HARRISON TOWNSHIP ZONING APPEALS BOARD
HEARING MINUTES
November 18, 2020

The Harrison Township Zoning Board of Appeals Public Hearing was called to order by Chairman Leah Black at 7:00pm on Wednesday, November 18, 2020. The Public Hearing was to hear, review, and vote on a Conditional Use permit filed by Tim Manbevers, Viking Storage, 0 Weigand Road, Lockbourne, OH 43137. Parcel # D12-0-002-00329-01 and #12-0-002-00-329-02.

Ben Bitler, Zoning Inspector led the Pledge of Allegiance.

Attendance was taken by Secretary Debi Hulse. Present were: Leah Black, Kenny Cookson, Buck Spangler, John Darnell, Debi Hulse, and Ben Bitler. Also present were residents: Charles Young, Shirley Tompkins, Bill Caldwell, Billy Caldwell, Carl D. Wheeler, Edward Thompson, Robert Thompson, Dan Matteson, Lars Olsson, Heather and Tim Manbevers, George and Sheryl Baker and Connie and Do Maines.

Debi Hulse read the Legal Notice of the Public Hearing which was published in The Circleville Herald. Debi Hulse also read the Hearing Procedures and stated that each resident would be allowed to speak. The remarks were limited to 5 minutes each.

Ben Bitler, Zoning Inspector, explained the application for the Conditional Use Permit filed by Tim Manbevers, Viking Storage, 0 Weigand Road, Lockbourne, Oh 43137. The property has been purchased by Tim Manbevers and Is currently zoned as General Business. He is requesting that it be changed to Conditional Use for Storage. Ben Bitler told all in attendance that we had copies of the application if anyone would like to review it. Nobody requested to review the application.

Tim Manbevers stated that before buying this property he had an environmental survey completed. The property was formerly used as a construction storage yard. There had been no prior complaints filed. He stated he has a detailed plan of the proposed use including buildings and buffering. This property will be used as an outside storage facility in the beginning. Storage units will be an option in the future. The current concrete equipment will be removed.

Leah Black asked if any residents would like to comment,

Billy Caldwell stated the equipment on this property has been there since 1950s. He moved to his residence in 1998. Billy Caldwell stated that he is opposed to the application. He would like to know exactly what Tim Manbevers will do with this property. He further asked if Tim Manbeverrs had the property surveyed. Tim Manbevers replied that he did not have the property surveyed because it was not required. Billy Caldwell presented a copy of a letter that he sent to Tim Manbevers. Ben Bitler stated that this matter is something we should discuss at a later date.

Lars Olsson asked how many units there would be. Tim Manbevers replied that he is not sure how many units. Time further stated that he has 2 other properties. They have no security fence and there have been no problems. Lars Olsson stated that all kinds off stuff including dangerous and hazardous materials including drugs can be stored in the units. Tim replied that they ask tenants what they are going to put in the units. Time explained that he lives close to this site. He is cleaning up the area. Lars Olsson asked Time why he didn't have a business plan. Tim replied, I haven't done that. Why do it until I am approved. Tim has contacted a contractor for prices on buildings. I will not put in a security system. Tim stated if he needs one, he will have 1 installed.

Buck Spangler, board member, asked about the Outdoor Storage. Will the outdoor storage be for boats, campers, trailers, etc. Tim Manbevers replied, "yes."

Leah Black, board member, asked if Tim Manbevers would perform background checks on tenants. Tim replied, "no," Heather Manbevers stated that they have thought about these issues, they have considered a Security gate with limited access. The Quarry will be on 1 side of the property. Tim Manbevers stated that hey are not required to do backgrounds checks and he doesn't see the necessity. Heather Manbevers stated that copies of titles, registration will be required to be proof of ownership.

Carl Wheeler asked if there was a going to be a website so the public could check for stolen property stored on the property. Also, can we see what is being stored there. Heather Manbevers stated that they will cooperate with any police investigation. They cannot publicize what is being stored there. Tim Manbevers stated that he is not opposed to security surveillance.

Shirley Tompkins asked how many acres is in the property. Answer is approximately 6 acres. Shirley Tompkins stated that they needed to have a business plan for residents to see. Houses have been broken into. We want to be safe. Shirley stated that they moved here to be safe. Strangers will be coming to the area. Will this facility create more traffic? Tim Manbevers stated that the Quarry will cause more traffic. This area is growing. Shirley Tompkins stated that she was concerned with what you are going to do with this property. Tim Manbevers showed her the proposed map of the property. At 1st the storage will be outside. In the future we will add buildings.

Eddie Thompson stated that property values will go down because of the Quarry. Will this affect property value, also? Tim Manbevers stated that the Quarry will bring property values down. I don't think this facility will.

Dan Matteson stated that he has no problem with someone making a living. But I don't want the extra traffic or people or storage units next to me. He is concerned about security. Tim

Manbever said from experience, most people put things in a storage unit and don't come back for a while. He also stated that he did not believe there will be extra traffic.

Billy Caldwell stated that he has a cousin who is well respected in his community. He lives in Sycamore Ohio. He put storage units in. Someone stored stolen property there and his cousin was arrested for Receiving Stolen Property.

Shirley Tompkins asked where Tim's other units were. Tim Manbevers stated in downtown Ashville and on Ashville Fairfield Road. We have had no problems with thefts. Everyone seems to be happy and there have been no complaints.

Connie Mains stated that there is nothing they can do about the Quarry. There will be 4 buildings in place at this facility. Her concern is that she has observed other businesses as she has driven by. Some look unorganized and appear to be a giant yardsale. I have thought that I am glad I don't live around that. She moved here 10 years ago. She is concerned about decreased property values. Heather Manbevers stated that their home is close. Our other properties are well maintained. We take pride in our facilities and home. It will look nice because we live next to it. Connie Mains stated that the property has been cleaned up, but that is different than 6 acres of a potential eyesore. Heather Manbevers stated that the existing trees will stay. Tim Manbeves stated that trees will be added to the East side of the property. The property will only be seen from Weigand Road.

Chris Brown's concern is first you said you didn't have a plan. As we go on it sounds like you do have a plan with buildings, trees, etc. hat happens if you sell your house and this property. Will we be looking at an eyesore? Tim Manbevers stated that they take care of their properties. They take pride in the appearance. He doesn't think this will bring property values down. Heather Manbevers said we are looking for a future investment.

Lars Olsson questioned that you don't have a plan. Tim Manbevers stated that he has a plan but wants to have options.

Chris Brown asked what happens if he doesn't stick to the plan in the Conditional Use agreement. Ben Bitler, Zoning Inspector, stated that an approved plan is what he has applied for. The Board will accept the plan that he must follow. Nothing can deviate from this plan. If he deviates from the plan, the permit can be pulled. If he wants to change the plan, he must come back for another hearing.

Billy Caldwell stated that he thinks it should be voted down until he gets everything down. The property is also in a flood plain. Carl Wheeler stated that part of this property is in the flood plain. There are low areas. Water has to go through this property from farm fields. Doesn't know how the Quarry will affect this water flow. Tim Manbevers stated that there will be notices if the flood gates are opened. The Quarry may change the flood plain. Carl Wheeler asked who is responsible if it gets flooded? Tim Manbevers stated that they will not be

responsible for damages. I have to get a permit to build in the flood plain. I can move dirt in the flood plain on my property. The Quarry will deviate this.

Billy Caldwell stated that he needs to get the property surveyed. There is a problem with border lines.

Sheryl Baker asked if they can add buffering in the front. Leah Black answered that the Board can make requirements. Tim Manbevers stated that he doesn't want people to hide in the buffering. It will be hard for it to look pretty with the Quarry next to it.

Eddie Thompson asked if there will be a fence between the property and the Quarry. Ben Bitler answered yes. The Quarry will have a security system also. Eddie Thompson asked if the lot will be gravel or asphalt. Tim Manbevers replied that it would be gravel. Campers, etc. will be in the back. Storage buildings will be in the front.

Connie Mains asked if this application is not approved, what will you do?

Shirley Tompkins asked about a sign. Tim Manbevers stated that there will be a 4 X 8 feet (32 square foot) sign. Ben Bitler replied to everyone that the sign has to be less than 50 square feet according to Zoning guidelines.

Don Mains asked where the sign will be. Tim Manbevers replied either on a pole or on the fence.

Billy Caldwell stated that he doesn't think the plan should be approved until he gets his Ps and Qs together.

Leah Black asked if he was building buildings. Tim Manbevers replied "No, not at first". Leah Black asked when. Tim Manbevers replied when revenue comes in, we will build them. This will be about 6 months to a year.

Leah Black clarified that there will be gravel in the front and security lights on the property. Tim Manbevers stated that lights will be added as needed. Lights will be on buildings. Lights for outdoor storage will come when they are needed. There will be 3 or 4 buildings built. Leah Black stated that usually plans are very detailed when presented to the board.

Buck Spangler stated that we normally see plans that are very detailed. He stated that the property needs to be surveyed. He also stated that a professional set of blueprints are needed so the board knows the exact plan. Tim Manbevers stated that they will get it done and come back.

Leah Black asked if his other storage facilities were existing facilities. He answered, Yes".
Leah Black also told him that the board needed to know where the buildings would be built, lights, bushes, etc.

Buck Spangler moved to delay this proposed application until a new application could be made which included more specifics. Kenny Cookson 2nd the motion. There was a unanimous vote to deny the current application.

Kenny Cookson moved to adjourn the hearing. John Darnel 2nd the motion. Hearing adjourned.

Debi Hulse
Harrison Township Zoning Appeals Secretary