

HARRISON TOWNSHIP BOARD OF ZONING APPEALS
FEBRUARY 26, 2008 APPROVED

The Harrison Township Board of Zoning Appeals met this date, with Chairperson Jo Cain presiding, to conduct a public hearing to consider an application submitted by Dina Cherney requesting a variance for a six (6) ft. setback from Corylus Drive as per Article 19.4 and twenty (20) sq. ft. of sign area as per Article 19.4 (2) of the Harrison Township Zoning Resolution.

Members present: Chairperson, Jo Cain, Scott Van Den Berg, Valerie Hans, Debbie Laughlin and Rory Utt.

Others present: Al Coughlin, Jr., Dina Cherney, Ned Hodkinson, Casey Casto, Zoning Inspector, and Eric Smith, Harrison Township Trustee.

Meeting called to order by Jo Cain. Following Pledge of allegiance and introduction of Board Members, Zoning Inspector and Secretary the Court Recorder administered oath to all wishing to speak during this hearing and Secretary read application.

Minutes of the public hearing held February 20, 2008 were read and to be approved after an addendum to the statement of Valerie Hans regarding marquee sign as follows: "Comprehensive site graphics and the possibility of a marquee sign in the future should not have any bearing on the Board of Zoning Appeals being regulated". Minutes to be signed when corrected.

Nina Cherney gave presentation with a drawing showing lots in the Pataskala Town Center, stating request for closer to the road due to traffic more than 35 mph on Broad Street and will complement shopping center.

Mr. Coughlin: would not impede traffic flow and got 14 ft. approval previously.

Mr. Casto: asking for setback only.

Mr. Van Den Berg: Clarify is request for setback is anywhere along this shopping center and would applicant agree to marquee sign for every business?

Mr. Coughlin: Asking for 14' all up and down center along Broad Street.

Mr. Casto: Had worked with Mr. Coughlin regarding having a PUD. Coughlin is biggest benefactor in Harrison Township.

Ms. Hans: Couple of items can be comfortable; having difficulty permitting granting package; establishing a precedent

Mr. Van Den Berg: Valid concern; isolated business area; how does the sign relate to sidewalk, streets, etc.

Mr. Casto made and distributed copies of the lots in the Pataskala Town Center.

FINAL – APPROVED

Mr. Van Den Berg: Importance of consistency on Corylus and other township streets; blanket approval; willing to limit to one permanent ground sign per parcel; fact we don't have a comprehensive plan; isolated development, largest in Harrison Township and surrounded by Pataskala.

Following discussion Mr. Van Den Berg made a motion to allow a minimum fourteen (14) ft. setback for permanently mounted ground signs along Corylus Drive (only) with the following restrictions:

1. Only one (1) permanently mounted ground sign shall be permitted per parcel for any parcel with one (1) or more businesses, and
2. Only one (1) permanently mounted ground sign shall be permitted per business for any business that occupies more than one full parcel, and
3. All other permanent signage restrictions shall be per the requirements of the Harrison Township Zoning Resolution at the time a permit is granted for each permanent signage. Valerie Hans seconded.

There being no further discussion a vote resulted as follows:

Scott Van Den Berg	Yes
Valerie Hans	Yes
Rory Utt	Yes
Debbie Laughlin	Yes
Jo Cain	Yes

Motion carried.

Ms. Cherney expressed her apology for not being here last week for the public hearing on Mr. Hodkinson's request; thought both hearings were on this date; Mr. Hodkinson' request denied due to his absence and wants to re-address. Jo Cain stated this cannot be re-addressed at this time.

Mr. Van Den Berg stated: Application was not disapproved because applicant was not present.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Nettie Salmons, Secretary

Jo Cain, Chair

The proceedings of this hearing professionally recorded by Anderson Reporting Service.