

Harrison Township Zoning Commission  
April 6, 2021

Members present: Chris Johnson, Linda Miller and Anthony Sharp  
Absent : Laney McLaughlin, Brenda Oliver and Brad Sager.  
Also present: Valerie Hans, Zoning Inspector and Vickie Noble, Zoning Secretary  
Guests: Matt Minneman, James Boyd and Jim Dorenbusch

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

An Architectural Review Application was submitted by Arch City Realty Group  
4879 Hazelton-Etna Rd. Pataskala, OH 43062.  
The application was sent to Garmann Miller for review.

Report from Garmann Miller

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March 18, 2021

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

Re: Architectural Standards Review  
Arch City Realty Group Storage Facility - Buildings 1,2 & 3

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.*

- A. *Ornamentation: No ornamentation shown on any buildings.*
- B. *Façade Massing:*
  - 1. *Offsets Required: Front (west) of buildings 1 & 2 is less than 60' wide, no offsets required. Front (west) of Building 3, faces the road and is approximately 177' wide and is located behind (east) and perpendicular to Buildings 1 & 2. This elevation consists of 13 overhead doors and has no offsets or color changes. East side of building is greater than 60' and is visible from the road, although partially screened by Buildings 1 & 2 and a 6' high X 60' long shadow box fence between Buildings 1 & 2.*
  - 2. *Exterior & Colors:*
    - a. *Front (west) of Buildings 1 & 2 have a 6' high grey synthetic stone masonry band at the bottom of the wall, below grey metal board and batten metal siding. The grey stone masonry covers greater than 30% of these facades. No other "natural" materials are shown on any other elevations of Buildings 1, 2 & 3. All these other elevations show metal board and batten siding only. The*

north side of Building 2 is visible from the road and neighbor and is partially screened with evergreen trees. The east side of Building 3 is visible from the neighboring property and is partially screened with evergreen trees. The south side of Building 1 is visible from the road and neighboring property and has no screening shown.

b. Colors are grey tones.

3. Roof Line Changes: None Gable ends on each building.

C. Roofs

1. Flat Roofs: N/A

2. Pitched, Asymmetrical, or Dynamic Roofs: Gable ends

3. Roof Penetrations & Equipment: None shown

D. Entrances

1. Entrance Design: One man door on rear (east) of Building 1 only. No design features shown or required.

E. Mechanical Equipment: None

F. Mechanical Equipment Screening: N/A

G. Truck Docks: None

H. Service Doors & Overhead Doors: Buildings 1 & 2 have 10 overhead doors each on the north and south facades, respectively. These doors face each other across a 60' wide space. The doors are partially screened from the road by a 60' wide X 6' high shadow box fence between Buildings 1 & 2. Building 3 has 13 overhead doors facing the road. This elevation is partially screened by Buildings 1 & 2 and the 60' wide X 6' high shadow box fence. See Item B.1. above.

I. Dumpster/Trash & Recycling Containers: None shown

J. Windows: None

In my opinion, Buildings 1, 2 & 3 are not in full compliance with Article 26. See items A, B and H above.

Respectfully,



Bradley T. Garmann, AIA Architect Garmann Miller

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Ms. Hans explained the property being considered was submitted previously by Front Porch Investments. Arch City now has a contract to purchase the property. Their proposed buildings differ from the buildings submitted by Front Porch Investments therefore a new Architectural Review is needed.

Mr. Dorenbusch asked to speak. Some of his points:

1. The neighboring residential properties are zoned business.

2. The number of buildings is less than the previous owner had planned and the size is different.
3. The back building will not be visible from the road.

Ms. Hans asked about the doors on buildings 1 and 2. Mr. Dorenbusch replied the doors face inside and will not be seen by the adjoining properties. Ms. Johnson asked about the doors on building 3. Mr. Dorenbusch said building 3 will not be visible.

Mr. Dorenbusch said the buildings will have stone 6' up with board and batten on the front.

Mr. Sharp asked Ms. Hans if the plans comply with the Zoning requirements. Ms. Hans said the setbacks do comply. She addressed the Ornamentation requirements in Article 26 pointing out options used by other buildings in the township. She also pointed out that the north and west lines will need to be screened due to unlike uses. Mr. Sharp asked about screening on 310. Matt Minneman said they could plant evergreens if needed. Ms. Hans read the screening and buffering requirements in Article 10.17. She also shared the planned screening from the previous applicant referring to the Architectural Review from September 2019.

Ms. Hans asked about lighting. Mr. Dorenbusch said the lighting will be downward facing.

Ms. Johnson moved to recommend approval with the following conditions:

1. Screening across the front of the property.
2. Ornamentation on all buildings.
3. Downward lighting.
4. If during construction it is determined Building 3 can be seen, screening will be added.

Mr. Sharp seconded. The motion passed with unanimous ayes.

The minutes of the March 30, 2021 meeting were read. Mr. Sharp moved to approve the minutes.

Ms. Miller seconded. The motion passed with unanimous ayes.

Ms. Hans informed the board that she has been doing some research on the formula for Permitted Density in the PUD.

The board was given information on the application submitted by DR Horton for Buckhorn Place a Planned Unit Development on York Road. A public hearing has been scheduled for Tuesday May 4, 2021 at 7:00 pm.

At 8:42 pm Mr. Sharp moved to adjourn. Ms. Miller seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair

*Minutes not official until approved by the Harrison Township Zoning Commission*