

Harrison Township Zoning Commission  
June 3, 2025

Members present: Christine Johnson, Laney McLaughlin, Gerald Arnott, Brad Sager, Tracy Kelley, Gerald Saffo and Douglas Williams

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

Guests: Peter and Jean Cea

The meeting was called to order at 7:03 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

Tracy Kelley moved to approve the May 20, 2025 minutes Brad Sager seconded.

The motion passed with unanimous ayes.

The board reviewed the proposed revisions to Article 4 Administration, Article 5 Enforcement, Article 18 Off-Street Parking and Loading Regulations and Article 26 Architectural Standards for Non-Residential Buildings. Some minor edits were suggested.

Laney McLaughlin moved to submit the proposed revisions to Article 4 Administration, Article 5 Enforcement, Article 18 Off-Street Parking and Loading Regulations and Article 26 Architectural Standards for Non-Residential Buildings to the Licking County Planning Commission for a non-binding recommendation with a Public Hearing to be held on July 1, 2025 at 7:00 pm.

Brad Sager seconded. The motion passed with unanimous ayes.

The articles will be submitted to the Planning Commission for consideration at their June 23, 2025 meeting.

An Architectural Standards Review Application was submitted by Union Ridge Solar, LLC for a maintenance building at 7340 Watkins Rd. Pataskala, OH 43062.

The application was submitted to Garmann Miller for review.

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6/3/2025

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

*Re: Architectural Standards Review – Union Ridge Solar Operations Building*

*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 on*

*each standard below.*

*A. Ornamentation: The building has an ornamental entry canopy on the south façade. There is no other ornamentation. The building is set back significantly on the property (about 1,400 feet from the public road), so it is not clear the extent to which the building will be visible, but no additional screening is indicated between the building and the public road. The building is relatively small - the massing is compatible with adjacent buildings without the need for recesses/protrusions.*

*B. Façade Massing:*

*1. Offsets Required: No building façade exceeds 60 feet in length. The east façade, facing Watkins Road, is 36 feet wide; the south façade, which appears to be treated as the front, is 43 feet in length, with a 20-foot carport overhang on the east end. No offsets are required.*

*2. Building Exterior Colors:*

*a. Required materials of natural appearance (60%): Building materials proposed may have a natural appearance: metal wall panels that may mimic board-and-batten siding (painted)*

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

*3. Roof Line Changes: There are no roofline changes – the size of the building does not require offsets to meet the massing requirements.*

*C. Roofs*

*1. Flat Roofs: - not applicable*

*2. Pitched, Asymmetric, or Dynamic Roofs: The building has a gabled roof running eastwest (gable end faces Watkins Road). The proposed roof material is metal standing seam.*

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

*D. Entrances*

*1. Entrance Design: The main entrance has the following design features listed in this provision: canopy above the entrance, gabled roof forms (canopy profile) above*

*the entrance. The entrance has less than the three required features necessary to be in compliance with this provision.*

*E. Mechanical Equipment:*

*1. Wall-mounted downspouts are appropriately painted to match the roof/gutter color and complement the building.*

*2. The ground-mounted mechanical equipment indicated is appropriately located on the west side of the building, away from both the public road elevation and the building entrance façade (south).*

*3. There is no direct screening indicated at the ground-mounted mechanical unit.*

*However, building orientation, property landscape screening at the north property line, and project perimeter fencing indicated on the west side of the property will likely eliminate views from adjacent properties.*

*F. Mechanical Equipment Screening: The details submitted for the landscape buffer on the north property line appear to meet the intent of article 10.17. Project perimeter fence details should be submitted and reviewed for compliance with article 10.17.*

*G. Truck Docks: None indicated on submitted documents.*

*H. Service Doors & Overhead Doors: Two ten-foot wide by 12-foot-high overhead doors are indicated on the east façade, facing Watkins Road. These doors will likely be visible above the project perimeter fence from the public way and the residential property on the east side of Watkins Road.*

*I. Dumpster/Trash & Recycling Containers: Dumpsters are not indicated on the submitted documents.*

*J. Windows: Windows are indicated on south, north, and west elevations. Based on building orientation, the indicated windows are unlikely to cause glare on adjoining properties.*

*My opinion, based on my review of the submitted and supplemental materials, is that the proposed Union Ridge Solar Operations Building is not in compliance with Article 26. See Items A, D, and H above. Details of the project perimeter fence should also be submitted to determine*

*compliance with article 10.17.*

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

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Valerie Hans gave the board an overview of the Garmann Miller review. The submitted application is not in compliance with several items in Article 26.

The board reviewed the application and all documents provided by the applicant. They discussed the issues that were not in compliance.

Ms. McLaughlin moved to recommend denial of the application due to the numerous issues not in compliance as pointed out by the reviewing architect. Ms. Kelley seconded.

The motion passed with unanimous ayes.

At 8:07 p.m. Ms. Kelley moved to adjourn. Mr. Sager seconded.

The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair