

Harrison Township Zoning Commission
September 23, 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

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

Brad Sager moved to approve the September 2, 2025 minutes with corrections. Tracy Kelley seconded. The motion passed with unanimous ayes.

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.

9/18/2025

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

Re: Architectural Standards Review – Union Ridge Solar Operations Building, Submission 2

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. However, much of the building will likely not be visible, given that the building is set back significantly on the property (about 1,400 feet from the public road) and the planting plan indicates that the building will be screened with plantings that appear to comply with section 10.17 requirements. The building is 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 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 be 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 equipment. 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 appear to be screened by landscaping meeting the requirements of article 10.17.

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 Item D above. Details of the project perimeter fence should be submitted to determine compliance with article 10.17.

Respectfully, J. Ted Musielewicz, AIA Associate Principal

Christian Gomez with Solar Project Management RWE Clean Energy sent an email and that included a site plan drawing in response to the non-compliance of Item D. The plan shows an outdoor plaza adjacent to the entrance with seating.

The Board reviewed the requirements in Article 26 and came to the conclusion that with the outdoor plaza and seating the applicant did meet the requirements for Item D.

Ms. Kelley moved to recommend approval with the Architect's recommendation and the added information about the outdoor plaza and seating. Ms. McLaughlin seconded. The motion passed with unanimous ayes.

Ms. McLaughlin moved to cancel the October 7, 2025 meeting. Ms. Kelley seconded. The motion passed with unanimous ayes.

The next scheduled meeting will be November 4, 2025 unless an application comes in for review.

At 7:37 p.m. Ms. Kelley moved to adjourn. Ms. McLaughlin seconded.
The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair