

Zoning Commission Meeting Minutes htzc  
Harrison Township Zoning Commission  
March 17, 2020

Members present: Chris Johnson, Linda Miller, Anthony Sharp, Brenda Oliver and Brad Sager. Absent: Laney McLaughlin.  
Brad Sager will be a voting member due to the absence of Laney McLaughlin.  
Also present: Tom Frederick, Zoning Inspector and Vickie Noble, Zoning Secretary.  
Guests: Paul Visintine

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

The minutes of the March 3, 2020 meeting were read. Ms. Oliver moved to approve the minutes. Mr. Sharp seconded. The motion passed with unanimous ayes.

An Architectural Review application was submitted by Paul Visintine.

The application was submitted to Luke Baus, Architect with Project Architecture Company, for review under Article 26 Architectural Standards for Non-Residential Buildings.

Mr. Baus' recommendation:

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*March 11, 2020*

*Harrison Township Architectural Standards Review Article 26*

*Philip Hansell/Paul Visintine 6318 Watkins Road Pataskala, Ohio 43062*

*Dear Tom Frederick – Zoning Inspector*

*After review of the above proposed project drawings with regards to Article 26 Architectural Standards I have the following comments:*

*Section 26.04*

*Items A: There is little ornamentation shown on the front elevation, Not sure I would recommend any more but note it does not meet the code requirements.*

*Item B: This section requires massing offsets which are not shown. Typically the storage unit buildings are not required to have offsets but also do not have the long elevation facing the street. There is currently an 8' offset to the existing garage space. I would recommend maybe an offset or canopy at the NE man door to provide some massing variation to easily meet this requirement.*

*Natural materials and colors meet the requirements.*

*Item D: No indication of an entrance shown – maybe the NE door can have a canopy as indicated in Item B comments.*

*Item E: No Mechanical equipment is shown on the plans. The assumption is no existing equipment is changing location thus this section not apply. The electrical panel is shown in plan on the NE corner. Would recommend the service and meter be installed on the North face or side of building.*

*Item H: All new overhead doors Do Not meet any of the requirements or intent of Section H:#1. No landscape screening is shown on the East side or front of the property. This is a residential home right in the middle of a fairly dense residential area. Not only are they adding (4) large additional garage doors for commercial use on the front elevation but also a large garage door on the rear of the building facing multiple residential properties. Even with a fence screen I have concerns regarding this location for this commercial use building.*

*At this time I am not recommending this addition be approved as presented. I have strong concerns for the use of the structure at this particular area due to the density of the residential areas around. I would like to see if there is an alternative layout and maybe location of overhead doors on the site. As this code is written it does not meet the code requirements. This is a residential use that is trying to be converted into a commercial use.*

*Sincerely, Luke Baus – Architect Project Architecture Company*

*149 E. Main Street – P.O. Box 1034 Hebron, Ohio 43025 P [740] 928.1105 F [740] 928.1108*

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Mr. Frederick informed the board that on the Architectural Review Application there is no line item for the zoning district. This property is M-1 General Manufacturing. Mr. Baus’ recommendation was based on the concern for the residential area. Once Mr. Frederick informed Mr. Baus of the zoning district, Mr. Baus sent an email saying based on the new information he would support the application request with screening on the front elevation.

Mr. Frederick pointed out some recommendations from Mr. Baus:

-Item D suggesting a canopy over the NE door.

-Additional screening on the north boundary line.

Mr. Visintine said he can do a landscape fence using 6-8 foot pines.

Mr. Sharp moved to recommend approval of the application with the addition of a canopy over the NE door and added landscaping and screening. Ms. Miller seconded. The motion passed with unanimous ayes.

The board discussed the meeting schedule.

Ms. Oliver moved to cancel the April 7, 2020 meeting unless there is an Architectural Review Application to consider. Mr. Sharp seconded. The motion passed with unanimous ayes.

At 7:29 pm Mr. Sharp moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Chris Johnson, Chair