

Harrison Township Zoning Commission
September 18, 2018

Members present: Chris Johnson, Laney McLaughlin, Linda Miller, Anthony Sharp and Bill Evenson.

Also present: Tom Frederick, Zoning Inspector and Vickie Noble, Zoning Secretary.

Guest: Richard Long

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

Due to the resignation of Rodney Osborne, the Trustees named Bill Evenson as full member. Since Mr. Osborne was Vice Chair nominations were open for a new Vice Chair.

Mr. Sharp nominated Bill. Evenson. Ms. Miller seconded.

Vote: Chris Johnson-yes, Laney McLaughlin-yes, Linda Miller-yes, Anthony Sharp-yes, Bill Evenson-abstain. The motion passed with 4 yes votes and one abstaining vote.

The minutes of the August 7, 2018 meeting were read. Mr. Sharp moved to approve the minutes. Mr. Evenson seconded. The minutes were approved with unanimous ayes.

Two applications were submitted by Mr. Richard Long for storage buildings. One application for 5100 Columbus Rd. Granville, OH 43023 and one for 5076 Columbus Rd. Granville, OH 43023.

The applications were submitted to Luke Baus, Architect with Project Architecture Company, for review under Article 26 Architectural Standards for Non-Residential Buildings.

Mr. Baus' recommendation:

Storage Buildings E&F 5100 Columbus Road Granville, Ohio 43023

After review of the above proposed project drawings I have the following comments:

Section 26.04 Item B #1 – Façade massing – elevation does not show any offsets – I would not recommend requiring any for a storage building.

Item B #2 – 30% of natural material is met on the front façade.

Item D #1 – The building is not a public building so the entrance design requirements are not required

Item E #1 – Electrical panel is on the face of the building – no issue

Item F #1-3 – No mechanical equipment or screening shown on plans – should not be needed

*Item H #1 – Overhead doors on West side may face a residential parcel. The site plan shows some sort of screening. I would recommend that the screen be specified and if it is a tree line that maybe the trees be staggered to provide optimum buffering. **

It is my recommendation to approve the structure as presented with clarification of the screening.

**It was noted by Mr. Frederick the property is zoned business not residential.*

Storage Building G 5076 Columbus Rd. Granville, OH 43023

Section 26.04

Item B #1 - Façade massing – elevation does not show any offsets – I would not recommend requiring any for a storage building though the code requirement is for any façade over 40” long. The zoning board needs to be aware of this.

Item B #2 – 30% of natural material is met on the front façade.

Item D #1 – The building is not a public building so the entrance design requirements are not required

Item E # 1 – Electrical panel is on North elevation of the building – no issue

Item F #1-3 – Ac units are shown as screened with shrubs on the East elevation to satisfy mechanical equipment screening.

Item H #1 – No overhead doors in this facility. No exterior doors or windows facing the adjacent parcel to the West. Only doors are to the North and East. No screening is required for doors based on code requirements.

The site plan gives no indication of parking/drive areas. It would be recommended that this is shown on the site plan so the Township has record of what is proposed. I was also told that this is a climate controlled storage facility. If for any reason this building is not used for storage then I believe façade massing and entry elevations need to be addressed per code.

It is my recommendation to approve the structure as presented.

Mr. Sharp moved to recommend approval of the plans as submitted and according to Mr. Baus’ review. Mr. Evenson seconded. The motion passed with unanimous ayes.

Ms. McLaughlin moved to cancel the October 2, 2018 meeting. Mr. Evenson seconded. The motion passed with unanimous ayes. The November and December 2018 meetings will be cancelled if no applications are submitted for review.

At 8:00 p.m. Ms. McLaughlin moved to adjourn. Ms. Miller seconded.

Motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Chris Johnson, Chair