

Harrison Township Zoning Commission
December 5, 2017

Members present: Chris Johnson, Anthony Sharp, Laney McLaughlin and Bill Evenson.

Absent: Linda Miller and Rodney Osborne.

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

Guest: Jeremy Nestor

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

The minutes of the November 7, 2017 meeting were read.

Ms. McLaughlin moved to accept the minutes. Mr. Evenson seconded.

The motion passed with unanimous ayes.

An application was submitted by Jeremy Nestor for consideration under Article 26 Architectural Standards for Non-Residential Buildings. Mr. Nestor is proposing to build a garage at 8394 Blacks Rd. Pataskala, OH 43062.

The application was submitted to Architect Luke Baus of Project Architecture Company for review.

Mr. Baus' recommendations:

After review of the above proposed project drawings I have the following comments:

Section 26.04

Item B #1 – No building offsets are met based on code language – I would not recommend based on location and building type.

Item B #2 – 30% of natural material is met on the front North façade

Item D #1 – The building is not a public building so the entrance design requirements are not required

Item E #3 – No indication of any electrical or mech equipment on drawings – if there is they need to follow section E and F for screening

Item H #1– Concern regarding screens and overhead doors. The site plan has no indication of adjacent properties but it appears that there is residential to both sides. It also appears that a residence is almost directly East of the proposed building and no proposed screening is shown. I believe that there should be some form of screening not only due to the building but based on

the outdoor parking area shown which I would assume will have equipment and materials stored. I would recommend screening on at least the East side.

Based on my review I would recommend the project plans get revised to accommodate some form of screening as indicated as well as mechanical locations incorporated into the revision.

Mr. Frederick visited the site and had some recommendations for screening. The East side of the property has some pine trees existing but would need additional screening to fill in the gaps. The West side of the property will need screening.

Mr. Frederick also informed Mr. Nestor that any outdoor lighting would need to be downward.

Mr. Evenson moved to recommend approval of the application with the addition of screening. Mr. Sharp seconded. The motion passed with unanimous ayes.

Mr. Frederick gave the board a list of suggestions for Outdoor Patio/Dining regulations in the business districts. The proposed addition from the November meeting did not contain enough details. Mr. Frederick checked with the Licking County Prosecutors' office and this was also their opinion.

At 7:45 Mr. Sharp moved to adjourn. Mr. Evenson seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair