HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
December 5, 2023

PUBLIC HEARING CALL TO ORDER:
Chairman Donnie Mayse called the Public Hearing of December 5, 2023 to order at 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, Zoning Inspector Jared Conner, Fiscal Officer Lindsay Mayse, and Township Clerk Sara LeMaster. Also present were Joseph Jorge, Dan Kever, Chad Timmons, Lisa & John Darnell, Esther Rinehart, and Melvin Gray.

Township Clerk Sara LeMaster read the Legal Notice which had been published in the Circleville Herald.

Chairman Donnie Mayse read the Rules of Order for the hearing and then called for the applicant to present their proposal.

Joseph Jorge, with CESO, introduced himself as well as Dan Kever, who was there to represent the applicant. He discussed the proposal of which consists of 30 acres (parcels D1200030022100, D1200030022101, D1200030022102, D1200030026400, D1200030026017, D1200030026501) of outdoor storage space to be used as an ancillary location and space for the surrounding industrial development within the Rickenbacker area. The project will allow adjacent industrial uses to store trailers, construction materials, containers, etc.

Mr. Jorge shared that this property is located near the intersection of Ashville Pike and Duvall Rd. The property will be surrounded by a security fence and there will be roadway improvements as well, consisting of two new left turn lanes going into the property. He explained that the widening portion will be on the north side of the road, which is the properties in contract.

Mr. Jorge discussed some of the concerns from the Zoning Commission which was that they expressed the need for portable restrooms so in the new plan submitted it shows where those could be placed. Also, trash enclosures. They will have maintenance go around and make sure those are collected when needed.

Additionally, they will have substantial landscaping to make the property look presentable and to be good neighbors.

Mr. Welsh asked what type of construction materials will be on the property.

Mr. Jorge shared it's a drop yard and it's more of a need for the tenant such as someone hauling a backhoe.

Mr. Welsh asked if it'll be trailers and not piles of material.

Mr. Jorge stated that it would be organized if it were to be material such as lumber.

Mr. Mayse asked if any visitors wanted to speak in favor or against the proposal.

Melvin Gray asked if there is going to be a roundabout or stop light at the corner.

Mr. Mayse shared the last they heard it is going to be a roundabout but nobody bid on it so it'll be pushed out to next year from what they hear.

Chad Timmons asked if the turn lanes will be put in before they start parking trucks at the site.

Mr. Jorge shared that the roadway improvements will happen concurrently with the construction of the lot.

Chad Timmons asked who will be responsible for making sure the trucks are correctly parked and not running all night, and construction materials aren't laying everywhere to make it look like a dump. Or truckers aren't throwing waste or bags of feces out. Who can we call to report things like that?

Mr. Mayse shared that if it were a criminal offense, the sheriff's office would have to enforce it, but it depends on what it would be. Could even be the EPA.

Mr. Deal asked about hours of operation.

Mr. Jorge stated they can't completely restrict tenants to certain hours, but they can try to talk to them. They cannot handcuff themselves into not allowing it all night if that's what the tenant requires. He stated they should plan for it to be an all-night operation, but they will do what they can to try to restrict it.

No other questions, comments, or concerns were addressed. The Board of Trustees discussed their decision.

RESOLUTION 23-95
A RESOLUTION TO ACCEPT THE PROPOSAL TO CHANGE THE ZONING OF 30 ACRES, PARCELS D1200030022100, D1200030022101, D1200030022102, D1200030026400, D1200030026017, D1200030026501, FROM AGRICULTURAL LAND TO PLANNED BUSINESS, MADE BY CESO FOR THE PURPOSE OF OUTDOOR STORAGE SPACE TO BE USED AS AN ANCILLARY LOCATION AND SPACE FOR THE SURROUNDING INDUSTRIAL DEVELOPMENT WITHIN THE RICKENBACKER AREA. THE PROJECT WILL ALLOW ADJACENT INDUSTRIAL USERS TO STORE TRAILERS, CONSTRUCTION MATERIALS, CONTAINERS, ETC. AT THIS LOCATION TO ASSIST IN LOGISTICAL EFFICIENCY. Mr. Welsh moved, and Mr. Mayse seconded, and the Trustees voted with a roll call vote. Mr. Deal, yes; Mr. Welsh, yes; Mr. Mayse, yes. Resolution 23-95 passed with three affirmative votes.

ADJOURNMENT:
With no further comments and all scheduled matters attended to, Mr. Mayse moved, and Mr. Welsh seconded the motion to adjourn the December 5, 2023 Board of Trustees Public Hearing. All were in favor and the meeting adjourned at 5:15pm.