Harrison Township Zoning Commission

Meeting Minutes

March 14, 2022

Chairman Kelly Spriggs called the Regular Zoning Commission Meeting of March 14, 2022 to order at 6:03pm at the Harrison Township Fire Department, 3625 State Route 752, Ashville, Ohio 43103. Attending was Kelly Spriggs, Ronde Cook-Brushart, Lisa Darnell, Brock Riley, Jared Conner, and Sara LeMaster.

Minutes from the October 26, 2021 hearing with Terry Coyne Real Estate were sent via email to all members prior to the meeting. Ronde Cook-Brushart moved to accept the minutes with any necessary corrections. Lisa Darnell 2nd the motion. The minutes were corrected by addressing Ronde as a commission member rather than a commissioner. Minutes were approved as corrected.

Minutes from the December 13, 2021 hearing with VanTrust were sent via email to all members prior to the meeting. Ronde Cook-Brushart moved to accept the minutes as written and Lisa Darnell 2nd the motion. Minutes were approved as written.

Minutes from the January 10, 2022 regular meeting were sent via email to all members prior to the meeting. Ronde Cook-Brushart moved to accept the minutes as written and Lisa Darnell 2nd the motion. Minutes were approved as written.

Minutes from the February 28, 2022 hearing with Harral and Stevenson were sent via email to all members prior to the meeting. Ronde Cook-Brushart moved to accept the minutes as written and Lisa Darnell 2nd the motion. Minutes were approved as written.

Old Business:
Jared sent a letter to Renick's Family Market regarding the large signage along US 23 but still has not gotten a response.

New Business:
The board discussed the need for revisiting the CEDA Land Use Plan as it is very outdated. Unfortunately, modifications cannot be made without mutual parties agreeing to those changes.

They particularly want to look into changing 4-12

Ronde has concerns about the board not being able to vote how the feel because they have to stick to the guidelines of the CEDA Land Use Plan when making recommendations. She asked why they are even there because they could vote no and it gets approved either way. The board wants to be there for the residents of Harrison Township.

Lisa agreed, stating it's going to happen either way.

Kelly would like to see a design review board (made up of member(s) from the zoning commission, member(s) from the zoning board of appeals, Trustee(s), and county.

There was conversation about South Bloomfield being able to drop out of the CEDA Land Use Plan but Kelly explained that this was voted on and adopted by the Trustees of Harrison Township and that is why we must use it. South Bloomfield did not adopt it. Questions arose regarding Ashville dropping out as well. Ronde presented an article in the Circleville Herald from 3/10/22.

Ronde moved to make a recommendation to the Trustees to update page 4-12 in the CEDA Land Use Plan by removing warehouse logistics out of flex industrial and place in the category of warehouses and logistics. Lisa seconded the motion.

Ronde referred to page 8-2, paragraph 6 which explains that the plans should be refreshed every 4-6 years and to make adjustments as necessary.

Kelly moved to make a recommendation to the Trustees to implement a Design Review Board within 60 days. Ronde seconded the motion.

There was some discussion about a great amount of trash at Miller Rd. and Ashville Pike that had been sitting there for 3 weeks.

Jared shared that he is getting a lot of calls about solar panels.

Ronde Cook Brushart moved to adjourn the meeting and Lisa Darnell seconded the motion. Meeting adjourned at 7:02pm. The next regularly scheduled meeting will be May 9, 2022 at 6:00 pm.