

Harrison Township Zoning Commission
July 7, 2020

Members present: Chris Johnson, Laney McLaughlin, Linda Miller, Anthony Sharp, Brenda Oliver and Brad Sager.

Also present: Tom Frederick and Valerie Hans, Zoning Inspectors and Vickie Noble, Zoning Secretary.
Guests: Jim Walter and Matt Walter

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

Mr. Frederick introduced Valerie Hans. The Trustees have appointed Ms. Hans as the Harrison Township Zoning Inspector. Mr. Frederick will remain with the township on an “as needed” basis.

An Architectural Review application was submitted by J & M Rentals – Matt Walter.
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:

Harrison Township Architectural Standards Review Article 26 Matt Walter J&M rentals 4149 Hazelton Etna Rd. Pataskala, OH 43062

Dear Valerie Hans – 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

Item B: #2 A: Natural materials – plans indicate metal siding with no natural look as required. I understand that the Owner mentions that it is not visible, but the zoning text as written states any façade facing a public or private street. There is no separation based on actual visibility or distance from the street to allow for an exception. We have required all past buildings, regardless of distance or visibility to comply. I also believe that the façade is still visible from at least the NW corner of the property from the street.

Item E & F: No Mechanical equipment is shown on the plans and assumed not to be included. Electrical meter not shown on elevations, Owner expressed feed is to be underground.

Item H: (4) Overhead doors on the South and (1) on the East all face residential properties. These need to be screened per Article 10.17

Based upon review and noting the recommendations above I am recommending re-submission of the project addressing these areas.

Sincerely, Luke Baus – Architect Project Architecture Company

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Mr. Frederick and Ms. Hans had additional comments to accompany Mr. Baus' report:
Harrison Township Zoning Commission Architectural Review for J & M Rentals/Matt Walter
4149 Hazelton Etna Rd. Pataskala, OH 43062 – New Public Storage Building.

1. The proposed new building does not comply with the requirements of Article 26 Architectural Standards. Mr. Walter came into the office on Monday – July 6, 2020 to discuss the review letter from Luke Baus and what was needed to comply with Article 26. We explained since the building will be visible from parts of Terrier Court and some of the residences within Scotland Ridge subdivision that the north and east side of the building would have to have the 30% natural material on those sides. Also, there would have to be Landscape/Buffer established.
2. Section 10.17 – Buffer and Screening: Landscaping shall be provided on the east and north side of the new building where it is visible from any residences on Terrier Court within Scotland Ridge subdivision. This must provide 70% opaque screening during the winter months.
3. All lighting shall be shielded and in a downward direction. See Article 14 – Outdoor Lighting.

Mr. Frederick said he and Ms. Hans had talked with Matt Walter about the Architectural Review from Luke Baus. He said Mr. Walter understood what would be required.

Ms. Hans said she and Mr. Frederick had driven the area and it's obvious that the building would be visible from the two story houses on Terrier Court.

Mr. Frederick said Mr. Walter would need to submit revised plans. These plans would have to go to Luke Baus for review.

Mr. Sharp moved to recommend approval after plans were updated, reviewed by Luke Baus, and met approval by the Zoning Inspector. Ms. Miller seconded. The motion passed with unanimous ayes.

It was pointed out to Mr. Walter that he would have to meet the Buffering and Screening Requirements in Section 10.17 of the Harrison Township Zoning Resolution and that all lighting has to be downward. He was also informed that there were vehicles on the property that needed to be removed.

Mr. Walter said he would check on revisions but may opt to not build.

The minutes of the May 5, 2020 meeting were read. Ms. Oliver moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

After a discussion, the board decided to not have a meeting on August 4, 2020 unless there is an Architectural Review Application to consider.

At 7:45 pm Mr. Sharp moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair