

Harrison Township Zoning Commission  
May 1, 2018

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

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

Guest: Michael Trein

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

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

ARCHITECTURAL REVIEW

Michael Trein of McTrein LLC submitted an application for a storage building at 6906 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:

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*April 20th, 2018*

*Harrison Township Architectural Standards Review Article 26*

*Applicant McTrein LLC Re: Storage Building (Lab Services LLC) 6909 Columbus Road SW 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*

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

*Item D #1 – My understanding is that the building is not a public building so the entrance design requirements are not required. I was informed that the house and front garage will be used also, and these would be considered the main office and entrance areas for this facility.*

*Item E #1 – Electrical meter is not shown. Owner indicated it will be on the West Elevation and may be an underground feed from another building thus no meter? No recommendation for screening.*

*Item F #1-3 – No mechanical equipment or screening shown on plans – should not be needed unless significant equipment is added to the facility in the future.*

*Item H #1 – Overhead door on North side faces St Rt 16 but is behind the current buildings limiting exposure.*

*It appears the current site is a commercial facility now. The proposed structure will be behind the current structures and will have limited exposure to viewing from adjacent property due to existing tree lines. It is my recommendation to approve the structure as presented.*

*Sincerely, Luke Baus – Architect Project Architecture Company*

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Mr. Trein plans to fill in landscaping/buffering gaps with pine trees.

Ms. McLaughlin moved to recommend approval of the application as presented according to Mr. Baus' review.

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

The minutes of the April 3, 2018 meeting were read.

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

The minutes were approved with unanimous ayes.

Copies of Article 3 Definitions, Article 5 Enforcement, Article 10 General Provisions, Article 12 AG-Agricultural, Article 14 Outdoor Lighting, Article 15 B-Business Districts, Article 16 M-1 General Manufacturing and Article 17 Exceptions and Modifications with all proposed changes in place were reviewed. The articles will be sent to the Trustees this week.

The board decided to cancel the June 5, 2018 meeting. The next scheduled meeting is August 7, 2018.

At 7:30 pm Mr. Evenson moved to adjourn. Ms. Miller seconded. Motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair