

Harrison Township Zoning Commission
March 6, 2018

Members present: Laney McLaughlin, Linda Miller, Anthony Sharp, Bill Evenson.

Members absent: Chris Johnson, Rodney Osborne

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

Guest: Richard Long

Due to the absence of Ms. Johnson and Mr. Osborne, Mr. Evenson will be a voting member.

The meeting was called to order at 7:03 pm by Vickie Noble with all standing for the Pledge of Allegiance.

Due to the absence of Ms. Johnson (chair) and Mr. Osborne (vice chair), Ms. Noble called for a nomination of a board member to serve as chair for this meeting.

Mr. Sharp nominated Ms. McLaughlin. Ms. Miller seconded. The motion passed with unanimous ayes

The minutes of the February 6, 2018 meeting were read.

Ms. Miller moved to approve the minutes. Mr. Sharp seconded.

The minutes were approved with unanimous ayes.

Mr. Richard Long submitted an application for a storage building at 5239 Columbus Rd. Granville, OH 43023. 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:

Applicant Richard Long Re: Storage Building 5239 Columbus Rd. Granville, OH 43023

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

Section 26.04 Item B # 2- 30% of natural material is met on the front façade.

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

Item E # 1 Electrical meter is on the side face of the building-see below landscape screening comments.

Item F # 1-3 No mechanical equipment or screening shown on plans-should not be needed.

Item H # 1 Overhead doors on North and West side face St Rt 16 and a residential parcel

Based on the written intent of the code I have concerns regarding the O.H. doors on the North (front) and West (side) elevations relating to their visibility from St Rt 16. I would offer the board three recommendations or combinations of:

- 1. Provide dense landscape screening along St Rt 16 and wrapping back approx. 40' along the East side of the current entrance drive to act as a visual barrier for the overhead doors.*
- 2. Flip the building and locate the current (3) overhead doors shown on the North to the South elevation away from St Rt 16.*
- 3. Provide the 30% natural material on the West elevation because this side also acts like a main façade based on the angle of the building to St Rt 16.*

I would also recommend the board require the site plan to indicate where all drives and parking areas are to be located as the current site does not indicate these.

*Sincerely, Luke Baus-Architect
Project Architecture Company*

The board reviewed Mr. Baus' recommendations along with a site map provided by Mr. Long.

Mr. Evenson moved to recommend the plans with the following recommendation from Mr. Baus' review:

Provide dense landscape screening along St Rt 16 and wrapping back approx. 40' along East side of the current entrance drive to act as a visual barrier for the overhead doors.

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

The board reviewed the proposed revisions to
Article 3 Definitions, Article 5 Enforcement, Article 10 District and General Provisions
Article 12 AG-Agricultural District, Article 14 Outdoor Lighting, Article 15 B-Business Districts
Article 16 M-1 General Manufacturing District and Article 17 Exceptions and Modifications

No additional changes were proposed.

Ms. McLaughlin moved to send the proposed revisions of Article 3, Article 5, Article 10, Article 12, Article 14, Article 15, Article 16 and Article 17 to the LCPC for review and nonbinding recommendation with a public hearing to be held on April 3, 2018 at 7:00 pm. Mr. Evenson seconded.

Vote: Laney McLaughlin...yes, Linda Miller...yes, Anthony Sharp...yes, Bill Evenson...yes

The motion passed with a unanimous yes vote.

At 7:45 pm Ms. Miller moved to adjourn. Mr. Evenson seconded. Motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary Chris Johnson, Chair Laney McLaughlin, acting Chair for 3-6-2018