

Zoning Commission Meeting Minutes htzc
November 19, 2019

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.

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 Jerry Kauffman and Chris Charvat for 6326 Outville Rd. Pataskala, OH 43062.

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 : Jerry Kauffman 6326 Outville Road Pataskala, Ohio

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 – Entrance is adequate for size and type of building

Item E #1 – Electrical panel location is not shown – needs to be identified for screening purposes.

Item F #1-3 – No mechanical locations are depicted – need shown for screening purposes.

Item H #1 – Overhead doors on the South side. There is a current residence one parcel to the South. Per zoning text these doors shall be screened from residential view. Site plan appears to show a 2' mound but would recommend additional screening along South property line. This could also help screen the parking lot .

The site plan gives no indication of a dumpster location if required. Would recommend indicating location for approval from the Zoning official.

I would recommend getting the appropriate screening shown on the plans and mechanical, electrical, and dumpster locations indicated.

Sincerely, Luke Baus – Architect Project Architecture Company

Mr. Frederick commented on the screening/buffering. He said the garage doors need to be screened from the neighboring properties. He also presented a revised plan of screening that would be on the southern property line of the 3.6 acre lot. This would screen the parsonage on the neighboring property.

Chris Charvat explained his plans for this building. He will be using the front portion and one bay for his business. He does musical instrument repair. He will not have a retail business and will have very limited visits from customers. The remainder of the sections will be rented to other businesses. Each section will have its own bathroom as well as heating and cooling.

Ms. McLaughlin pointed out that each air conditioning unit will need to be screened.

Mr. Sharp asked if the new build would be in line with the existing Lawn Creations building. It was determined that the new business would be set back more than the Lawn Creations building.

Mr. Sharp moved to recommend approval of the plans according to Luke Baus' recommendations and with the revision of the Landscape/buffering plans to include screening on the south property line of the Sovereign Enterprises LLC 3.6 acre lot.

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

The minutes of the November 5, 2019 meeting were read. Ms. Oliver moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

Ms. McLaughlin moved to cancel the December 3, 2019 meeting. Ms. Miller seconded. The motion passed with unanimous ayes. There will not be a meeting in December unless an application is received for an Architectural Review.

At 7:33 pm Ms. Oliver moved to adjourn. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair