

Harrison Township Zoning Commission  
February 4, 2025

Members present: Christine Johnson, Gerald Arnott, Laney McLaughlin, Tracy Kelley, Gerald Saffo (alternate) and Douglas Williams (alternate).

Absent: Brad Sager. Gerald Saffo will be a voting member due to the absence of Brad Sager.

Also present: Valerie Hans, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin, Court Reporter.

Guests: Zane King (Penntex Ventures), Jean and Peter Cea, Josh, Holly and Don Wingler.

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

Public Hearing:

The Public Hearing is a continuation of the January 7, 2025 Public Hearing for a Zoning Amendment submitted by Don Wingler to rezone 28.66 +/- acres at 3544 and 3556 Gayle Rd. SW Granville, OH 43023. Application # 2024-02, Parcel #025-069096-00.001 and Parcel # 025-069096-00.014.

Ms. Johnson gave some information from the application and the purpose of the Public Hearing.

Josh Wingler stated they wanted to reconfigure the lots and do a split.

Ms. Hans gave an overview and said it makes sense to rezone and not do a variance. The request is in compliance with the Comprehensive Plan. She noted the LCPC agrees it makes sense to do the rezoning and gave a favorable recommendation. She added that she has received favorable comments from the neighbors.

The application and the LCPC staff report was discussed and considered.

Gerald Saffo moved to recommend approval of the application. Tracy Kelley seconded.

Vote: Christine Johnson-yes, Gerald Arnott-yes, Laney McLaughlin-yes,  
Tracy Kelley-yes, Gerald Saffo-yes.

The application will be presented to the Board of Trustees on March 3, 2025.

At 7:07 pm Ms. Kelley moved to close the Public Hearing. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

At 7:08 pm a working session began.

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

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## *2. Exterior & Colors:*

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

*The natural appearance of the stucco areas may be enhanced by additional joints (horizontal and vertical) to further break down scale, particularly on the west (entry) elevation.*

*b. Exterior Colors: Colors indicated are primarily brown/gray earth-tones, which have been matched to adjacent properties. Physical color samples should be reviewed for confirmation.*

*3. Roof Line Changes: Roofs are sloped. Roof line changes at the at the entry projection appropriately to enhance the massing.*

## *C. Roofs*

*1. Flat Roofs: Not Applicable*

*2. Pitched, Asymmetric, or Dynamic Roofs: - sloped, standing-seam metal roofs with gabled ends are indicated in the documents.*

*3. Roof Penetrations & Equipment: No rooftop equipment is indicated.*

## *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. Gabled roof form(s) above entrance.*

*d. Display windows adjacent to entrance.*

*E. Mechanical Equipment: The site/landscape plan shows ground-mounted mechanical equipment near the east building elevation that is indicated to be appropriately screened by 6' shrubs spaced at 5'.*

*F. Mechanical Equipment Screening: Where indicated, mechanical equipment is shown to be screened in compliance with Article 10.17.*

*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 meets 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 screen with 6-foot evergreen trees spaced at 10'-15'. The submitted materials indicate that the trees will meet the 70% opacity requirement for screening.*

*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-ofway.*

*My opinion, based on review of the submitted materials, is that the proposed DG Market at Ephriam Drive SW and Columbus Road SW complies with the intent of Article 26. Compliance can be further enhanced by adding overhangs and/or adding height and additional detail to the rake elements, and adding more joints (horizontal and vertical) in the simulated stucco areas on the west (entry) elevation.*

*Signage elements are not part of this review and should be evaluated separately for conformance with the Township's signage standards.*

*Respectfully, J. Ted Musielewicz, AIA Associate Principal*

Ms. Hans read the Garmen Miller recommendation and gave an overview.  
The applicant has made changes in the roofline, the colors and the landscaping.  
The applicant provided samples of the new color selection.

Ms. McLaughlin asked if there were any county ditches. Ms. Hans said there are retention basins mandated by code.

Ms. Hans showed the board the graphic for the proposed signs.

Ms. Kelley asked about parking lot lighting. Zane King said there would be lights on timers.  
Ms. Kelley also asked if the mechanicals would be screened. Mr. King said they would be behind the building and would be screened.

Ms. Hans noted there should be no signage in the windows and no merchandise outside the building.  
Mr. King said DG markets usually have bagged ice and propane tanks outside the building. Ms. Hans informed him that these would not be permitted. Also, no products are to be for sale or displayed on the outside.

Ms. McLaughlin moved to recommend approval with conditions:

1. No merchandise outside of the building for sale or otherwise
2. No signs in windows
3. Exterior signs (wall and monument signs) only those permitted by Harrison Township Zoning
4. As per recommendation from the reviewing Architect, add overhangs and/or add height and additional detail to the rake elements, and add more joints (horizontal and vertical) in the simulated stucco areas on the west (entry) elevation, at the discretion of the Zoning Inspector.

Ms. Kelley seconded. The motion passed with unanimous ayes.

The board was given the Harassment Policy Training.

Minutes of the January 7, 2025 meeting were read.

Ms. Kelley moved to approve. Ms. McLaughlin seconded.  
The motion passed with unanimous ayes.

Ms. Hans gave the board information from sessions she attended at the OTA Conference.  
Ms. McLaughlin who also attended shared information.

At 8:58 Ms. Kelley moved to adjourn. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

Vickie Noble, Zoning Secretary

Christine Johnson, Chair

*Public Hearing professionally recorded by Marilyn Martin*