

Harrison Township Zoning Commission
August 20, 2024

Members present: Christine Johnson, Laney McLaughlin, Gerald Arnott, Brad Sager,
Tracy Kelley, Gerald Saffo and Douglas Williams
Also present: Valerie Hans- Zoning Inspector, and Vickie Noble- Zoning Secretary

Guests: Randy Colvin, Mike Kirkwood and Sandra Doty

The meeting was called to order at 7:02 p.m. by Vice Chair Laney McLaughlin with all standing for the Pledge of Allegiance. Ms. McLaughlin will serve as chair due to Christine Johnson not being able to attend the beginning of the meeting. Mr. Saffo will serve as a voting member.

Tracy Kelley moved to approve the minutes from July 16, 2024. Gerald Arnott seconded. The motion passed with unanimous ayes.

An Architectural Standards Review Application was received from Connie Klema representing Front Porch Investments. The application is for a storage building at 4663 Columbus Rd. Granville, OH 43023.

The application was submitted to Garmann Miller for review.

August 19, 2024

Valerie Hans Harrison Township Zoning Department

6750 Outville Road Pataskala, OH 43062

Re: Architectural Standards Review – 4663 Columbus 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 documents submitted indicate that the primary entry elevation (South) has a cupola, frieze, and wainscoting in a different color and material. The North elevation has these same features. The West and East elevations do not have

color changes, ornamentation, or façade offsets. The massing of proposed building reflects the massing of other commercial buildings on adjacent properties. From the submitted site plan, the North and South elevations will be visible from the streets; West and East elevations will be visible from adjacent properties, all zoned as B-1, but appear to be residential uses.

B. Façade Massing:

1. Offsets Required: The façades facing the streets (North and South) are less than 60' wide (41' wide) and do not require offset(s).

2. Exterior & Colors:

a. Required materials of natural appearance (60%): Approximately 60% of the North and South elevations consist of materials that may mimic natural wood (which is painted). Remaining materials on the North and South elevations as well as the entire façade of the West and East elevations are composed of "metal siding panel", which may appear "natural" due to its board and batten patterning.

b. Exterior Colors: Colors indicated are white or black. No other colors are indicated on the building. No signage is indicated.

3. Roof Line Changes: Roof lines are sloped with a bump up in height where the grade changes. There are two cupolas on the North and South ends of the building.

C. Roofs

1. Flat Roofs: - not applicable.

4. Pitched, Asymmetric, or Dynamic Roofs: Roof lines are pitched with a bump up in height where the grade changes. There are two cupolas on the North and South ends of the building.

2. Roof Penetrations & Equipment: No penetrations or equipment is shown.

D. Entrances

1. Entrance Design: There is no entrance indicated on this building,

E. Mechanical Equipment: Wall-mounted equipment consists of electrical socket on east side of the building. There is no other wall, ground, or roof-mounted equipment.

F. Mechanical Equipment Screening: A 6-foot fence is provided at the site perimeter to provide screening, along with existing vegetation, The fence appears to fall within the range of buffer options of Article 10.17. However, the fencing detail submitted does not meet the requirements of this section to be “constructed of the same material used on the majority of the principal structure.”

G. Truck Docks: None indicated on submitted documents.

H. Service Doors & Overhead Doors: The West façade primarily consists of overhead doors that are 14 feet tall. They face a B-1 district and therefore do not require screening. Although no screening is required, a 6-foot-tall fence is proposed along the property line to aid in screening, along with existing vegetation.

I. Dumpster/Trash & Recycling Containers: Dumpsters are not indicated on the site plan.

J. Windows: There are no windows indicated on the drawings.

My opinion, based on review of the submitted materials, is that the proposed Storage Units at 4663 Columbus Road is not in compliance Article 26 due to one minor issue – see item F above.

Respectfully, J. Ted Musielewicz, AIA Associate Principal

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Since Tracy Kelley and Brad Sager have properties that are in close proximity to the application property, both have recused themselves from discussion and voting.

Ms. McLaughlin asked Ms. Hans to give feedback on the Architect’s recommendation.

Ms. Hans said the application was for a 15-unit storage building. The storage building is permitted by code. The Architect's review pointed out one minor issue in Item F.

Ms. McLaughlin asked about the size of the building. Ms. Hans said the building would be 187'x 41'. She had a copy of the submitted plans that the board was able to review.

Ms. McLaughlin asked what would be visible from the road. Mr. Colvin said it would be behind other buildings and was not sure if anything would be visible from the road.

Ms. Hans pointed out buffering requirements. Mr. Colvin said they would be meeting the buffering requirements.

Ms. McLaughlin asked if the applicant had informed the neighbors about the plans. Mr. Colvin said they had not talked with the neighbors.

Gerald Saffo asked where the building would be located on the property. Mr. Colvin gave the location.

Gerald Arnott asked about the comment on Item F.

Mr. Colvin explained that it was a meter box.

The board agreed that the meter box should be ok and saw no problems with the screening.

Ms. McLaughlin asked if the business would have 24-hour access. Mr. Colvin said there would be no restrictions on access.

Mr. Saffo asked about the lighting. Mr. Colvin and Ms. Hans said this was covered in the submitted plans.

Mr. Arnott moved to recommend approval of the application as submitted. Mr. Saffo seconded. Vote: Laney McLaughlin-yes, Gerald Arnott-yes, Gerald Saffo-yes.

The board discussed the revisions to the Zoning Resolution. They will continue to work on Agricultural Activities and Dog Kennels.

Ms. Kelley moved to schedule two meetings a month for September and October to work on the Zoning Resolution revisions. Mr. Arnott seconded. The motion passed with unanimous ayes. The meetings will be scheduled for September 3, September 17, October 1 and October 15, 2024.

At 7:54 pm Mr. Sager moved to adjourn. Ms. Kelley seconded.

The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Laney McLaughlin, Vice Chair

Minutes not official until approved by the Harrison Township Zoning Commission