Harrison Township Zoning Commission

Hearing – Coyne

October 26, 2021, at 6:00pm

This meeting was called to order by Zoning Commission Chair, Kelly Spriggs, at 6:03pm.

Roll Call of Boards:

Present: Kelly Spriggs, Ronde Cook-Brushart, Lisa Darnell, Brock Riley, and Sara LeMaster.

Absent:

Kelly welcomed guests and thanked them for attending.

Sara read the legal notice sent to the Circleville Harold and property owners.

Kelly read the rules for the Public Hearing & Order of Hearing.

Kelly performed the swearing in of all participants who would be speaking at this evening's hearing:

Dave Robinson
Nate Green
Jennifer LaPointe
Kyle Weber
Frank Peters
Bruce Massa
Jerry Durham
Don Peters

All sworn and agreed.

Kelly read the letter received from the Pickaway County Planning Commission.

Kelly called for the presentation from the applicant. Dave Robinson addressed the group of individuals on behalf of the applicant team.

Dave Robinson shared he believes the Coyne Real Estate LLC application should be recommended positively by the zoning commission as it is consistent with state law and compatible with the CEDA Land Use Plan. The zoning amendment is going to address potential traffic and infrastructure issues that could impact residents. It would also provide a positive economic impact on township & creation of substantial tax revenue.

Nate Green talked through the facts of the application stating it is a total of 11 parcels, 640.233 acres of land. They are proposing industrial and warehouse manufacturing development from agricultural land to the Rickenbacker Business Development District.

Nate went through some history of the land stating that in 2005-2007 the Harrison Township Trustees, Village of Ashville, and the City of Columbus stated this land was within the JEDD/AMA area and going to be reserved for future industrial use. The AMA area was about 5,000 acres at the time going from

county line over to Duvall Rd., 23, and the east side of Walnut Creek Pike. He stated that the way the AMA reads, industrial development cannot go south of Duvall Rd. It cannot go east or west within the township.

Nate stated Coyne feels this property is consistent with all the other industrial developments to the west and this particular property is adjacent to other industrial properties. In 2013 CEDA (Cooperative Economic Development Agreement) which is Harrison Township, Village of Ashville, Village of South Bloomfield developed the land use plan and this area was identified for warehouses and logistics. In 2008 after JEDD/AMA were put in place, RBD and Rickenbacker Global Logistic Park were put in place.

Nate discussed the positive tax impact. The JEDD has a 2.5% tax for people that work in the JEDD. Harrison Township gets 12.5% of that income tax if all the buildings are built that they've projected. There would be room for about 4,000 jobs. There would be about 5.6 million dollars of revenue with the jobs that pay about $40,000/yr. bringing roughly about $7,000 of that back to the township.

Jennifer LaPointe shared that they've been working with ODOT & Pickaway Co. Engineers office for traffic impact, and they are close to having that study ready to submit. Outcome will be what the area needs for traffic improvement.

Jennifer stated that the 60" sanitary sewer exists at the Northern property line. It was installed and designed by the City of Columbus. The tributary area includes their development and can support south of Duvall. They are proposing 54" sanitary through their development to the southern line per the City of Columbus requirements.

Jennifer stated that the water main exists on the east side of the rail yard on Ashville Pike. It will need to be brought across the rail yard and routed through the new development and to the south property line for the future. It is an 18" line and they've been asked to keep it at 18" the whole way.

Jennifer shared that they've been working with a county engineer from a storm water perspective. On the plan there are several ponds/stormwater management areas around the property. They have considered the county wide ditch that exists so the plan shows they will work around that ditch as it is important it stays in place. The power lines are a big asset to their site as they are talking with AEP about those and service from those. Also speaking with gas companies.

Coyne Real Estate LLC then asked if anyone had questions.

Kelly asked about Dave's statement of "substantial tax revenue" for our township. She asked for an explanation on tax benefits to the community. She mentioned the previous conversation about the tax abatement; the 15 year, 100% abatement.

Nate explained that the JEDD would bring in a 12.5% income tax overall and it would come back to the township as the development happens and jobs are created. He reiterated that property taxes are how the township is funded. As a part of the abatements, the agreement is that the schools will get 30% of what they would get without the abatement. It's similar to what they get in Madison County and Commercial Point. The reasoning behind tax abatement is to be competitive and bring in more jobs and economic development. Once the tax abatement rolls off, the taxes flow to where they'd flow otherwise. Regardless, the township gets their money.

Kelly asked about the Fire Department and what they plan to put into the Fire Department. Nate stated they have not discussed that but would be open to discussions with the Fire Department.

Kelly referred back to Jennifer's discussion about the traffic and working with ODOT. We know that infrastructure is going to have to be developed first. Many were impacted when warehouses started springing up and roadways and infrastructure was not developed properly. Semi-trucks come down Bulen Pierce and try to make the turn onto Weigand Rd. and there's no way they're going to make it.

Kelly asked what the plans are not just coming down Bulen Pierce to get to 762, but semis are also on Duvall to Marcy to 674 and they aren't supposed to be on those back roads either. She asked what is within the masterplan with concern to infrastructure for Pickaway to Shepherd Rd. and going up towards Lockbourne.

Jennifer stated that roadway improvements do need to be made and this is part of Phase I. The plan is to drive all traffic to Duvall Rd. She emphasized that physical barriers will be in place to drive the traffic south and they have plans for intersection improvement. Jennifer stated that signals could be added if needed and it gets to that point.

Ronde shared in full disclosure that her property/backyard would be looking at this new development. She has a historic home on the national registry, The Bulen House. She continued to say as everyone can imagine this is not really favorable to her but as a commission member, she entertains the idea and knows they are talking about future use plan.

Ronde stated, assuming in good faith, that Coyne Real Estate wants to be good neighbors. She then asked, what about buffering? In keeping with the agricultural vibe/beautification of the land, there needs to be some goodwill to folks in Harrison Township to figure out a way to "live together" in this situation. No ponds or discussion of buffering next to her property. Ronde asked what the distance is from residential property to the start of their building.

Jennifer stated she was unsure of the exact distance from residential property to the start of their building but it meets the RBD zoning requirements and would be more than the building setback requirements. The buffering that is shown is just a concept plan, it has not been designed yet. They will work with adjacent property owners to discuss buffering options because there are several but their intent right now is to meet zoning code.

Ronde stated the zoning commission has seen what buffering works and what doesn't over the years. Many people will have concerns about property values. We still want to feel like a small town. If they put ponds between warehouses but nothing shown between residential-- it's supposed to be warehousing, then flex industrial, then agricultural/residential. She stated that's the biggest concern and asked how that would balance out.

Ronde shared that the leadership in Pickaway County feels that the land use plan is very outdated. In the last 10 years, they have tipped the balance on warehousing and they got approval for a new land use plan because there isn't a balance.

Ronde stated that looking at the plan where they will butt up against residential, for them to be careful and be considerate of the residents. The residents would really like a more park-like setting.

Ronde asked if these new warehouses would be open 24/7.

Nate stated they weren't sure, it depends on the users.

Dave stated if there was a model to replicate what the community has in mind, they would consider it.

Ronde shared that everyone in the community should look at who has done this well such as New Albany to get some ideas. Ronde states that the community doesn't want to sacrifice northern Pickaway County.

Nate stated that in 2023-2024 the first building would be constructed. There's a lot of roadway infrastructure that needs to be done. The plan is warehouses over flex industrial.

Kelly stated that warehousing has come fast and furious. The land use plan was done in 2013 and it says "in the future" and it's now the future, but 8 years after that plan was created. Kelly shared that she doesn't believe they thought 8 years would be the future and that when they talked about those areas that are designated for industrial support for warehousing, they didn't think there would be any residents left or for residents to be approached trying to buy their property. Her hopes are that Coyne Real Estate will meet the requirements of the design guideline and she hopes that they do more than what is required by the guidelines.

Brock asked if anyone had talked to residents on Old Duvall Rd.

Nate did not believe they had talked to those residents but they will once they start the transportation process.

With no further questions from the board, Kelly asked for any Opponents.

Opponents—

Don Peters shared that he has a hard time swallowing what the positive impact is to the community. He sees many downsides. He spoke with commissioners—and didn't want to speak for them—but they were surprised that the 15 year, 100% tax abatement even came up in the last meeting because they hadn't been approached. When they talk about blocking off roads and putting up boundaries, they're right about the semis but the locals still need to get their equipment in and out of the fields, so he isn't sure how that's going to work.

Ronde clarified with Mr. Peters that in the updated application, they removed the Peters parcels.

Nate confirmed that it is two different pieces and not what they'd be voting on at this hearing.

With no further questions or comments from the opponents, Kelly asked for any proponents.

Proponents—

Frank Peters shared that he has 314 acres in 1980 for farming and then to sell for retirement. His wife has Lyme disease & son is handicapped and he is looking to secure their future. He stated development in the area is nothing new. Bruce Massa and his company have been reliable and has helped secure a place for his family down the road.

Bruce Massa introduced himself as the real estate broker for Peggy & Frank. They decided to sell on their own, no one approached them. He stated the developer is stellar and of their word and will do what they can to be good neighbors.

Jerry Durham, partners with Bruce Massa in real estate shared that Peggy and her family are their clients of years and years back. Peggy and family are currently in Chicago. She was not looking to sell for this purpose originally, but this was the best offer and use that was presented to her.

Kelly asked for any other discussion or questions from the board.

Kelly asked for a motion to accept, decline, or delay the application to change zoning from agricultural land to Rickenbacker Business Development District.

Brock shared that he was not ready to decide. He stated that if they get the tax abatement, which they most likely will, they wouldn't have to pay anything for 15 years.

Nate confirmed this to be true if they get the tax abatement.

Brock continued to say that if the acreage of ground was still completely tillable and farmers could farm that land, in the long run, how much more money that could generate and provide food for families in the community and across the country. He stated he wanted to talk to Anthony and the guys at the engineering office. He shared he was not familiar with the 60" sanitary line. Brock stated he feels for the residents around this although economic development happens, and it's hard for him to take this in growing up in the community.

Ronde made Brock aware that he has 30 days to make a recommendation and talk to people and make phone calls.

Ronde abstained as her property is adjacent to the proposed application. She urged the board to keep in mind the residents and what has been discussed tonight as far as being good neighbors and the beautification of the land.

Kelly Spriggs made a motion to accept and to make a recommendation to the trustees to accept the application moving from agricultural land to RBD; Stipulations being that the global logistics are a minimum design guideline, that they are good neighbors with respect to natural vegetation, mounding, roadway infrastructure, and that the plan that must be submitted goes through those approvals as defined by what we adopted as our development standards with the first build of the Rickenbacker Global Logistics Park.

Lisa Darnell seconded.

Kelly announced that they would do a roll vote on the recommendation on the zoning only.

Kelly voted yes; She stated it fits in with current land use plan and zoning ordinances if the design standards/elements are met, roadway infrastructure and sanitary infrastructure is done before any construction on the site begins.

Lisa voted yes; as long as everything is done by the design standards.

Ronde abstained; Asking leniency towards the board for protection for residents that are adjacent to the proposed warehouse site.

Brock voted no; there are unanswered questions, and he needs to make phone calls and talk to some folks.

Kelly announced that with a majority vote with two of the three eligible voting commission members, the recommendation will be submitted to the trustees to accept the application of the rezoning of the property.

Ronde Cook-Brushart made a motion to adjourn, seconded by Lisa Darnell. Meeting adjourned at 7:26pm.