

Harrison Township Zoning Commission  
May 4, 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: Sid Smyers, Connie Klema, Dave Dozer, Ryan Badger, Peggy Williams, Dana T Lance, JoAnn Lance, Jim Ellison, Megan Scott, Rich & Heather Seevers, Terry Andrews, Chris Williams, Jeff & Julie Branham.

The meeting was called to order at 7:00 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 an application for a PUD submitted by DR Horton.

Ms. Hans gave an overview of the application. It was submitted in 2004 and revised plans were submitted in 2014. The Plans were not renewed by the Trustees but the PUD zoning remained. DR Horton is resubmitting the plans.

Connie Klema said the plans were originally submitted and approved in 2004. In 2014 the number of lots was reduced from 99 to 97. She explained that after the public hearing tonight with the Zoning Commission the application would come before the Harrison Township Trustees and if approved would then go to Licking County.

Ms. Johnson asked if the development was all residential. Ms. Klema said all were residential.

Sid Smyers asked about the railroad tracks. He is concerned about safety and wanted to know if there would be a fence. Ryan Badger of ADR & Associates said there is one parcel between the development and the railroad tracks. He also said they had no jurisdiction in putting up fences on railroad property.

Jeff Branham asked if they would be building on top of the hill. He also wanted to know if the trees would be cut. Mr. Badger went to the map and pointed out the locations of buildings, ponds and trees. He said some trees would be cut but others preserved and new plantings will be in the landscape/buffering plan.

Richard Seevers said he is also against cutting the trees. He is concerned about water asking about the retention pond. Mr. Badger said the larger pond will handle the runoff. Mr. Seevers feels that is not going to be enough. Ms. Klema said changes were made to address storm water in 2014.

Heather Seevers is concerned about the added traffic with the addition of 97 houses. Ms. Johnson asked if a traffic study would be done by the county. Mr. Badger said yes.

Mr. Branham and Mr. Seevers would like to meet with someone to discuss the development. Mr. Badger gave them his information.

Ms. Hans asked the width of the narrowest lot. Mr. Badger said it was 70'.

Ms. Hans said with the increase in traffic there may need to be turn lanes. Mr. Badger said turn lanes are part of the plan. Mr. Seevers asked where the turn lanes would come from. Mr. Badger said it would be up to the county engineer.

Ms. Johnson asked if the development would be in two phases. Ms. Klema said yes.

Megan Scott asked about the builder and the price range of the homes. She also wanted to know if it would be possible to reduce the number of houses. Dave Dozer of DR Horton said the price range would be \$325,000 to \$400,000. He also said it was not an option to change the number of houses.

Mr. Seevers wanted to know what this will do to the property taxes. Ms. Klema did not know and said this question could be discussed with the county auditor. Mr. Seevers is also concerned about the effect on the schools.

Ms. Hans asked about the minimum size of the houses. Ms. Klema said the minimum size would be 1500 square feet.

Ms. Scott asked if there was an option to rezone the property. Ms. Klema said the owners did not want to rezone.

Mr. Seevers made a comment that the residents have no choice. Ms. Johnson said the application will be sent to the Trustees. They will hold a public hearing and make a decision on whether to approve or deny the development. Mr. Seevers asked if the township would be notified of this hearing. Ms. Hans explained the notification process for the township. She listed all the locations where the notices were posted. She also informed the audience that if anyone wanted to be notified of any township meetings, they could sign up for email notifications.

Ms. Miller moved to send the application to the Harrison Township Board of Trustees with a recommendation of approval. Ms. Oliver seconded.

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

Ms. Johnson closed the public hearing at 7:45 pm.

A working session began at 7:50 pm.

An Architectural Review Application was submitted by Jim Ellison of RBC Unlimited LLC.

Ms. Hans explained that after meeting with the Harrison Township BZA, the applicants went to Licking County who issued a permit listing the property as the city of Pataskala. The building construction was started. When it was discovered that the permits were issued incorrectly, the applicants stopped work and submitted an application for Architectural Review.

The application was sent to Garmann Miller for review.

### Report from Garmann Miller

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May 3, 2021

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

Re: Architectural Standards Review RBC Unlimited LLC, 4881 Hazelton Etna Road

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 below.

- A. *Ornamentation: West elevation, facing the road, will have 3' high natural stone and old, weathered grey siding above, as noted in letter from Owner, drawings do not show this. Other three elevations are grey metal siding with black trim. Three cupolas are shown on the ridgeline of the main gable roof. West elevation may have simulated barn doors and siding. No other ornamentation is shown. South and East elevations are partially screened by vegetation. North elevation may be partially screened by vegetation but is visible from the road and adjacent property.*
- B. *Façade Massing:*
  - 1. *Offsets Required: Front (west) of building is 60' wide but has roofline changes as noted in Offset Alternatives, Item C. North and South elevations are 140' long and show no offsets or material changes.*
  - 2. *Exterior & Colors:*
    - a. *Front (west) of building has 3' high natural stone and old, weathered grey siding above. No other "natural" materials are shown on other three elevations.*
    - b. *Colors are grey metal siding with black trim.*
  - 3. *Roof Line Changes: West & East have 40' gable ends and 20' wide lean-to shed roofs. 140' long North and South elevations have no roof line changes*
- C. *Roofs*
  - 1. *Flat Roofs: N/A*
  - 2. *Pitched, Asymmetrical, or Dynamic Roofs: Gable ends and lean-to shed roof*
  - 3. *Roof Penetrations & Equipment: None shown*
- D. *Entrances*
  - 1. *Entrance Design: Front entry on west side is defined but shows no canopy, overhand or roof structure. No design features shown or required on other three man-doors.*
- E. *Mechanical Equipment*
  - 1. *No wall mount equipment shown*
  - 2. *No equipment shown in front yard. Wood fired boiler in south yard is partially screened with vegetation.*
  - 3. *No other equipment shown.*
- F. *Mechanical Equipment Screening: Partial at wood fired boiler.*
- G. *Truck Docks: None shown*

- H. Service Doors & Overhead Doors: Two overhead doors on the north elevation, may be partially screened by vegetation. One overhead door on East elevation (rear) is screened.
- I. Dumpster/Trash & Recycling Containers: None shown
- J. Windows: Compliant

In my opinion, the project as presented 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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Addressing the suggestions by Garmann Miller the applicant submitted new drawings showing additions of additional screening, a timber front awning, and additional trees. Mr. Ellison said they would be doing 100% natural materials on the façade.

Ms. Hans said they would also need to pave the parking lot and use downward lighting.

Mr. Sharp asked about the type of business. Mr. Ellison said it was a custom woodshop using reclaimed barn wood. The building would have a show room, storage, and a woodshop.

Mr. Sharp moved to recommend approval with the additions submitted following the architect's recommendations. Ms. Oliver seconded. The motion passed with unanimous ayes.

The minutes of the April 6, 2021 meeting were read. Ms. Miller moved to approve the minutes. Mr. Sharp seconded. The motion passed with unanimous ayes.

On May 3, 2021, the trustees held a Public Hearing to consider the proposed revisions to the Zoning Resolution. They approved and adopted the revisions to Articles 15, 16, 24 and 26. The changes will be effective June 2, 2021.

At 8:15 Ms. Miller moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted                      Vickie Noble, Zoning Secretary                      Christine Johnson, Chair

*Public Hearing professionally recorded by Anderson Reporting*