HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
March 7, 2023

PUBLIC HEARING CALL TO ORDER:
Chairman Donnie Mayse called the Public Hearing of March 7, 2023 to order 6:00pm 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, Fire Chief Shawn Davidson, and Township Clerk Sara LeMaster. Also present were Joe DeFelice, Michael DeFelice, Dave Robinson, and Tyler Bridge.

Chairman Donnie Mayse read the Rules of Order for the hearing.

Township Clerk Sara LeMaster read the Legal Notice which had been published in the Circleville Herald by Amy Garcia with Bricker & Eckler, Attorneys at Law from Columbus.

Mr. Mayse then called for Dave Robinson, from the Montrose Group to speak. He was there on behalf of Coyne Real Estate who is purchasing the land in discussion. He shared that the petition was filed by the Seely, Peters, and DeFelice families. The land is over 668 acres and is already zoned for industrial development in the Rickenbacker Business Development District.

Coyne has proposed development of about 8.6 million square feet of industrial space, with 11-13 buildings, and over 400 million in capital expenditures. Dave shared that this will be over a five to ten year time frame for full development and they anticipate creating 4000 jobs, and $225 million in new payroll at full build out. He stated that there will be $5.6 million annually in income tax that should be generated from the site, which is the benefit of bringing this land into the JEDD, because that allows the township to collect the income tax. Between the Township and the Fire Department, they are looking at over $1 million when the property is built out.

Mr. Mayse asked if anyone else would like to speak.

Tyler Bridge, from the firm Bricker & Eckler in Columbus, was present to speak on behalf of the JEDD. He stated that they had hearings in Columbus and Ashville in regard to this property. Mr. Bridge shared that another purpose of this is the Township is looking at a preservation device. “Part of this is to include and reiterate that these areas are already in the annexation moratorium agreement area with the City of Columbus, so not only are you fostering development, but you’re maintaining a little bit of control. You’re not getting annexed. Columbus agreed to that in the AMA agreement.”

Joe DeFelice shared that he is a little disappointed that the county is pushing hard for manufacturing, without even considering warehouses. He stated, “If somebody complains about empty warehouses, that’s actually a good sign, and it means the developer is doing the job.”

Donnie asked if anyone else would like to speak at this time.

The trustees agreed upon the amendment to the contract establishing and governing the Northern Pickaway County Joint Economic Development District pursuant to Ohio Revised Code Section 715.72 to add certain property to the district.

RESOLUTION 23-21
A RESOLUTION APPROVING AMENDMENTS TO THE AGREEMENT TO CREATE THE NORTHERN PICKAWAY COUNTY JOINT ECONOMIC DEVELOPMENT DISTRICT AND AUTHORIZING THE INCLUSION OF CERTAIN ADDITIONAL TOWNSHIP PROPERTY WITHIN SAID DISTRICT. Mr. Deal 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 R23-21 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 7, 2023 Board of Trustees Public Hearing. All were in favor and the meeting adjourned at 6:14pm.