

Zoning Commission meeting minutes htzc

September 17, 2019

Members present: Chris Johnson, Linda Miller, Anthony Sharp, and Brenda Oliver.

Absent: Laney McLaughlin

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

Guests: Jim Dorenbusch, Mike Kirkwood, Becky Kirkwood and Brad Sager

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

Recap of the September 3, 2019 Trustee Meeting:

The Trustees accepted Bill Evenson's resignation and appointed Brenda Oliver as a full board member to serve the remainder of Mr. Evenson's term.

Mr. Evenson served as Vice Chair; a new Vice Chair is needed.

Mr. Sharp made a motion to nominate Brenda Oliver for the position. Ms. Miller seconded.

The motion passed with unanimous ayes. Ms. Oliver will serve as Vice Chair for the remainder of 2019.

An Architectural Review application was submitted by Front Porch Investment, LLC for storage buildings to be built at 4879 Hazelton-Etna 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:

Applicant Front Porch Investments LLC

Re: Storage Buildings

4879 Hazelton-Etna Road Pataskala, OH 43062

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

There are (3) different buildings types/sizes shown on the site. Which building(s) are we reviewing and are the other buildings getting submitted?

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 façade 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 based on a note – but graphically it appears the same as the metal siding shown on the opposite gable

The elevations also call out a corrugated siding which will have a bright/chrome finish. This is indicated in the standards as only allowed for accent areas. I would anticipate that it is not the intention of the township to have these storage facilities call attention based on a glare or bright finish. I would recommend a color to be submitted with the respect to a muted or darker color that will mask itself with the natural surroundings. Item D #1 – The building is not a public building so the entrance design requirements are not required.

Item E #1 – No electrical meter/entrance is noted on elevations for review.

Item F #1-3 – No HVAC equipment is shown – assumed none is required?

Item H #1 – Unclear of exact door locations, please clarify on the plan all door locations and clarify which building is being submitted. The site plan indicates a 6' high shadow fence. The Architectural Standards indicate landscape and/or mound screening to all adjacent residential. Fencing should be replaced with such and the gap on the North elevation fence should be enclosed with such screening.

It is my recommendation that the above issues get addressed and re-submitted.

*Sincerely, Luke Baus – Architect
Project Architecture Company*

The board looked at a letter from Jim Dorenbusch of Junction Architecture & Design, LLC. Mr. Dorenbusch provided information in answer to Mr. Baus' recommendation.

Mr. Sharp asked if all five buildings on the plan are being built. Mr. Dorenbusch said three were being built right now. Mr. Frederick would like to look at all five in this application.

Mr. Frederick noted that Luke Baus commented on the 30% natural materials on the front façade. Mr. Frederick said the plans exceed the 30%.

Mr. Sharp asked about the buffer. Mr. Frederick said the buffer is shown on the plans. The property to the south is commercial so no buffer will be needed there.

Mr. Sharp wanted to know if there would be outside storage. Mr. Kirkwood...no.

Ms. Oliver asked about lighting. Mr. Kirkwood said the lighting would be hooded downward lighting around the buildings.

Ms. Miller moved to recommend approval of the plans as submitted. Mr. Sharp seconded. The motion passed with unanimous ayes.

The minutes of the August 6, 2019 meeting were read. Mr. Sharp moved to approve the minutes. Ms. Oliver seconded. The motion passed with unanimous ayes.

The board worked on reviewing and editing proposed changes to the Zoning Resolution.

Article 3 Definitions.

Article 6 Amendment

Article 10 District and General Provisions

Article 13 R-Residential District

Article 15 B- Business Districts

Article 24 Planned Unit Development (PUD)

All changes and edits reviewed on August 6, 2019 remain the same, except Article 15.

The board proposed an addition of Urgent Care Centers to 15.1 with Not allowed in NB and Permitted in LB and GB.

Mr. Sharp made a motion to send the proposed changes in Articles 3,6,10,13,15 and 24 to the Licking County Planning Commission for a non-binding recommendation. A public hearing will be held October 1, 2019 at 7:00 pm. Ms. Miller seconded. The motion passed with unanimous ayes.

Mr. Frederick gave the board information on two applications that will be considered by the BZA on Tuesday September 24, 2019.

At 8:12 pm Ms. Miller moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair