

Harrison Township Zoning Commission
October 4, 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: John Reed, Nick Cermek, Linda Miller

The meeting was called to order at 7:03 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

Tracy Kelley moved to approve the September 6, 2022 minutes. Brenda Oliver seconded. The motion passed with unanimous ayes.

Questions were brought up concerning the Public Storage revisions. Information will be looked at for outdoor storage.

An Architectural Standards Review Application was received from Granville Milling for a Commercial Building at 4095 Hazelton-Etna Road Pataskala, OH 43062.

The application was submitted to Garmann Miller for review.

**October 4, 2022 Valerie Hans Harrison Township Zoning Department
6750 Outville Road Pataskala, OH 43062**

**Re: Architectural Standards Review - 4095 Hazelton-Etna Rd
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 standard below.

A. Ornamentation: The façade identified as “Front” incorporates a stone wainscot, overhanging porches with wood columns, and “barn style” faux doors. The building also features cupolas. The written submission indicates a stone wainscot on all facades; however, the wainscot is not shown on the drawings. While no site plan was submitted, the owner indicates that the side and rear facades will not be visible due to screening – existing mounding (east), existing adjacent commercial building (south), and new landscaping (north). While the building is existing, features are being proposed so that the massing is more compatible with adjacent development.

B. Façade Massing:

1. Offsets Required: Front facade is greater than 60’ wide (80’ wide) and

requires offset(s) – appropriate offsets are shown.

2. Exterior & Colors:

a. Required materials of natural appearance (60%): Front façade has a stone wainscot, decorative wood elements, and metal board & batt siding that may have a natural appearance. All other facades have only metal board & batt siding that may have a natural appearance.

b. Exterior Colors: colors are indicated to be primarily white, with grey stone wainscot and black roof.

3. Roof Line Changes: Intersecting gabled roofs provide changes in roof lines on front and side elevations.

C. Roofs

1. Flat Roofs: N/A

2. Pitched, Asymmetrical, or Dynamic Roofs: Pitched roof with gable ends, multiple intersection gables.

3. Roof Penetrations & Equipment: None shown

D. Entrances

1. Entrance Design: Primary entrance doors (2) on the front façade that each incorporate covered porticos that form an arcade integrated into the building construction. The entrances are located on a projecting gable building element that incorporates architectural features.

E. Mechanical Equipment: No mechanical equipment is indicated on the drawings. However, the written submission indicates existing propane tanks/filling station on the north side of the property will be screened with 6-foot arborvitae shrubs/trees.

F. Mechanical Equipment Screening: The written submission proposes 6-foot arborvitae shrubs/trees as screening material.

G. Truck Docks: None

H. Service Doors & Overhead Doors: drawings indicate two overhead doors on each of the “side” facades. The owner indicates in the written submission that these doors are screened from view by the existing adjacent commercial building (south), and new 6-foot landscaping (north).

I. Dumpster/Trash & Recycling Containers: none shown.

J. Windows: Windows shown are compliant with this section.

My opinion, based on review of the submitted materials, is that the proposed building at 4095 Hazelton-Etna Rd is in compliance with Article 26. However, I recommended that the Commission ask the Owner to confirm that the stone wainscot will be on all facades, as indicated in the written submission.

Respectfully,

J. Ted Musielewicz, AIA Architect Garmann Miller

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The board reviewed the application and the recommendation from Garmann Miller.

They discussed the architect's comments on the stone wainscot on all four sides. It was determined that this would not be necessary on all four sides since the metal board and batten will meet the requirements for natural appearance. The applicant said they were using the stone wainscot on three sides with the metal board and batten.

Laney McLaughlin moved to recommend approval of the application. Brenda Oliver seconded. The motion passed with unanimous aye votes.

The board was given an application initiated by the Harrison Township Trustees to rezone 0 York Road Pataskala, OH 43062. The property is located on the east side of York Road south of Beaver Run Road and north of York Gate Drive. The property was rezoned from Agricultural to PUD on September 10, 2003. The property was never developed and was not granted a time extension. The application is to expire the PUD and rezone the property back to its previous Agricultural zoning.

The board reviewed the application and attachments.

Brad Sager moved to accept the application and to send a request to the Licking County Planning Commission for a non-binding recommendation. A date of November 1, 2022 at 7:00 p.m. will be set for a public hearing. Laney McLaughlin seconded. The motion passed with unanimous ayes.

Valerie Hans gave the board updates on several zoning issues in the township.

At 8:55 p.m. Ms. McLaughlin moved to adjourn. Ms. Kelley seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christine Johnson, Chair