

Harrison Township Zoning Commission
March 4, 2025

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

Absent: Gerald Saffo

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

Guests: Jean and Peter Cea, Brian Parker (via zoom) representing Tri-Village Christian Church.

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

An Architectural Standards Review Application was received from Brian Parker of Visioneering Studios Santa Ana, CA for Tri-Village Christian Church 7509 E. Broad St. Pataskala, OH 43062.

The application was submitted to Garmann Miller for review.

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3/4/2025

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

Re: Architectural Standards Review – Tri-Village Christian Church Addition

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: all visible facades are ornamented with cornice/fascia detail, water-table detail, and protrusions to break up long walls. The protrusions break down the building massing to be compatible with adjacent buildings.

B. Façade Massing:

1. Offsets Required: The (front) west elevation is more than 60 feet long and requires offsets. Offsets are provided at appropriate intervals. The offsets are less than two feet deep, but incorporate changes in color and roofline, thus meeting the alternative standard for offsets in this provision.

2. Building Exterior Colors:

a. Required materials of natural appearance (60%): All building materials proposed may have a natural appearance: cement-based stucco, board-and-batten siding (painted), and manufactured stone that simulates rough-cut wood.

b. Exterior Colors: Colors indicated are white and earthtones. No bright colors are indicated.

3. Roof Line Changes: Roof line changes are appropriately incorporated into all facades and coordinated with façade color changes and wall offsets.

C. Roofs

1. Flat Roofs: - All proposed building in this phase have flat roofs indicated. Parapet walls are appropriately returned perpendicular to the façade to avoid a “thin parapet” appearance.

2. Pitched, Asymmetric, or Dynamic Roofs: Not applicable.

3. Roof Penetrations & Equipment: rooftop equipment is indicated on the submitted elevations. Clarifications from the submitter and the proposed roof plan that they shared indicate that these units will be located away from the front elevation, partially screened by raised parapet sections, and screened at the units with horizontal ribbed metal panels. Color and material of the metal panels should be confirmed to be similar to the cornice/fascia material, so as to be compatible with the building exterior for compliance with provision F.

D. Entrances

1. Entrance Design: The main entrance is clearly defined and has the following design features to be in compliance with this provision: canopy above the entrance, recesses/projection, display windows adjacent to the entrance, architectural details (manufactured stone with rough cut wood appearance) highlighting the entrance.

E. Mechanical Equipment: Rooftop mechanical equipment is indicated – see provisions

C.3 and F for notes on screening.

F. Mechanical Equipment Screening: Color and material of the metal panels used to screen rooftop equipment should be confirmed to be similar to the cornice/fascia material, so as to be compatible with the building exterior.

G. Truck Docks: None indicated on submitted documents.

H. Service Doors & Overhead Doors: None indicated on submitted documents.

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

J. Windows: Windows are indicated on all elevations. Based on building orientation, the indicated windows are unlikely to cause glare on adjoining properties.

My opinion, based on review of the submitted and supplemental materials, is that the proposed addition to Tri-Village Christian Church in compliance Article 26. Color and material of the metal panels used to screen rooftop equipment should be confirmed to be similar to the cornice/fascia material, so as to be compatible with the building exterior for compliance with provision F.

Respectfully, J. Ted Musielewicz, AIA Associate Principal

Ms. Hans read the Garmen Miller recommendation and gave an overview.
Brian Parker joined the meeting via Zoom.

Ms. Hans gave an overview of the Garmann Miller recommendation stating that the application was in compliance. She also said the landscaping had gone before the BZA and was approved with conditions on February 18, 2025.

Laney McLaughlin asked about the architect's comments about the screening of the rooftop equipment.
Mr. Parker said the screening would match the exterior colors.

Ms. McLaughlin moved to recommend approval with the condition that the color and material of the metal panels used to screen rooftop equipment be similar to the cornice/fascia material, so as to be compatible with the building exterior.

Mr. Arnott seconded.

Vote: Christine Johnson-yes, Gerald Arnott-yes, Laney McLaughlin-yes, Brad Sager-abstain, Tracy Kelley-abstain. (Mr. Sager and Ms. Kelly are both members of Tri-Village Christian Church)

Minutes of the February 4, 2025 meeting were read.

Ms. Kelley moved to approve. Mr. Arnott seconded.

The motion passed with unanimous ayes.

The board began work on revising Article 26 Architectural Standards for Non-Residential Buildings. They reviewed regulations from other townships and municipalities, looking at approved and prohibited building materials, exterior colors, rooflines, screening and paving.

At 8:05 pm Ms. Kelley moved to adjourn. Ms. McLaughlin seconded.

The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair