

Harrison Township Zoning Commission
February 21, 2023

Members present: Christine Johnson, Laney McLaughlin, Brad Sager, Tracy Kelley and Gerald Saffo.
Absent: Brenda Oliver. Due to the absence of Ms. Oliver, Mr. Saffo will be a voting member.

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

Guest: Mark Motz, Steve Fox and Richard Long.

The meeting was called to order at 7:19 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

An Architectural Standards Review Application was received from Richard Long.

The application was submitted to Garmann Miller for review.

February 7, 2023

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

Re: Architectural Standards Review – 5239 Columbus 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 for each standard below.

A. Ornamentation: The plans submitted indicate no ornamentation on any façade. However, the building features cupolas. The massing of proposed buildings is similar to other buildings on the site, however, differs from the massing of buildings on adjacent residential properties.

B. Façade Massing:

1. Offsets Required: The façade identified as the “Front” is more than 60’ wide (235’ wide) and requires offset(s) – no offsets or offset alternatives are shown.

2. Exterior & Colors:

a. Required materials of natural appearance (60%): All façades have metal board & batten siding that may have a natural appearance.

b. Exterior Colors: colors are not indicated.

3. Roof Line Changes: the roof is gabled, running parallel to the façade identified as “front”. No changes in roofline are indicated.

C. Roofs

1. Flat Roofs: N/A

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

3. Roof Penetrations & Equipment: None shown

D. Entrances

1. Entrance Design: Each building has two entrances shown, one on each end. The entrances have no additional design features.

E. Mechanical Equipment: No mechanical equipment is indicated on the drawings.

F. Mechanical Equipment Screening: N/A

G. Truck Docks: None

H. Service Doors & Overhead Doors: drawings indicate fifteen overhead doors on the "front" facade. The site plan indicated that these doors will be screened on the west side from adjacent residential property with a three-foot-high earthen mound and 6-foot-tall pine trees planted at 15 ft O.C. It is unclear whether the buffers meet all the requirements of Article 10.17.

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

J. Windows: There are no windows indicated on the drawings.

My opinion, based on review of the submitted materials, is that the proposed building at 5239 Columbus Rd is not in compliance with Article 26. See items A, B, and D above.

Respectfully,

J. Ted Musielewicz, AIA Architect Garmann Miller

In response to Garmann Miller report, Mr. Long submitted a letter addressing the concerns.

From: 1 Nation Storage 5239 Columbus Rd. Granville, OH 43023

To: Valerie Hans Harrison Township Zoning Department 6750 Outville Rd. Pataskala, OH 43062

RE: 5239 Non-residential building additions

To Whom it may concern:

Thank You for your consideration for the 1 Nation Storage addition. In an effort to address concerns from Architectural Standards from Garmann Miller dated February 7, 2023.

Regarding items A, B, C and D. Item A mentions ornamentation, the cupolas while they are not mandatory do add a barn appeal with added weather vane and board and batten siding to be replicate a country barn affect.

Item B, the massing is consistent with the entire project previously constructed. The 12' X 14' wood grain doors are recessed with soffit and offset appearance with the match pattern. The colors tan and white were approved by previous review board and are exactly the same color combinations with the board and batten.

Item C, the roof line is offset by a fascia and return that gives depth in appearance as in all previous four buildings.

Item D, the entrances are surrounded by plush scotch pines, new fencing, manicured landscape and mulch. Chem lawn treatments are applied to the grass at entrance during the season for a lush green grass, along with regular weekly landscaping maintenance.

We also decided to restore the original cheese house at the entrance along with a new draw gate and faux barn doors on front building, with a light inside entrance cupola. Dawn lighting casts top to bottom. Previous review company Luke Baus was the architect on these new buildings being presented and special care has been taken to ensure a consistent architectural standard from start to finish. We hope this may satisfy any concerns.

Thank You, Richard Long 1 Nation Storage

The board reviewed the application as well as the recommendation from Garmann Miller and Mr. Long's letter. They discussed the details and decided that Mr. Long has addressed the issues.

Ms. McLaughlin moved to recommend approval of the application as long as the terms of Mr. Long's letter were followed. Ms. Kelley seconded. The motion passed with unanimous ayes.

The minutes of the January 3, 2023 meeting were read. Ms. McLaughlin moved to approve the minutes as read. Ms. Kelley seconded. The motion passed with unanimous ayes.

The board reviewed the possible revisions to the Zoning Resolution.

-Definitions: No changes to previous suggestions however a definition is needed for Motel.

Suggested: An establishment that provides lodging two floors or less above ground with rooms having direct access to an open parking area.

-Article 15 B-Business Districts, no further changes to previous revision suggestions.

At 8:04 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