

Harrison Township Zoning Commission  
Organizational Meeting/Working Session  
February 1, 2022

Members present: Christine Johnson, Brenda Oliver, Laney McLaughlin, Brad Sager and Tracy Kelley.

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

Guest: Rich Hiegel, Contract Lumber

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

Ms. Noble called for nominations for Chair of the Board for 2022.

Ms. McLaughlin nominated Christine Johnson. Ms. Oliver seconded.

Vote: Brenda Oliver-yes, Laney McLaughlin-yes, Brad Sager-yes,  
Tracy Kelley-yes, Christine Johnson-yes

Ms. Johnson will serve as Zoning Commission Chair for 2022.

Ms. Johnson called for nominations for Vice Chair for 2022.

Ms. McLaughlin nominated Brenda Oliver. Mr. Sager seconded.

Vote: Christine Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-yes,  
Brad Sager-yes, Tracy Kelley-yes

All board members were in favor of keeping the same meeting schedule, meeting on the first Tuesday of the month. If any additional meetings are needed, they will be held on the third Tuesday of the month.

Ms. McLaughlin moved to approve the minutes from November 2, 2021.

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

An Architectural Standards Review Application was received from Contract Lumber 3245 Hazelton Etna Rd. Pataskala, OH 43062

The application was submitted to Garmann Miller for review.

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

*Re: Architectural Standards Review Contract Lumber, 3471 Hazelton Etna Road, Pataskala, Ohio*

*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.*

**26.04**

- A. *Ornamentation: None shown, non-compliant with Article 26.*
- B. *Façade Massing:*
  - 1. *Offsets Required: None shown, non-compliant*
  - 2. *Exterior & Colors:*
    - a. *All facades do not have more than 60% in area of “natural” materials as required. Does not Comply.*
    - b. *Colors are white and grey tones.*
  - 3. *Roof Line Changes: No roof line changes are shown, not in compliance with this section.*
- C. *Roofs*
  - 1. *Flat Roofs: N/A, gable roof*
  - 2. *Roof Penetrations & Equipment: None shown*
- D. *Entrances*
  - 1. *Entrance Design: No design features are shown at any entrance doors.*
- E. *Mechanical Equipment*
  - 1. *Wall mounted equipment and panels: None shown.*
  - 2. *No equipment shown in front yard: None shown.*
  - 3. *No other equipment shown.*
- F. *Mechanical Equipment Screening: Landscaping at transformer.*
- G. *Truck Docks: None shown*
- H. *Service Doors & Overhead Doors: One overhead door and one man door shown. May be screened by vegetation.*
- I. *Dumpster/Trash & Recycling Containers: None shown.*
- J. *Windows: None.*

*In my opinion, the project as presented, is not in compliance with Article 26 however, the township may wish to consider special circumstances, nature of the business, previous variances granted and distance from the highway as outlined in a letter from the Owner, Mr. Troy Meikle, which was attached to this application. Proper vegetative screening, equal to what was previously installed at this site may be an acceptable alternative to full compliance with the zoning regulations.*

*Respectfully,*



*Bradley T. Garmann, AIA Architect Garmann Miller & Associates, Inc.*

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Rich Hiegel from Contract Lumber shared an overview map of the proposed building. He said the new building will be like the last building.

The location, landscaping and building materials were discussed. Mr. Hiegel said the existing landscape mound and trees put in place for the last building would be moved toward Hazelton Etna Road to block the view of the buildings.

Ms. Oliver moved to recommend approval with the following conditions and considerations:

That the new building exterior will match the existing building exteriors.

That landscaping, mounding and trees will be substituted in place of natural building materials.

That the existing landscaping mound and trees will be moved toward Hazelton-Etna Road.

Due to the type of business, the buildings need to have extremely durable exterior materials.

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

The board was given copies of the revised articles of the Zoning Resolution.

Also given to the board was information pertaining to the PUD Application that will be considered at a Public Hearing on February 15, 2022 at 7:00 pm

At 8:37 p.m. Ms. McLaughlin moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair