

HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
May 17, 2022

PUBLIC HEARING CALL TO ORDER:

Chairman Bill Welsh called the Public Hearing of May 17, 2022 to order 5:00pm at the Harrison Township Fire Department, 3625 SR 752, Ashville, Ohio 43103. Present were Trustee Bill Welsh, Trustee Jim Deal, Trustee Donnie Mayse, Fiscal Officer Lindsay Mayse, Zoning Inspector Jared Conner, and Township Clerk Sara LeMaster. Also present were Raif Webster, Rhil Rasey, Larry Valentine, Barbara Younkin, William McLaughlin, Vic and Tressa Leonard, Tammy Seymour, Todd Younkin, Angela White, Tom Schenkel, and Trevor Younkin.

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.

Raif, who's with VanTrust, stated that what they're planning on the 286 acres of land is a four-building development, roughly 3-4 million square feet. They do believe the proposal is consistent with the Land Use Plan. He presented a map of the development they propose on constructing. Raif shared that the site was proposed to be flex industrial which allows for a variety of different uses including warehouse logistics and light manufacturing.

Raif shared they do have a plan for the concerns regarding setbacks. Currently, the Duvall Road setback is approximately 414 feet setback from the road. He states they have an even bigger setback along Bulen Pierce Road at around 500 ft. Raif stated that they're trying to make respectful, thoughtful neighbors in planning this development by having significant setbacks that are more than the design guidelines asks for.

Raif shared they have submitted the traffic study to the county engineers as well as ODOT. We're still waiting for their comments. They are proposing to do all of the improvements to Bulen Pierce to the west, providing a new right of way from their site and by relocating the ditch and widening that road.

Phil, also with VanTrust, added they plan to be good neighbors by heavily landscaping along Duvall Road and making the building aesthetically pleasing.

Mr. Welsh asked if there were any proponents.

Mr. Welsh then asked for any opponents.

William McLaughlin, Bulen Pierce resident, shared his concerns about traffic and noise. His reason for wanting to live in the country is to be away from warehouses and manufacturing plants. He is also concerned about the property values if these go in.

Tom Schenkel, also a resident of Bulen Pierce, had similar concerns. He has concerns about the screening and mounding and was wondering how they're going to help these residents not have to see a clear view of warehouses every day.

Larry Valentine, neither for or against the proposal, shared he knows it is coming but has concerns for the drainage system. He would like to see the study from the county engineer's office as they are in charge of the drainage ditches.

Angela White, who also lives on Bulen Pierce, shared she has concerns about drainage. They already have drainage issues around there but the farmland sort of helps soak it up. But now they are going to have a concrete jungle which will make drainage issues even worse. She also has concerns about property values.

Mr. Welsh asked the Trustees if they had any questions.

Mr. Deal asked if the ponds around the warehouses would be sufficient for all the hard surfaces.

Phil stated they're designed to meet the county regulations.

Mr. Welsh asked if they've talked with the county regarding the ditch.

Phil stated it has been a constant discussion with the county.

Mr. Deal asked how long until they would start building once it is approved?

Raif stated he believes there's a lot of infrastructure to be worked out before then but hopefully by 2023.

Mr. Deal asked if it would be one building at a time.

Raif stated it depends on tenants and the market conditions, but they would be speculative buildings, one at a time.

Mr. Welsh asked what the Bulen Pierce Road plans for improvements are.

Raif discussed the road becoming a 3-lane road.

The trustees talked amongst themselves for a decision on the proposal.

RESOLUTION 22-40

A RESOLUTION TO ACCEPT THE PROPOSAL FOR REZONING 286 ACRES, PARCEL D1200030021700, FROM AGRICULTURAL LAND TO INDUSTRIAL USE IN RICKENBACKER BUSINESS DEVELOPMENT DISTRICT MADE BY VANTRUST FOR THE PURPOSE OF CONSTRUCTING CLASS-A WAREHOUSING/MANUFACTURING AND INDUSTRIAL DEVELOPMENT FOR THE SUBJECT SITE. Mr. Mayse moved and Mr. Deal seconded, and the Trustees voted with a roll call vote. Mr. Deal, yes; Mr. Welsh, yes; Mr. Mayse, yes. The resolution R22-40 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 May 17, 2022 Board of Trustees Public Hearing with VanTrust. All were in favor and the meeting adjourned at 5:17pm.