The meeting of the Harrison Township Board of Zoning Appeals was called to order at 7:00 p.m. on Monday, March 11, 2019.

Those present:  
Charles Waldron  
Justin Riley Olszewski, Zoning Administrator, Development Dept.  
Don Marlow  
Patty Larrick  
Steven Russell  
Jerry Barnes

APPROVAL OF THE MINUTES:  
Mr. Steven Russell made a motion to approve the minutes from the Monday, February 11, 2019 BZA meeting. Mr. Don Marlow seconded. Motion carried and passed 5-0.

OLD BUSINESS  
Continuation Case No. BZA-12-18  
Case# BZA 12-18 was initiated by Mr. Stephen Koob, on behalf of Incarnation & Proception Charitable Trust, 3291 Hillpoint Ln., Dayton, OH 45414. The applicant is requesting a Conditional Use under Article 33, Section 3303 (O) to allow a place of worship to be located within the “C/S-2” Commercial Service District. The property is located at 2221 Wagner Ford Rd., Dayton, OH 45414, Harrison Township, Montgomery County, Ohio.

Staff re-entered the findings as stated on the staff report from the previous two meetings, along with the addition of new materials submitted by the applicant. Staff recommends that the Board approve of the 6ft. wooden privacy fence barrier along Keats Dr.

The applicant, Mr. Stephen Koob, 3291 Hillpoint Ln. was duly sworn and stated that the architect for this project, Mr. Michael Duke would be speaking for the rest of the presentation.

Mr. Michael Duke, 8907 Deep Forest Ln., was duly sworn and stated that one of the goals of the project is to reuse as much of the existing infrastructure as possible with relation to parking and entrance onto the site. He also plans to eliminate the drive off of the exit ramp.
Mr. Duke then states that there will be a landscaping company to work out the pathways along the site as well as any improvements to the grass and locating trees around the site. There will be a Rosary Walk and the statue would be in the center of the site. Mr. Duke states that the restrooms will be located on the northwest side of the site along with a small visitor’s center. When asked how many parking spaces have been added to the original design, Mr. Duke stated there were no additional parking spaces added to the original plan, they will be reusing the existing parking from when the property was a motel. Mr. Duke also states that the restrooms would be located within the visitor’s center and will not be open and available to the public. They will be single use only; one male and one female facility. Mr. Duke also states that the hours of operation would be approximately 9:00 am – 6:00 pm and would be clearly posted and that the restrooms will be locked after operating hours. When asked about the lighting for the site, Mr. Duke indicates that there are two existing light poles on the site that will be supplemented to provide an even level of light throughout the site. He also says there will be a gate at the entrance and Mr. Koob would be supervising the daily opening and closing of the site. There are no plans to have outside security on the site. Mr. Duke says there are no currently plans to increase the height of the statue beyond 6 ft.

When asked about the budget for the project, Mr. Koob states there is enough funds in the budget to complete the project as designed with exception to the visitor’s center/restrooms. Mr. Duke then states that for budget purposes, the restrooms could be a stand-alone building and the visitor’s center could be constructed at a later time. Mr. Koob then states that the budget would be supplemented by donations made through his non-profit organization, One More Soul, and no funds would be solicited from visitors of the site.

When asked again about security, Mr. Koob stated that there would be video camera surveillance running 24 hours per day and that the gate would be locked after operating hours, but if the Board requires an on-site security person he would provide it. He also stated that he will not be on site 24-7 but will appoint someone to be on-site when he is not present.

There being no other to speak in approval or opposition of, Mr. Waldron closed the public speaking portion of the hearing.

After some discussion among the Board, Mr. Don Marlow made a motion to approve, with conditions, Case No. BZA-12-18. Conditions being Full-time monitoring of Shrine during daytime operating hours (9:00 am – 6:00 pm). Mr. Steven Russell seconded the motion. Motion carried and passed 5-0.
NEW BUSINESS
Staff states that the Board of Zoning Appeals will be meeting with the Board of Trustees prior to the May 13, 2019 7:00 BZA meeting. The meeting between the Boards will take place even if there is no BZA Case to be heard that evening, and is a public meeting.

There being no further business to discuss, Ms. Patty Larrick made a motion to adjourn the meeting. Mr. Don Marlow seconded. Motion carried and passed 5-0.

Respectfully submitted,
Harrison Township
Board of Zoning Appeals

Regina Moore
Administrative Assistant

Charles Waldron, President

Patricia Larrick, Vice President

Steven Russell

Jerry Barnes

Don Marlow

Attested as to Signatures,

Regina Moore
Administrative Assistant