

Harrison Township Zoning Commission
June 28, 2022

Members present: Christine Johnson, Brenda Oliver, Laney McLaughlin Brad Sager and Tracy Kelley.

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

Guest: Jeremy Nestor

The meeting was called to order at 6:00 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

Tracy Kelley moved to approve the June 7, 2022 minutes. Brad Sager seconded. The motion passed with unanimous ayes.

An Architectural Standards Review Application was received from Jeremy Nestor for a Commercial Pole Building at 8421 Blacks Rd. Pataskala, OH 43062.

The application was submitted to Garmann Miller for review.

June 13, 2021 *Valerie Hans* Harrison Township Zoning Department 6750 Outville Road Pataskala, OH 43062

Re: Architectural Standards Review - 8421 Blacks Road

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 for each standard below.

A. Ornamentation: The Front (north) façade incorporates a cedar board & batten wainscot. There is no other ornamentation on the building. The owner indicates other facades will not be visible due to the existing natural woods and tree lines, as well as the building's distance from the road (403'). Massing is similar to the adjacent building also owned by the applicant.

B. Façade Massing:

1. Offsets Required: Front (north) facade is greater than 60' wide (80' wide) and requires offset(s). No offsets or offset alternatives are indicated.

2. Exterior & Colors:

a. Required natural materials (60%): Front (north) façade has a wainscot of cedar board & batten siding covering about 25% of the façade.

The balance of the front façade is composed of metal siding. No other

“natural” materials are shown on any other elevations.

b. Exterior Colors: Colors are to match the adjacent existing building – primarily white with accent blue roof, fascia, and corner trim.

3. Roof Line Changes: None. Gable ends on the north (front) and south (rear) facades.

C. Roofs

1. Flat Roofs: N/A

2. Pitched, Asymmetrical, or Dynamic Roofs: Pitched roof with gable ends.

3. Roof Penetrations & Equipment: None shown

D. Entrances

1. Entrance Design: There are multiple entrance doors shown on the front (2) and side (east – 3, west – 2) facades. There are no design features indicated at any doors.

E. Mechanical Equipment: No mechanical equipment is indicated. However, included photos of the adjacent building that will be matched show HVAC equipment on the ground at the front elevation.

F. Mechanical Equipment Screening: The owner indicates that “extensive” landscaping will be installed around the building and as a screen from the residential building at the front of the property, and that existing natural woods and tree lines will provide screening from adjacent property.

G. Truck Docks: None

H. Service Doors & Overhead Doors: There are overhead doors shown on the west (side - 1) and south (rear – 4) facades. The owner indicates that by their location and the use of screening noted in item F above, the overhead doors will not be visible.

I. Dumpster/Trash & Recycling Containers: none shown.

J. Windows: Windows shown are compliant with this section.

In my opinion, the proposed building at 6460 Blacks Road is not in full compliance with Article 26. See items A, B, and D above.

Respectfully,

J. Ted Musielewicz, AIA Architect Garmann Miller

Jeremy Nestor stated he has an existing building on the property and would like the second building to match the existing building.

Valerie Hans read the application with Mr. Nestor's requests and referred to the recommendation by Garmann Miller.

The board discussed the application and commented on the existing building. There were comments regarding the new building matching the existing building. Some board members stated that it would be beneficial if the two buildings had the same appearance.

Laney McLaughlin moved to recommend approval of the application as submitted. Tracy Kelley seconded. The motion passed with unanimous ayes.

The board reviewed and discussed the draft of the Harrison Township Comprehensive Plan.

The Steering Committee met on June 21, 2022 and recommended approval.

Ms. Hans noted that changes need to be made to 1.10 Community Engagement, Survey & Meetings on page 13 to bring the text into compliance with the current procedures of Licking County and Harrison Township.

Laney McLaughlin questioned the SWLCWSD Water Infrastructure Map, Appendix D page 85. She said a correction should be made since water lines now exist on Hollow Road. They are west from York on Hollow Road to 310 on the south side of Hollow Road, then north on 310.

Brad Sager moved to forward the draft to the Trustees and recommend approval with the updates and corrections as noted. Tracy Kelly seconded.

Vote: Christine Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-no, Brad Sager-yes, Tracy Kelley-yes.

The recommendation will be presented to the Trustees on July 5, 2022.

The July 5, 2022 Zoning Commission meeting will be cancelled since there are no applications to be reviewed.

At 7:01 p.m. Ms. McLaughlin moved to adjourn. Ms. Kelley seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Christine Johnson