

Harrison Township Zoning Commission  
March 30, 2021

Members present: Chris Johnson, Brenda Oliver, Linda Miller and Anthony Sharp

Absent : Laney McLaughlin and Brad Sager.

Also present: Valerie Hans, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin of Anderson Reporting

Guests: Dwight Gibson, Jr., Rick Beatty, Sam Long, Richard Long and Patrick Bukalski.

The meeting was called to order at 7:02 p.m. by Chris Johnson with all standing for the Pledge of Allegiance.

Ms. Johnson explained the meeting would begin with a Public Hearing.

The purpose of this hearing is to consider proposed revisions to the Harrison Township Zoning Resolution.

Articles with proposed revisions to be presented and discussed are:

- 1.) ARTICLE 15 B – BUSINESS DISTRICTS
- 2.) ARTICLE 16 M-1 GENERAL MANUFACTURING DISTRICT
- 3.) ARTICLE 24 PLANNED UNIT DEVELOPMENT (PUD)
- 4.) ARTICLE 26 ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS

The proposed revisions were submitted to the Licking County Planning Commission for a non-binding recommendation. The LCPC met on March 22, 2021 and voted to make a non-binding recommendation to conditionally approve the proposed text amendment with the condition that the township consider incorporating the recommendations noted in the staff report into the proposed amendment.

Board discussions:

Articles 15 and 16.

The LCPC does not believe the added regulation of a minimum building size is necessary.

Ms. Miller agrees with the LCPC. She suggests going with 1600 square feet as a minimum.

Ms. Oliver and Mr. Sharp want to stay with the original proposed revision of adding the minimum 1800 square feet.

The board agreed to stay with the minimum building size of 1800 square feet of finished floor area.

Article 26

The LCPC did not have any comments regarding the modification to 26.04 3 2.

The board made no changes to the proposed revision of “The exterior shall contain no less than 60% materials on each side that have a natural appearance”.

Article 24

4. Ms. Johnson explained the revision to this section was to increase the lot size.

The board did a couple of edits to this section

11. The LCPC suggested the minimum garage size be 300 square feet.

The board decided to make a change in the minimum garage size. The new proposed revision will be *Each residential dwelling shall include a permanently constructed garage of at least three hundred (300) square feet.*

12. Edit to say Required Yard Setbacks

13.No changes to the proposed minimum lot width.

Ms. Miller moved to accept the revisions with the proposed changes made during this hearing and submit them to the Harrison Township Board of Trustees for their consideration.

Ms. Oliver seconded.

Vote: Chris Johnson-yes, Brenda Oliver-yes, Linda Miller-yes, Anthony Sharp-yes

Ms. Johnson closed the public hearing at 7:32 pm and began a working session.

An Architectural Review Application was submitted by Rick Beatty of American Building Materials 4767 National Rd. The application was sent to Garmann Miller for review.

Report from Garmann Miller

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3.12.2021

**Valerie Hans**

**Harrison Township Zoning Department 6750 Outville Road Pataskala, OH 43062**

*Re: Architectural Standards Review New Storage Building*

*Preferred Drywall / Rick Beatty*

*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. In my opinion, based on the plans submitted, the project complies with all provisions of Article 26. Therefore, it is my recommendation that the plans for the project be approved.*

*Respectfully,*

**Bradley T. Garmann, AIA Architect Garmann Miller**

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Ms. Hans said the building is to be 80'x20',12' in height. It will have 55% natural materials on the road facing façade. She pointed out the Architect's review showed no concerns or issues.

Ms. Oliver asked about the residence next to the property. Ms. Hans said she talked with the property owner who has no issues with the building.

Ms. Oliver asked about the trees. Ms. Hans said no additional trees are shown. Mr. Beatty said he would do what was needed.

Patrick Bukalski stated that he lives across the road. He said Mr. Beatty has done a wonderful job on the property. He would like to see trees or landscaping on the front between the buildings and the road. Mr. Beatty said he is considering adding some trees.

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

An Architectural Review Application was submitted by Richard Long of 1 Nation Storage 5239 Columbus Rd. The application was sent to Garmann Miller for review.

Report from Garmann Miller

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March 16, 2021

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

Re: Architectural Standards Review - 1 Nation Storage, Buildings E & F

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 for each building below.*

**Building E**

- A. *Ornamentation: No ornamentation shown except for roof cupola. No ornamentation of other sides. Massing compliments existing buildings on site.*
- B. *Façade Massing:*
  - 1. *Offsets Required: Front of building is less than 60' wide, no offsets required. East side of building is greater than 60' and is visible from the road.*
  - 2. *Exterior & Colors:*
    - a. *Front façade has greater than 30% wood grain Hardi siding. East elevation of building is visible from the road and neighboring property has no natural material or color changes. Northern portion of West elevation is visible from the road, has no natural materials and no screening of overhead doors.*
    - b. *Colors are cream & white.*
  - 3. *Roof Line Changes: None Gable end on front.*

- C. *Roofs*
  - 1. *Flat Roofs: N/A*
  - 2. *Pitched, Asymmetrical, or Dynamic Roofs: Gable end*
  - 3. *Roof Penetrations & Equipment: None shown*
- D. *Entrances*
  - 1. *Entrance Design: One man door on front façade, no design features, all overhead doors on west façade, facing existing buildings.*
- E. *Mechanical Equipment: None*
- F. *Mechanical Equipment Screening: N/A*
- G. *Truck Docks: None*
- H. *Service Doors & Overhead Doors: Face west toward existing building. Northern three overhead doors visible from road.*
- I. *Dumpster/Trash & Recycling Containers: None shown*
- J. *Windows: None*

*In my opinion, Building E is not in full compliance with Article 26. See items A, B, D and H above.*

**Building F**

*Ornamentation: Decorative barn doors in gable end front facade, roof cupola to match existing. No ornamentation on other sides. Massing compliments existing buildings on site.*

- A. *Façade Massing:*
  - 1. *Offsets Required: Front façade (north) is greater than 60' wide, no offsets shown. West façade is greater than 60', is visible from the road and neighboring property and has no offsets.*
    - a. *No vertical color change, horizontal only on north, none on west.*
    - b. *No pilasters or vertical trim*
    - c. *No roof line changes.*
  - 2. *Exterior & Colors:*
    - a. *Front façade has greater than 30% wood grain Hardi siding. No natural materials on west side.*
    - b. *Colors are cream & white.*
  - 3. *Roof Line Changes: None Gable end, north and south.*
- B. *Roofs*
  - 1. *Flat Roofs: N/A*
  - 2. *Pitched, Asymmetrical, or Dynamic Roofs: Gable end, north and south.*
  - 3. *Roof Penetrations & Equipment: None shown*
- C. *Entrances*
  - 1. *Entrance Design: Front façade has one man door and one overhead door. No design features shown, however, Building is F is placed well back on the site (approx. 180') and is partially screened by an existing building. All other man doors and overhead doors are on east façade, facing existing buildings.*
- D. *Mechanical Equipment: None on front façade, only on east facing exist. bldg.*
- E. *Mechanical Equipment Screening: N/A*
- F. *Truck Docks: None*

G. Service Doors & Overhead Doors:

1. One 12'w X 14'h overhead door on front façade. See Item D.1. above. Overhead door is not fully screened.

H. Dumpster/Trash & Recycling Containers: None shown

I. Windows: No glare issues.

In my opinion, Building F is not in full compliance with Article 26. See items A, B, D and H above.

Respectfully,

Bradley T. Garmann, AIA Architect Garmann Miller

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Ms. Hans pointed out that the design of Buildings E and F is consistent with the design of the previous buildings on this property that were approved by Harrison Township.

Mr. Sharp asked how many acres were in the property and how many more buildings were planned. Mr. Long answered the property is 18 acres. He does not know how many buildings may be built in the future.

Mr. Long discussed screening. He has trees planted now but is considering adding 12 additional trees. He presented a drawing showing the location of the additional trees. He said he prefers Scotch pines.

Mr. Sharp moved to recommend approval of this application with the condition of planting the 12 additional pines. Ms. Oliver seconded. The motion passed with unanimous ayes.

The minutes of the March 2, 2021 meeting were read. Ms. Oliver moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

Ms. Hans information:

- An Architectural Review will be considered at the next meeting.
- Buckhorn PUD will be submitting an application for consideration.
- Some revisions may be needed in the Zoning Resolution. Possible revisions to Article 18, Article 8, and Article 10. Also look at regulations for containers/pods.

At 8:44 Ms. Oliver moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair

*Public Hearing professionally recorded by Anderson Reporting*