

Harrison Township Zoning Commission
September 7, 2021

Members present: Christine Johnson, Brenda Oliver, Laney McLaughlin and Linda Miller
Absent: Brad Sager

Also present: Valerie Hans, Zoning Inspector, and Vickie Noble, Zoning Secretary.

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

The minutes of the August 3, 2021 meeting were read. Ms. McLaughlin moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

The board was given updates on zoning issues in the township.

The board reviewed the proposed revisions to the zoning resolution.

Article 3 Definitions: A new definition will be added to cover Cargo Containers, Industrial Containers, Industrialized Unit and Shipping Containers.

Article 8 Non-Conformities: Propose to delete 8.10

Article 10 District and General Provisions

10.11 Add text to accessory buildings

10.12 Add text concerning grading

Article 13 R-Residential District: 13.3#2...revise garage size to be consistent with other sections of the Zoning Resolution.

Article 15 B-Business Districts: update terminology.

Article 17 Exceptions and Modifications: Proposed to delete 17.0.

Article 18 Off Street Parking and Loading Regulations: proposed changes to parking space size and maneuvering width. Also update space requirements.

Ms. McLaughlin moved to submit the proposed revisions to Articles 3, 8, 10, 13, 15, 17 and 18 to the LCPC for a non-binding recommendation. Ms. Miller seconded. The motion passed with unanimous ayes. A Public Hearing is set for September 28, 2021 at 7:00 p.m.

An Architectural Standards Review Application was submitted by Chase Bank. The application was sent to Garmann Miller for review.

Report from Garmann Miller

September 6, 2021

Valerie Hans Harrison Township Zoning Department 6750 Outville Road Pataskala, OH 43062

Re: Architectural Standards Review Chase Bank, 3910 E. Broad St., Pataskala, Ohio

Ms. Hans,

I have completed a review of the above-mentioned project based on Article 26 Architectural Standards for Non-Residential Buildings of your Zoning Code. I have noted my comments below.

- A. **Ornamentation:** The proposed building has decorative features, recesses, and appropriate massing in compliance with this Article 26.
- B. **Façade Massing:**
 - 1. **Offsets Required:** Front and back (north & south) of the building is less than 60' wide. The sides (east and west) are over 60' and have roofline changes and offsets as required by this section.
 - 2. **Exterior & Colors:**
 - a. The East, West and North facades do not have more than 60% in area of "natural" materials as required. Does not Comply.
 - b. Colors are grey, silver, and black tones.
 - 3. **Roof Line Changes:** West & East have roof line changes in compliance with this section.
- C. **Roofs**
 - 1. **Flat Roofs:** The building appears to have all "flat" roofs with little or no parapets. No three-dimensional cornice treatment is present however, the contemporary design of the building is appropriate and ends of parapets (giving the appearance of false walls), if any, are not visible as illustrated in Figure 26.04. Compliant
 - 2. **Roof Penetrations & Equipment:** None shown
- D. **Entrances**
 - 1. **Entrance Design:** Front entry on north side is clearly defined and is compliant with this section. No design features are shown at the two back doors.
- E. **Mechanical Equipment**
 - 1. Wall mounted equipment and panels are shown on the rear wall and appear to be properly screened.
 - 2. No equipment shown in front yard. Transformer in rear yard appears to be properly screened.
 - 3. No other equipment shown.
- F. **Mechanical Equipment Screening:** Landscaping at transformer.
- G. **Truck Docks:** None shown
- H. **Service Doors & Overhead Doors:** No overhead doors. Back doors, on the south elevation, appear to be screened by vegetation.

- I. *Dumpster/Trash & Recycling Containers: Materials for dumpster enclosure are not clearly indicated but is screened with vegetation.*
- J. *Windows: Window finish is not indicated (assume non-reflective).*

In my opinion, the project as presented, is not in with Article 26. See Item B.2.a above for "natural materials", Item B.2.b (colors), I and J.

Respectfully,



Bradley T. Garmann, AIA Architect Garmann Miller

The board reviewed the plans and the report from Garmann Miller. It was determined that the natural materials do not comply due to the number of windows on the building. The board was satisfied with the plans.

Ms. McLaughlin moved to recommend approval of the application. Ms. Miller seconded. The motion passed with unanimous ayes.

At 8:20 Ms. McLaughlin moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair

Minutes not official until approved by the Harrison Township Zoning Commission