

Harrison Township Zoning Commission
May 5, 2020

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

Also present: Tom Frederick, Zoning Inspector and Vickie Noble, Zoning Secretary.

Guests: Jeff and Julie Branham

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 17, 2020 meeting were read. Mr. Sharp moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

An Architectural Review application was submitted by Jeff and Julie Branham of F&F Williams, LLC.

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

F+F Williams LLC 6570 Beaver Run Road SW 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

Item B:

#1 Offset Requirements: The party house building face exceeds the 60' required to do offsets. While the entrance canopy helps as specified under #1 C, it may help to provide some additional relief. I do not think it is suitable to request an offset in plan due to the restrooms and kitchen placement, but maybe some definition with trim or siding change, to break up the main section from the two shed wings would help suffice the massing requirements. (Party House only)

#2 A: Natural materials – plans indicate metal board and batten siding with a wood grain look. I would recommend a sample for the board to approve since it is not an actual natural material as specified. (This comment for both buildings)

Item E & F: No Mechanical equipment is shown on the plans but it is referenced in the elevations to have a screening fence around it. I am assuming electrical meter will also be inside this space.

Based upon review and noting the recommendations above I am recommending approval of the project as presented.

Sincerely, Luke Baus – Architect Project Architecture Company

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Mr. Branham presented drawings. He will be using galvanized roofing and white board and batten. He had a sample of the proposed siding for the 30% façade and pictures showing the siding on actual buildings. He stated both buildings on the property will have the same appearance.

Mr. Frederick pointed out Items E & F on Mr. Baus’ report. He said the plans do show screening plans. Mr. Branham added the dumpsters will also have screening.

Ms. McLaughlin asked if this steel siding were approved would that mean vinyl siding could be approved. Mr. Frederick referred to Article 26.04. B: Façade Massing #2. Building Exteriors and Colors, states : *All building facades facing a public or private street and/or right-of-way shall contain no less than 30% of the façade that has a natural appearance.* Mr. Frederick noted that the article states natural “appearance”.

Ms. Oliver moved to recommend approval of the application. Mr. Sharp seconded. The motion passed with unanimous ayes.

After a discussion, the board decided to not have a meeting on June 2, 2020 unless there is an Architectural Review Application to consider.

At 7:27 pm Mr. Sharp moved to adjourn Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair