

Zoning Commission Meeting Minutes htzc  
December 3, 2019

Members present: Chris Johnson, Linda Miller, Anthony Sharp, Brenda Oliver and Brad Sager.

Absent: Laney McLaughlin

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

Guest: Jared Lane.

Brad Sager will be a voting member due to the absence of Laney McLaughlin.

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

An Architectural Review application was submitted by Westport Homes. Jared Lane will be representing the applicant.

The application was submitted to Luke Baus, Architect with Project Architecture Company, for review under Article 26 Architectural Standards for Non-Residential Buildings.

Mr. Baus' recommendation:

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*November 26th, 2019*

*Harrison Township Architectural Standards Review Article 26*

*Applicant: Westport Homes 507 Executive Campus Drive, Suite 100 Westerville, Ohio 43082*

*Dear Tom Frederick – Zoning Inspector*

*After review of the above proposed project drawings with regards to Article 26 Architectural Standards I have the following comments:*

*Section 26.04*

*Item E #1 – Electrical panel location is not shown – needs to be identified for screening purposes. Maybe the panel can be located on the North wall of the mechanical room close to the inside corner and then some landscape screening can be added to hide that view.*

*The plans do not specifically call out a perimeter fence around the pool but there is indication as well as it is shown on the rendering. It is assumed to be included as would be required.*

*The site plan shows screening around the pool and fence as well as perimeter landscape around the building on the rendering. I believe this is appropriate screening for this type of building and use as part of a local neighborhood.*

*I recommend approval of the applicant as per plans with coordination of the electrical meter location and landscape buffering approval by the Zoning Inspector.*

*Sincerely, Luke Baus – Architect Project Architecture Company*

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Mr. Lane had plans and drawings to show the board. He pointed out the location of the electrical panel and meter in response to one of the questions on Luke Baus' report.

Mr. Frederick discussed some of the planned and required landscaping and other requirements:

1. He would like to see screening south of the entrance where the bike rack is shown. There needs to be screening in front of the bike rack as well as for the parking lot (referenced Article 18.1 of Zoning Resolution).
2. The lighting requirement calls for any lighting to be downward.
3. There is no parking on the hydrant side of the street...signs need to be placed appropriately.

Ms. Oliver asked if the required number of handicap ramps were being met. Mr. Lane said the plans were designed as per ADA specs but would check the regulation to make sure they have met the requirements.

Mr. Sharp moved to recommend approval of the submitted application. Ms. Miller seconded. The motion passed with unanimous ayes.

Mr. Frederick informed the board that he had submitted a letter of resignation to the Trustees to be effective October 2020.

The minutes of the November 19, 2019 meeting were read. Ms. Oliver moved to approve the minutes. Mr. Sager seconded. The motion passed with unanimous ayes.

Trustee Meeting December 2, 2019

Chris Johnson was appointed to a 5 year term for the Zoning Commission. Brad Sager was appointed as Alternate to the Zoning Commission for a 5 year term.

The Trustees would like for the board to look at a minimum square footage for Commercial buildings. They would also like for the board to look at some revisions to Article 26.

Approval was given for any zoning members to attend the Ohio Township Winter Conference in February.

At 8:00 pm Mr. Sharp moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair