

HARRISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING

Tipdan Electric

August 4, 2026

PUBLIC HEARING CALL TO ORDER:

Chairman Kelly Spriggs called the Public Hearing of August 4, 2026, to order 6:00pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, Ohio. Present were Kelly Spriggs, Ronde Cook Brushart, Brock Riley, Matt LeMaster, Matt Rayburn, Austin Cline, and Sara LeMaster.

Sara read the Public Hearing Order and Rules and the Legal Notice which had been published on the website and mailed to property owners within 500 feet, adjacent to, and directly across the road from the parcel(s) being addressed.

Kelly performed the swearing in of participants wanting to speak at the hearing and reminded everyone that this meeting is strictly to make a recommendation to the Trustees.

The applicant had met with the Design Review Board previously to get an idea of expectations and recommendations from the zoning board. Austin refreshed everyone by stating that the existing garage behind the house is zoned as general business and has caused some issues in the past, as most know.

Kelly added that the garage was rezoned years ago and nothing was ever done with it. It is not a separate parcel; it was just an island within a parcel that was never split.

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

Craig Stevenson, with Harold and Stevenson, introduced himself as well as Jerry Wiley, owner of Tipdan Electric.

Jerry Wiley thanked the board for taking time to meet with them. He shared that they have been in business for 30 years. Tipdan is a small outdoor lighting company who has been in the community for about 16 years. They would like to remain in the community but are being forced to relocate due to increasing industrial development in the area. He stated that they had been unable to find another suitable commercial building in the area and believed the subject property would provide an opportunity to remain in the community.

Mr. Wiley explained that the intent is to maintain the residential character of the front portion of the property while locating the commercial buildings toward the rear. He stated that he is from a rural area and wants the development to fit the "farmhouse" character of the surrounding area. He explained that the proposed building would include a small office and warehouse/storage space.

Mr. Wiley stated that the company has approximately 11 to 12 employees and generally operates Monday through Friday from approximately 7:00 a.m. to 4:00 p.m. He also noted that the

company has a small commercial landscaping operation with approximately two employees. He stated that the largest vehicles used by the company are F-550 trucks, that they do not use semi-trucks, and that they generally do not operate on weekends or late at night.

Craig Stevenson reviewed the development plan and explained that the proposed improvements would be located on approximately the rear one-third of the property. He pointed out an existing wooded area in the middle of the property that would provide screening from the surrounding properties. He stated that the proposed development would include garage bays for equipment storage, an office building, and shop buildings for maintenance.

Mr. Stevenson explained that, following discussions with the Design Review Board, screening mounds were incorporated along the north and south sides of the property. He stated that the site layout had to be adjusted due to an existing gas transmission line along the northern portion of the property, as the mound could not be placed over the gas line. He also reviewed the proposed stormwater management areas and stated that an on-site septic system and well would be used because public utilities are not available at the property. He noted that the proposed septic and well locations had been reviewed by soil scientists. Mr. Stevenson stated that there was some room for future expansion, but the intent was to contain the development within the rear third of the property and provide screening from the surrounding properties.

Kelly asked Mr. Stevenson to show the Board where the existing parcel lines were located. Mr. Stevenson explained that the approximately 25-acre front portion is one tax parcel and the approximately 4.79-acre rear portion is a separate tax parcel.

Kelly asked whether the application was requesting that only the rear portion of the property be rezoned to Planned Business without splitting it into a separate parcel. Mr. Stevenson stated that the property could be split if that was the Board's preference. He explained that a new parcel could be created near the rear wooded area, with the front portion remaining Rural Residential and the rear portion being combined with the adjoining parcel and rezoned to Planned Business.

Kelly discussed her concern about having the entire parcel rezoned to Planned Business when the proposed development would only occupy the rear portion. Mr. Stevenson agreed that creating a separate parcel would address the concern and stated that he could have a survey completed to establish the new parcel line. He also agreed that the two rear parcels could be combined.

Kelly asked whether the business would have customers coming to the property. Mr. Wiley stated that the business would not have regular customers or operate as a showroom. He explained that deliveries would occur approximately two to three times per week, generally by box truck.

Kelly asked about the gas transmission pipeline and whether the existing driveway was shared with or affected by the pipeline easement. Mr. Stevenson explained that the existing driveway slightly overlaps the easement. He stated that the easement is written as 25 feet on either side of the pipeline, but the plan was drawn using the most conservative interpretation, showing the entire 50-foot easement on the subject property, which results in a slight overlap with the

driveway. Kelly stated that she wanted to ensure that any future construction would not interfere with the pipeline or its access.

Kelly asked what type of exterior lighting was proposed for the property. Mr. Wiley stated that the lighting plan had not yet been finalized but that lighting would be cut-off lighting and provided for security purposes. He indicated that they would likely use lower lighting and wall-mounted fixtures where possible, with parking lot lighting designed to meet applicable requirements.

Brock asked about the existing residence at the front of the property. Mr. Wiley stated that the residence would remain residential and that his brother was expected to move into the home. He explained that the intent was for the area behind the residence and toward the rear of the property to be included in the Planned Business area while maintaining the residence as Rural Residential.

Brock asked whether the applicant had already purchased the property. Mr. Wiley confirmed that they had and stated that they were hopeful the zoning request would be approved so they could continue operating in the community.

Austin asked about the height of the proposed screening mounds. Mr. Stevenson stated that his notes from the Design Review Board indicated that the mounds were to be approximately eight feet tall.

The Board opened the floor for proponents, opponents, and neutral parties. No additional parties spoke.

Kelly stated that the Board had received an email from property owner, Chris Pence, who was unable to attend the meeting. Mr. Pence stated that he did not believe the additional Planned Business zoning would not impact the area and that the proposed building and screening appeared professional and would be mostly hidden. He also stated that the improvements already made to the property demonstrated the applicants' commitment to improving the appearance of the area and that he was happy to have them as neighbors.

Kelly reviewed the procedure for the Planned Business request and clarified that the Board was making a recommendation regarding the zoning and was not approving the development plan itself.

Kelly recommended approval of the Planned Business request with the modification that the applicable parcel be split near the rear wooded area. She stated that the portion in front of the split would remain or be rezoned to Rural Residential and that the rear portion would be combined with the parcel D1200020020004 and rezoned to Planned Business.

Kelly asked that the application be reviewed to ensure that the recommendation was consistent with the zoning application. Mr. Stevenson confirmed that the application reflected the Rural Residential and Planned Business districts.

Ronde expressed some concern regarding the proposed lighting and asked about signage. Mr. Wiley stated that the company had not specifically proposed a sign but would comply with any applicable zoning requirements. He stated that most deliveries are local and that the company is already known in the area.

Ronde made a motion to recommend approval of the rezoning, with the parcel D1200020020000 being split near the rear wooded area, the front portion remaining or being converted to Rural Residential, and the rear portion being combined with the parcel D1200020020004 and converted to Planned Business, along with the design and landscaping presented in the application. The motion was seconded by Brock.

During the roll call vote, all Board members expressed support for the recommendation. Members stated that Mr. Wiley and the company had been good neighbors, had made significant improvements to the property, and that the proposed business would not be intrusive to the surrounding residential properties. The recommendation was unanimously approved and forwarded to the Township Trustees for consideration.

Mr. Wiley thanked the Board and stated that he believed they would be great neighbors and appreciated the Board's consideration of the request.

ADJOURNMENT:

With no further comments and all matters attended to, Matt Rayburn moved, and Ronde seconded the motion to adjourn the August 4, 2026, Rural Zoning Commission Public Hearing with Tipdan Electric. All were in favor and the meeting adjourned at 6:32pm.