

Harrison Township Zoning Commission
September 1, 2020

Members present: Chris Johnson, Linda Miller, Brenda Oliver and Brad Sager.

Absent: Laney McLaughlin and Anthony Sharp

Due to the absence of Ms. McLaughlin and Mr. Sharp, Mr. Sager will be a voting member.

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

Guest: Matt Walter

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 July 7, 2020 meeting were read. Ms. Oliver moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

Ms. Hans told the board that the township website is being updated. Newly revised forms and applications will be posted to the website after being approved by the Trustees.

Matt Walter addressed the board. Mr. Walter had submitted an Architectural Review application that was sent to Luke Baus in June 2020 and was reviewed by the Zoning Commission on July 7, 2020. At that time his plans did not meet the requirements and was advised as to what needed to be done to reach the natural material and buffering/landscaping requirements.

Mr. Walter said he has trees on order for the landscaping and would like some clarification on placement. Ms. Johnson said that was a question to be answered by Ms. Hans. He also is questioning the requirements for 30% natural materials on the buildings. He is concerned that by increasing the wrap of natural materials the new building would not match the existing buildings.

Ms. Hans said she is working with Mr. Walter. He submitted a revised application on July 21, 2020 that did not meet the requirements. She did not send it to Luke Baus knowing it did not comply and would cost Mr. Walter additional fees. Mr. Walter submitted another revision July 30, 2020 that still did not meet the requirements.

He asked about other buildings in the township that did not comply. He also asked about one in the area that was discussed at an earlier Zoning Commission meeting and did not have the 30% natural materials.

Ms. Hans said the other building in the area has a dirt mound and landscaping to buffer instead of materials. She pointed out that each application is considered on the current regulations of the township. Some buildings were approved before the current regulations took effect.

Ms. Hans did calculations to try and give Mr. Walter some options for meeting the current regulations. Ms. Johnson asked if the gable of the building could be covered to help meet the 30% natural material requirements and therefore allow a wrap around the lower portion of the building to match Mr. Walter's other buildings.

Ms. Hans did the calculations and gave Mr. Walter the measurement options that would allow him to utilize the gable as part of the coverage area.

After a discussion, the board decided to cancel meetings for the remainder of 2020 unless there is an Architectural Review Application to consider.

At 7:58 pm Ms. Miller moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair