde asked about employees on site and how many.

Pat Delong stated probably 1-2 employees in the beginning and then as it grows maybe 10-20.

Pat Pickett shared that the investment in this particular property, they are expecting to put in \$6.5-7.7 million in improvements.

Lisa asked about security on property.

Pat Delong stated there will be an OCR system which takes very clear pictures from every angle and the entire site is fenced in as well.

Ronde asked if there were any proponents.

Ronde asked if there were any neutral parties.

Ronde asked if there were any opponents.

Thomas Persinger, who lives directly across the street from the proposed project. He shared his concerns about the current property, regarding noise all hours of the night and bright lights and believes this proposed project will just add to it.

Ronde thanked everyone for their comments and stated that at this time, the Commission will discuss and prepare to make a final recommendation.

Brock made a motion to accept the application from The Delong Company to change zoning from Agricultural Land to Planned Business. Lisa seconded the motion.

Ronde, yes. Brock, yes. Lisa, yes.

ADJOURNMENT:

With no further comments and all matters attended to, Ronde moved, and Lisa seconded the motion to adjourn the April 15, 2024, Rural Zoning Commission Public Hearing continuation with The Delong Company, Inc. All were in favor and the meeting adjourned at 6:25pm.