

Harrison Township Zoning Commission  
August 1, 2017

Members present: Chris Johnson, Tony Sharp, Linda Miller, Rodney Osborne and Bill Evenson.  
Absent: Laney McLaughlin

Also present: Tom Frederick, Zoning Inspector and Vickie Noble, Zoning Secretary

Guests: James Walter, Matt Walter and Dwight Gibson, Jr.

The meeting was called to order at 7:00 p.m. by Chris Johnson with all standing for the Pledge of Allegiance.

Due to the absence of Ms. McLaughlin, Mr. Evenson will be a voting board member.

Mr. Evenson moved to approve the minutes from the July 18, 2017 meeting.

Ms. Miller seconded. The motion passed with unanimous ayes.

As noted in the July 18 minutes, the board voted to cancel the August 1, 2017 meeting to wait for information regarding revisions to the Zoning Resolution. This meeting date was reinstated due to an application submitted for review under the Harrison Township Architectural Standards.

The board was presented with an application submitted by Matt Walter for review under the Harrison Township Architectural Standards.

Mr. Walter is building a 60' x 120' storage building at 4147 Hazelton Etna Road Pataskala, OH 43062.

This application was submitted to Luke Baus, Architect with Project Architecture Company for review. Mr. Baus recommended the project plans be approved with some corrections and additions. Mr. Frederick went over the recommendations from Mr. Baus.

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*Mr. Baus' Corrections/Additions:*

*There is no designation on the plans for the direction of elevations N.S.E.W. I would recommend that be added. It also does not indicate with a note the material at the lower part of what should be the West elevation. It appears to be the Hardi-plank and is assumed so. That should be noted also. Also request un updated site plan that is accurate. It appears what was submitted is not correct/current.*

*Based on my review I would recommend the project plans get approved with the three above mentioned corrections/additions.*

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The new site plan has already been submitted.

Mr. Walter will submit new plans with the direction of elevations added.

The Hardi-plank is shown on the plan but not labeled. Mr. Walter will have this corrected and submitted.

Mr. Frederick pointed out that the neighboring property is Scotland Ridge zoned as a PUD. Mr. Walter's property is zoned B-1. According to the Harrison Township Zoning Resolution, Article 10.17 there needs to be buffering. Some buffering already exists but more needs to be added. Mr. Walter will contact Willits Nursery and submit a plan for buffering.

Mr. Osborne moved to recommend approval with the addition of Luke Baus' recommendations and the addition of landscape buffering.

Mr. Evenson seconded. The motion passed with unanimous ayes.

Mr. Frederick informed the board he has not received any feedback from the Ohio Township Association concerning outdoor patios. He has also not received any suggestions from the Board of Zoning Appeals concerning proposed changes to Article 4. He has looked at Article 5.10 and feels the fine for Zoning Violations need to be updated to be consistent with the Ohio Revised Code.

At 7:32 Mr. Sharp moved to adjourn. Mr. Osborne seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair