

Harrison Township Zoning Commission
November 26, 2024

Members present: Christine Johnson, Laney McLaughlin, Brad Sager, Tracy Kelley and Douglas Williams. Absent: Gerald Arnott and Gerald Saffo
Also present: Valerie Hans- Zoning Inspector, Vickie Noble- Zoning Secretary and Marilyn Martin of Spectrum Reporting
Douglas Williams will be a voting member.

Guests: Peter and Jean Cea

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

Public Hearing

Christine Johnson opened the Public Hearing

The purpose of the public hearing is to consider proposed revisions to the Harrison Township Zoning Resolution. Proposed revision to consider is the addition of 10.22-Agriculture to Article 10 District and General Provisions.

The letter from the LCPC and the sections from the LCPC Staff Report were read.

Valerie Hans gave an overview of the November 25, 2024 LCPC meeting and their recommendations. She said the suggested recommendations for additional text could be reviewed and added at a later date.

Tracy Kelley moved to send the proposed revisions for Article 10 to the Harrison Township Board of Trustees for their consideration. Laney McLaughlin seconded.

Vote: Christine Johnson-yes, Laney McLaughlin-yes, Brad Sager-yes, Tracy Kelley-yes, Douglas Williams-yes.

The Proposed revisions will be presented to the Trustees at their December 17, 2024 meeting.

Ms. Johnson closed the Public Hearing at 7:11 pm.

Working session began at 7:12 pm.

Peter Cea gave the board some information about public utilities and zoning. He said a public utility can come into any nonresidential property. He added some townships have changed zoning from Agriculture to Agriculture-Residential.

Ms. Kelley moved to approve the October 29, 2024 minutes. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

An Architectural Standards Review Application was received from Penntex Ventures for a DG Market located at Ephriam Drive SW and Columbus Rd. SW

The application was submitted to Garmann Miller for review.

November 26, 2024

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

Re: Architectural Standards Review – DG Market at Ephriam Drive SW and Columbus Road SW – 3rd Submission

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 (west) and has cornice and water-table ornamentation, projections, and changes in color. The south elevation (visible on Broad Street) has cornice and water-table ornamentation, and changes in color. The north elevation has water-table ornamentation and changes in color. The east elevation) has cornice ornamentation and changes in color. The massing of proposed building differs from the massing of buildings on adjacent residential properties to the north and west, in that that vertical wall volume (below roofline) is larger. This massing is somewhat mitigated by changes in color.

B. Façade Massing:

1. Offsets Required: The entry façade (west) is more than 60' wide (80' wide) and requires offset(s) – an offset is indicated, centered on the entry storefront that meets the requirements of this provision.

2. Exterior & Colors:

a. Required materials of natural appearance (60%): The elevations materials that may mimic natural stucco and stone (which appears to be painted).

b. Exterior Colors: Colors indicated are primarily brown/greenish earthtones. In comparing manufacturer's color samples of the colors indicated on the drawing, there is some concern that the colors appearing on the rendering may not accurately represent the specified colors. The only bright color indicated on the building is a portion of the signage above the entry, which may be permitted under Article 26 as "an accent feature," (26.B.3.b).

3. Roof Line Changes: Roof lines are primarily flat or low sloped with a parapet, except at the north elevation which has no parapet. The parapet at the entry projection is appropriately elevated to enhance the massing.

C. Roofs

1. Flat Roofs: Roof lines are primarily flat/low-sloped metal, concealed by a parapet except at the north elevation (which has no parapet). At the north ends of the east and west parapets, there is no return/extension, and so the parapet ends appear as "false walls."

2. Pitched, Asymmetric, or Dynamic Roofs: - not applicable.

3. Roof Penetrations & Equipment: Rooftop mechanical equipment is noted on the submitted drawings on the north elevation. There is no parapet on this elevation, however, screening matching the building façade materials is noted.

D. Entrances

1. Entrance Design: The primary entry in the west elevations exhibits the

following characteristics identified in this provision and is therefore in compliance:

a. Canopies above entrance.

b. Entry projection(s).

c. Raised corniced parapet(s) above entrance.

d. Display windows adjacent to entrance.

E. Mechanical Equipment: Submitted drawings indicate rooftop mechanical equipment that is screened by the parapet wall on three sides and screened on the north side by materials matching the building. The site/landscape plan shows an unidentified element that appears to be ground-mounted mechanical equipment near the northeast building corner that is indicated to be screened by 6' shrubs spaced at 5'.

F. Mechanical Equipment Screening: Where indicated, mechanical equipment screening material matches other building materials.

G. Truck Docks: None indicated on submitted documents.

H. Service Doors & Overhead Doors: No overhead doors are indicated in the documents. The service doors indicated appear to be below the size that would require screening.

I. Dumpster/Trash & Recycling Containers: Dumpsters are indicated on the site plan at the east end of the north elevation and are screened by a 6' opaque fence as well as trees/shrubs. The submitter provided details of a 6' tall opaque privacy fence on the north and east property lines shared with residential properties. Combined with the landscape buffer indicated, this screening appears to be meet the requirements of Article 10.17.

The west (Ephriam Drive) and south (S.R. 16) property lines, which do not directly adjoin adjacent property, are indicated to be partially screen with 6-foot

evergreen trees spaced at 15'. While not initially meeting the 70% opacity requirement, it can be anticipated that through normal growth that the trees will reach 70% opacity in 5-7 years.

J. Windows: There are no windows indicated on the drawings other than display storefront windows at the main entry. The location and installation of these windows appears unlikely to cause glare onto adjoining properties or rights-of-way.

My opinion, based on review of the submitted materials, is that the proposed DG Market at Ephriam Drive SW and Columbus Road SW is not in compliance with Article 26 - See items C.1 and I (south and west screening). In addition, we recommend that physical color samples of exterior finishes be requested to verify compliance with B.2.

Respectfully, J. Ted Musielewicz, AIA Associate Principal

The board reviewed the submitted documents from Penntex Ventures and the report from Garmann Miller.

They discussed the points concerning noncompliance as stated in the Garmann Miller report.

Ms. McLaughlin moved to recommend denial of the application based on the Garmann Miller review. Tracy Kelley seconded. Motion passed with unanimous ayes.

Ms. Hans gave the board a list of possible considerations for future revisions to the Zoning Resolution. 1. Paving requirements 2. Updates to Article 26, looking at rooflines.
3. Short term/Mid Term lodging.

The OTA Conference is scheduled for January 29-31, 2025. Any board member wishing to attend should let Valerie know.

At 8:07 p.m. Ms. McLaughlin moved to adjourn Ms. Kelley seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Christine Johnson, Chair

Public Hearing professionally recorded by Spectrum Reporting