

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING/SPECIAL MEETING MAY 16, 2011

The Harrison Township Trustees met in special session on May 16, 2011 at the Township Administration Building. The purpose of the meeting is to review employment applications at 6:00 p.m. and at 7:00 p.m. hold a Public Hearing to consider an application submitted by Rachel and Jeff Schneider requesting to rezone five (5) acres at 8471 Blacks Road, Pataskala, Ohio from M-1 Manufacturing to Residential zoning classification, immediately following, the Board will go into special session to consider the rezoning request and any other business that comes before the board. The meeting was called to order at 6:00 p.m. by the Chairman, Larry Kretzmann and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present:

Chairman	Larry Kretzmann
Trustee	Mark Van Buren
Trustee	Eric Smith
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Road Superintendent	Ben Patterson
Guest	Rachel and Jeff Schneider
Guest	Frank Shortridge
Guest	Carel and Bonnie Ellinger
Guest	Winnie Fellure
Guest	Jock Clayton

Larry Kretzmann moved to go into executive session at 6:01 p.m. for the purpose of the employment and compensation of a new road employee. Mark Van Buren second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

Eric Smith moved to go into special session from executive session at 6:45 p.m. Mark Van Buren second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

Larry Kretzmann moved for Harrison Township to hire Brandon Menninger as a part time at will road employee effective May 31, 2011 at a pay rate of \$15.00 per hour with a six month probation period. (Brandon Menninger is already on the payroll so only a back ground check will be needed, pre-employment drug testing has been satisfied). Eric Smith second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

Mark Van Buren moved to adopt Resolution 2011 05 16 01 which states: IN THE MATTER OF DECLARING THE NECESSITY FOR CONSTRUCTION, RECONSTRUCTION,

RESURFACING, OR IMPROVEMENT OF ROADS IN HARRISON TRACE SUBDIVISION. Eric Smith second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

Eric Smith moved to approve the minutes from the May 2, 2011 regular meeting as well as pay mid month payroll and warrants 10897 through 10916. Mark Van Buren second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

The Fiscal Officer passed out Financial Reports for the Trustees to review. The Trustees reviewed and signed the bank statements.

7:00 p.m. – REZONING APPLICATION 2011-01-REZ, SCHNEIDER M-1 TO R DISTRICT

Tom Frederick, Harrison Township Zoning Inspector explained the following: This public hearing is held in accordance with Section 6.11 of the Harrison Township Zoning Resolution and the ORC 519.12 to consider Jeff and Rachel Schneider’s application for rezoning 5.946 acres of land from General Manufacturing District to R – District at 8471 Blacks Road.

On February 28, 2011 the Licking County Planning Commission conditionally approved their application for a variance from Section 4.51 – Lot Standards; #2a – Lot Width and Frontage: of the Licking County Subdivision Regulations, prohibiting all lots created under 5 acres to exceed the 3 to 1 depth to width ratio. The conditions of approval were as follows:

1. The lot receives rezoning approval from the Harrison Township Zoning Commission.
2. The applicant establishes a shared access point between the existing house lot and the newly created remainder lot. The existing drive must be eliminated. The LCPC must grant a variance for the newly created access location.
3. Approval must be given by the Licking County Engineers office for the new shared access location.

This area is surrounded by residential. Trustee Kretzmann ask if they were going to build a new home on the lot. Rachel Schneider responded that they had followed the rules and paid all of the necessary fees. Concerns were expressed to why the LCPC did not let this issue be handled at the Township level with a Conditional Use process instead of requiring rezoning.

The Trustees would like Tom Frederick to prepare a letter expressing their concerns to present to the LCPC.

Carel Ellinger expressed that he did not mind if they built a house but there should be a better way than to rezone, which he felt would be spot zoning. Mr. Frederick explained spot zoning.

Jock Clayton inquired if the LCPC could continue to do this in the future?

Bonnie Ellinger stated that property being rezoned for a particular person is spot zoning.

The Trustees have no more than 20 days to act on this issue.

Trustee Van Buren stated that this area could go to Pataskala and jumping to a decision could have long term effects. Rachel Schneider stated that they started in February and is sorry that it has come to this. She just wants to build a house to help her family and is following the rules and understands the future land use map because it affects her also.

Larry Kretzmann moved to APPROVE the recommendation of the Harrison Township Zoning Commission and REZONING APPLICATION 2011-01-REZ, SCHNEIDER M-1 TO R DISTRICT. Eric Smith second. Discussion: Trustee Smith expressed to Mr. Frederick that it needs made very clear to the LCPC of our gross displeasure of not going through the proper channels. Trustee Van Buren stated that Manufacturing is less restrictive and should hold off. **Roll call: Kretzmann YES, Van Buren YES and Smith YES.**

Motion passed.

The rezoning will be effective on June 15, 2011 according to Section 6.13 and ORC 519.12. The public hearing ended at 8:40 p.m. and the Board of Trustees went into special session.

The New Township Hall was discussed.

Laura Hunt and Greg Cotterman from JBA Architects presented the new plans and the revised budget. The proposed schedule would be to advertise on May 19 and May 26 with bid opening on June 3, 2011 at 1:00 p.m. at the Township Hall.

Base Bid and Alternates:

Base Bid – 3,070 SF building with half brick/half siding and a shingle roof

Alternate #1 – Metal roof in lieu of shingle

Alternate #2 – Full brick in lieu of brick

New Cost Savings Options Incorporated into Design:

- Smaller building foot print – now 3070 SF for the Base Bid
- Site Design – spoils on site – no trucking
- Base includes a shingle roof with an alternate for painted metal (reduced cost from original 3 coat system) Alt #1
- Standard trusses will replace attic trusses
- Pull down attic stairs will be removed – attic access panels will remain
- Two end dormers will be removed – center cupola will remain
- Flag pole deleted
- Screen fence around outdoor units deleted
- Replace original wood doors with less expensive wood doors
- Remove quoin detail at brick corners

New Projected Budget:

Mechanical \$41,000.00

Plumbing \$25,000.00

Electrical \$45,000.00

General \$350,000.00

Total \$461,000.00 with 10% = \$507,100.00

The new budget is \$150.00 per SF.

Larry Kretzmann moved a motion to move ahead with rebidding the New Township Hall with JBA Architects. Eric Smith second.

Discussion followed:

Trustee Van Buren stated that this building is a meeting room and offices, not a community hall and is small. To be a community center the township should send \$800,000.00, use the savings and take out a bond for \$500,000.00.

Trustee Kretzmann wrote a letter to Susan Foor in response to her request to hold off building a new township hall. He stated that the township needs offices more representative of the township and he is not sure that the township should run a community center.

Trustee Van Buren stated that the smaller building is no use to the community and the building should be built inside the fence.

Trustee Smith would like to have the exposure of the building being out front.

Tom Frederick stated that the building out front would be nice to post meeting notifications.

Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

The bids will be reviewed at the next meeting and a decision to build or not will be made.

Zoning Report – Tom Frederick, Zoning Inspector

Mr. Frederick reviewed several properties that have noxious weed problems. He will prepare necessary paperwork for the next meeting.

Larry Kretzmann moved to designate Park National Bank as the depository for Harrison Township's Active and Interim funds for the period of June 1, 2011 to May 31, 2016. Mark Van Buren second. Roll call: Kretzmann YES, Van Buren YES and Smith YES.

Motion passed.

Being no further business the Chairman adjourned the meeting at 8:43 p.m.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer

Resolution 2011 05 16 01 is a part of the May 16, 2011 minutes.

RESOLUTION 2011 05 16 01

IN THE MATTER OF DECLARING THE NECESSITY FOR CONSTRUCTION,
RECONSTRUCTION, RESURFACING, OR IMPROVEMENT OF
ROADS IN HARRISON TRACE SUBDIVISION

The Board of Township Trustees of Harrison Township, Licking County, Ohio, met in special session on the 16th day of May, 2011, with the following members present:

Larry Kretzmann

Mark Van Buren

Eric Smith

Mark Van Buren moved the adoption of the following:

WHEREAS, Ohio Revised Code Section 5571.01 provides the Board of Township Trustees of Harrison Township, Licking County, Ohio, with the statutory authority to construct, reconstruct, resurface, or improve any public road or part thereof under its jurisdiction; and,

WHEREAS, the roads in Harrison Trace, lies within Harrison Township, and is under the jurisdiction of the Harrison Township Board of Trustees; and,

WHEREAS, Ohio Revised Code Section 5571.15 provides the Board of Township Trustees with the statutory authority to take the necessary steps to construct, reconstruct, resurface, or improve a public road or part thereof, upon the passage of a resolution, by unanimous vote, declaring the necessity for such improvement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Township Trustees of Harrison Township, Licking County, Ohio hereby determines that the construction, reconstruction, resurfacing, or improvement to the Harrison Trace Road Improvement Project (the "Project") is a necessity; and,

BE IT FURTHER RESOLVED that the route and termini of the Harrison Trace Road Improvement Project is as follows:

Roads in the Harrison Trace Subdivision include:

Millstone Circle

Gritsmill Court

Millstone Circle N.

and;

BE IT FURTHER RESOLVED that the kind and extent of the Project is as follows:

Pave roads in the Harrison Trace Subdivision

BE IT FURTHER RESOLVED that the Board of Trustees hereby requests the Licking County Engineer to prepare surveys, plans, profiles, cross sections, estimates, and specifications as required for the Project; and,

BE IT FURTHER RESOLVED that all compensation, damages, and costs incurred in the performance of the Project be paid from the proceeds of a levy, any funds available in the township treasury, or a combination of these two options.

Eric Smith seconded the Motion, and the roll being called upon its adoption, the vote resulted as follows:

Yea: Larry Kretzmann

Mark Van Buren

Eric Smith

Nay: _____

Dated this 16th day of May, 2011.

Carolyn Elder
Harrison Township Fiscal Officer

FISCAL OFFICER'S CERTIFICATION TO THE LICKING COUNTY ENGINEER:

I hereby certify that the foregoing is a true and accurate copy of the Resolution of the Board of Township Trustees of Harrison Township, Licking County, Ohio, adopted on the 16th day of May, at its special meeting.

Dated this 16th day of May, 2011.

Carolyn Elder
Harrison Township Fiscal Officer