

HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
March 22, 2022

PUBLIC HEARING CALL TO ORDER:

Chairman Bill Welsh called the Public Hearing of March 22, 2022 to order 7:00pm at the Harrison Township Fire Department, 3625 SR 752, Ashville, Ohio 43103. Present were Trustee Bill Welsh, Trustee Jim Deal, Trustee Donnie Mayse, Zoning Inspector Jared Conner, and Township Clerk Sara LeMaster. Also present were Molly Gwin, Rachel Conner, Craig Stevenson, Dustin Sells, Mark Kelby, Thomas Persinger, Tommy Persinger, Cary Coffey, Denise Coffey, and Paul Johnson.

Chairman Bill Welsh read the Rules of Order for the hearing.

Township Clerk Sara LeMaster read 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.

Mr. Welsh then called for the presentation from the applicant.

Attorney Molly Gwin, representing Craig Stevenson and Dustin Sells from Harral and Stevenson, presented on behalf of the applicant(s). She stated that they are proposing a total of 204 spaces for wheeled or stacked shipping containers located on site. The applicant is requesting that all the permitted and conditional uses of the general business district be permitted to occur within this area.

She showed that the property across SR 762 and the property behind the site are currently being used for industrial uses. She showed that the property to the north is presently zoned General Business but occupied as residential. The properties to the south are presently zoned agricultural land; one is a trailer park, and the other is residential property. She shared that all residential properties are already in very close proximity to much larger, more intense industrial use so no significant additional impact is expected.

Molly discussed their incorporations in which the zoning commission suggested. The first being drainage. She shared that the setback to the South of the property is presently 25 feet; They went ahead and relocated the drainage easement to allow it to drain more effectively. The proposal will allow it to be further South and drain lower on the site. The second being mounding. They will have 4-foot fill that will effectively provide mounding and screening for all the property owners to the South. To the North, there is a 15-foot setback, and they believe all of the setbacks are consistent with the Pickaway Township Zoning Code.

Molly shared that they understand the importance of buffering, so they are proposing 4 ft tall white pine trees spaced 15 feet on center, to the northern and Southern boundaries of the site. They also added a drain to the Northern portion of the property to allow additional drainage based upon the feedback from the zoning commission.

SR 762 is also buffered by a large setback as well as a proposed retention pond at the entrance. They are proposing it to be as long and narrow as possible. The pond will have fencing as well that will also be screened and buffered. The whole site will be fenced in and a gate at the entrance.

Molly shared that as far as lighting, they plan to comply with all Township lighting requirements. They are currently working on that plan right now.

Traffic is another key factor. A traffic study is not warranted for this area based upon ODOT's guidelines. All traffic to and from the site will use the commercial drive entrance, which will replace one of the existing residential drives. The traffic generated by the site will circulate to and from the Intermodal Facility by traveling north on SR 762.

Molly mentioned the zoning commissions inquiry on green space and walking trails. She shared that the applicant looked at how trails could operate there but unfortunately, they think with the pond, traffic, and location, it is most likely a pedestrian safety hazard.

Molly then asked if anyone had questions.

Trustee Jim Deal asked what the operating hours are.

Molly stated that it is a 24/7 facility, but they are anticipating that most operation will occur between 7am and 5pm.

Mr. Deal asked if it's going to be an overflow lot.

Molly shared that it is going to be for all traffic that comes into the intermodal. Any kind of shipping container can come in with any kind of good. There is a limitation on hazardous material. The containers will then be refilled with grain and shipped out.

Mr. Welsh then asked for comments or questions from the visitors.

Thomas Persinger, who lives North of the property, stated that he has concerns about unknown contents in the containers. It would be detrimental to have tractor trailers 15 ft away from his house coming and going at all hours with the noise, etc.

No other questions or comments were made from the visitors.

RESOLUTION 22-26

A RESOLUTION TO ACCEPT THE PROPOSAL FOR REZONING 4.9 ACRES, PARCELS D1200030022900 AND D1200030022901, FROM AGRICULTURAL LAND TO PLANNED BUSINESS MADE BY HARRAL AND STEVENSON FOR THE PURPOSE OF TRUCK AND CONTAINER PARKING, STORAGE, AND STACKING OF SHIPPING CONTAINERS TO SUPPORT LOGISTICS NEAR THE INTERMODAL YARD. Mr. Mayse moved and Mr. Welsh seconded, and the Trustees voted with a roll call vote. Mr. Deal, yes; Mr. Welsh, yes; Mr. Mayse, yes. The resolution R22-26 passed with three affirmative votes.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mr. Welsh moved and Mr. Mayse seconded the motion to adjourn the March 22, 2022 Board of Trustees Public Hearing with Harral and Stevenson. All were in favor and the meeting adjourned at 7:20pm.