

Zoning Commission Meeting Minutes htzc

Harrison Township Zoning Commission

February 4, 2020

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

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

Guest: Richard Long

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 January 7, 2020 meeting were read. Ms. Oliver moved to approve the minutes. Mr. Sharp seconded. The motion passed with unanimous ayes.

An Architectural Review application was submitted by Richard Long of 1 Nation Storage Inc.

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:

Harrison Township Architectural Standards Review Article 26

Applicant 1 Nation Storage Inc. Re: Storage Building D 5076 Columbus Road Granville, Ohio 43023

Dear Tom Frederick – Zoning Inspector

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

Section 26.04 Item B #1 – Façade massing – elevation does not show any offsets – I would not recommend requiring any for a storage building though the code requirement is for any facade over 40' long. The zoning board needs to be aware of this.

Item B #2 – 30% of natural material is met on the front façade with 100% hardiplank siding.

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

Item E #1 – Electrical panel is on North elevation of the building – no issue

Item F #1-3 – No mechanical equipment shown

Item H #1 – (9) overhead doors shown on the East side elevation. Recommend per code to provide 6’ tall landscape screening along East elevation to screen overhead doors from adjacent property per Article 10.17 - An alternate plan would be to flip the doors to the West side to face the existing structure and slide the building closer to the East property line depending on side yard setbacks.

It is my recommendation to approve the structure as presented with the landscape screening incorporated as required by code.

Sincerely, Luke Baus – Architect Project Architecture Company

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Ms. Johnson asked if this building was the same as the previous buildings approved. Mr. Long said the front is identical to the other buildings but this one is shorter.

Mr. Frederick referred to Item H # 1 in Mr. Baus’ review. He has talked with Mr. Long who does not want to flip the doors. Mr. Frederick is recommending to wrap pines around the curve and parking lot. He doesn’t see a need to go down the 200’ eastern property line.

There was a discussion about outdoor storage. Mr. Frederick said this has nothing to do with the application being presented.

Ms. McLaughlin moved to recommend approval of the application following Mr. Baus and Mr. Fredericks recommendations. Ms. Miller seconded. The motion passed with unanimous ayes.

Mr. Frederick gave the board some information on another Architectural Review application that is being submitted. The board will meet on February 18, 2020 or March 3, 2020 depending on the date the completed application is received.

The board will be reviewing the Zoning Resolution for revisions. Other items being added to the list for consideration are Article 26 and an addition of regulations for Solar Facilities.

At 7:53 p.m. Ms. McLaughlin moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Chris Johnson, Chair