



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects**

➤ **Planning and Zoning Commission**

**April 7, 2021 Hearing:** The following applications were heard at the April 7, 2021 Planning and Zoning Commission hearing:

- **Application TCOD-21-002:** The Planning and Zoning Commission approved a request by DMK Development-Pataskala, LLC. for a Transportation Corridor Overlay District pursuant to Section 1259.07 of the Pataskala Code to allow for the construction of a Tractor Supply Company on the property located at 11309 Broad Street with the following conditions:
  1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
  2. The Applicant shall address all comments from Planning and Zoning Staff, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
  3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.
  
- **Application TCOD-21-003:** The Planning and Zoning Commission approved a request by TPA Ventures, LLC for a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code to allow for the construction of an industrial building and associated site improvements for the properties located at 8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001) with the following conditions:
  1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
  2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
  3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
  4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
  5. The applicant shall update the plans to show the agreed upon buffering plan along the eastern property line.

- Application PM-21-003: The Planning and Zoning Commission recommended approval of a request by TPA Ventures, LLC for a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an industrial building and associated site improvements for the properties located at 8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001) with the following conditions:
  1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
  2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
  3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
  4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
  5. The applicant shall update the plans to show the agreed upon buffering plan along the eastern property line.
  6. The properties shall be rezoned to the PM – Planned Manufacturing District.

**May 5, 2021 Hearing:** The following application is scheduled to be heard at the May 5, 2021 Planning and Zoning Commission hearing:

- Application PP-21-001: James T. Watkins, P.E. is requesting approval of a Preliminary Plan pursuant to Section 1113.11 of the Pataskala Code for 255 lot subdivision on the properties located at 0 Hazelton-Etna Road (PID 255-067746-00.000, 255-069066-00.005 and 255-069072-00.000) (Fannin & Deagle).

➤ **Board of Zoning Appeals**

**April 13, 2021 Hearing:** The following applications were heard at the April 13, 2021 Board of Zoning Appeals hearing:

- Application VA-21-016: The Board of Zoning Appeals approved a request by Derek Marine, DMK Development – Pataskala, LLC for a variance from Section 1279.03(A)(2) of the Pataskala Code to allow for the construction of a fence that will exceed 72-inches in height for the property located at 11309 Broad Street SW with the following condition:
  1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
- Application AP-21-001: The Board of Zoning Appeals tabled a request by TS Tech USA Corporation for an appeal pursuant to Section 1211.03 of the Pataskala Code for a driveway permit application for the property located at 6630 Taylor Road SW.

**May 11, 2021 Hearing:** At this time, the following applications are scheduled to be heard at the May 11, 2021 Board of Zoning Appeals hearing. The application deadline is Friday, April 16, 2021:

- Application VA-21-017: Roger Coulson is requesting variances from Sections 1221.05(D)(1) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size and would be located in front of a principal structure for the property located at 35 Broad Street SW.
- Application VA-21-018: Arica McKenzie is requesting a variance from Section 1279.03 of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height in front of a principal structure on the property located at 124 Lincoln Street.

➤ **BZA/PZC Questionnaire**

- The Planning and Zoning Department looked into how other communities select representatives to their Board of Zoning Appeals and/or Planning and Zoning Commissions and found that some communities include a questionnaire.
- Staff has compiled a list of questions for review (attached) that may assist Council in vetting applicants for these positions if this is something Council wishes to pursue.

➤ **Comprehensive Plan Update**

- OHM has provided updates, staff and the Development committee are reviewing the document.
- The Development Committee reviewed a list of comments/questions at their March 16, 2021 meeting. Staff provided the list of revisions to OHM and hopes to have the updated plan by April 2, 2021 for review.
- A Development Committee is scheduled for March 16, 2021 to discuss the updates to the Comprehensive Plan.
- Staff has received the revised Comprehensive Plan and has begun review.
- The Development Committee discussed the next steps in the review process of the Comprehensive Plan at their meeting on January 25, 2021. OHM will revise the plan based upon the comments they received from the City and Montrose Group. OHM will then review the plan to determine no other corrections are necessary. These steps are to be completed by February 9, 2021. Staff will then meet with OHM to review the revised document.
- The Development Committee reviewed the updated copy of the Draft Comprehensive Plan on December 16, 2020 and determined additional corrections were necessary. The Development Committee instructed staff to review the Plan and provide a list of all necessary changes.
- OHM provided an updated copy of the Draft Comprehensive Plan, based upon comments from the Development Committee, on December 7, 2020.
- Staff submitted the revisions from Development Committee to OHM on November 2, 2020. OHM expects to have the revisions complete by the end of November or early December.
- The Development Committee discussed Parks and Recreation, the Future Land Use map and changes to date at their meeting on October 27, 2020.
- The Development Committee discussed Chapter 4 and 6 at their meeting on October 12, 2020.

- The Development Committee discussed Chapter 5 at their meeting on September 24, 2020.
- The Development Committee discussed Chapter 4 at their meeting on September 14, 2020.
- The Development Committee discussed Chapter 4 at their meeting on August 18, 2020.
- The Development Committee discussed Chapter 4 at their meeting on August 4, 2020.
- The Development Committee discussed Chapters 2 and 3 at their meeting on July 14, 2020.
- The Development Committee discussed Chapter 2 at their meeting on July 1, 2020.
- The Development Committee discussed Chapter 2 at their meeting on June 11, 2020.
- The Development Committee discussed Chapters 1 and 2 at their meeting on April 23, 2020.
- The Development Committee discussed a proposed OHM Contract (Resolution 2020-039) at their meeting on April 6, 2020 at 5:00pm
- A copy of the Future Land Use Map is on the wall in the Planning and Zoning Department to record any proposed changes from Council. Should a member of Council wish to make changes, please contact me to schedule a time.
- The Council Comprehensive Plan workshop was held on Monday, March 9, 2020 from 6pm to 8pm in Council Chambers and Council approved a motion to have the Draft reviewed by the Development Committee.
- OHM presented the draft comprehensive plan at the September 16, 2019 Council meeting at 7pm. Steering Committee members were present for questions.
- The Planning and Zoning Department received the updated draft based upon the comments of the Steering Committee meeting on April 29, 2019. The draft has been distributed to the Steering Committee for comment.
- The Steering Committee met on April 29, 2019 from 7pm to 9pm in Council Chambers to discuss the land use recommendations of the draft plan. This meeting was facilitated by the Planning and Zoning Department.
- The Steering Committee met on Thursday, February 28, 2019 from 7pm to 9pm in Council Chambers to discuss the feedback received on the draft comprehensive plan. This meeting was facilitated by the Planning and Zoning Department.
- The Planning and Zoning Department has compiled the public feedback on the draft comprehensive plan and presented it to the Steering Committee for consideration.
- Feedback on the draft comprehensive plan was open to the public from January 18, 2019 to February 18, 2019
- A draft copy of the plan has available on the Pataskala website since January 18, 2019.
- A Draft Plan Open House for community comments was held on Thursday, January 17, 2019 from 6-8pm in Council Chambers in City Hall.
- The fifth Comprehensive Plan Steering Committee meeting was held on November 1, 2018 from 7:00pm to 9:00pm in Council Chambers.
- The fourth Comprehensive Plan Steering Committee meeting was held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
- A special Council meeting was held on September 17, 2018 at 6:00pm where OHM provided an update on the progress of the Comprehensive Plan and answered questions from Council.

- The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
- The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
- A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

➤ **312 Main Street**

- Staff mailed a Violation Letter and posted the notice of violation on the property on May 7, 2020.
- The property owner has submitted an approved abatement plan that will expire on November 18, 2020.
- The property owner has submitted a revised abatement plan that will expire on December 16, 2020.
- The property owner has submitted a revised abatement plan that will expire on April 17, 2021.

➤ **11034 Broad Street**

- The Planning and Zoning Department received a resident complaint regarding the condition of this property on August 5, 2020.
- The Zoning Inspector is investigating the property as an Unsafe Structure pursuant to Chapter 1315 of the Pataskala Code and has provided notification to the property owner pursuant to Section 315.01 of the Pataskala Code.
- Because the written complain came from a resident, Council did not first need to direct the Zoning Inspector to investigate.
- The Planning and Zoning Department has also issued courtesy letters under Chapter 1223 – Distressed Properties.
- The property owner has supplied an abatement plan that has been approved by the Planning and Zoning Department that will expire of May 1, 2021.
- The building has been demolished and the property owner is in the process of removing the debris from the site.

➤ **Ordinance 2021-4382**

- The ordinance was amended on April 5, 2021 to include the agreed upon buffering plan along the shared property line between the applicant and the DeRolf's. Because the ordinance was amended it will require two-thirds of Council to approve the ordinance.
- TPA Ventures, LLC is requesting to rezone the properties located at 8065 Mink Street SW (Parcel No. 063-141516-00.000), 7621 Mink Street SW (Parcel No. 063-140682-00.000) and 7625 Mink Street SW (Parcel No. 063-140682-00.001), totaling 93.79 ± acres, in the City of

Pataskala from Planned Development District (PDD), Medium-Low Density Residential (R-87), and General Business (GB) to Planned Manufacturing (PM) Zoning Classification.

- The applicant and the adjacent neighbors to the east (ReRolf) are negotiating a mutually agreeable buffering plan along their shared property line. Staff hopes to have the agreed upon plan for the next reading (April 5) to be included as a condition of the rezoning.
- A copy of the DeRolf's concerns has been attached to the March 15, 2021 Council Report
- A Council public hearing will be held on March 15, 2021 at 6:30pm.

➤ **Ordinance 2021-4386**

- Reliable Pataskala, LLC is requesting to rezone the property located at 13850 Cleveland Road SW (Parcel No. 063-141150-00.000), totaling 18.44 ± acres, in the City of Pataskala from Medium-Low Density Residential (R-87) to Medium Density Residential (R-20).
- A Council public hearing will be held on April 19, 2021 at 6:30pm.

➤ **Summit Road TIF**

- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Schwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

### BZA/PZC QUESTIONNAIRE

April 19, 2020

Thank you for your interest in serving on the Pataskala Board of Zoning Appeals or Planning and Zoning Commission. Below, you will find a brief questionnaire outlining your interests and qualifications as they relate to this position. This questionnaire will be added to your resume and distributed to City Council prior to your interview

1. What is your history with the City of Pataskala?
2. Have you previously served on a City of Pataskala Board or Commission?
3. Do you understand the time commitment for serving on a Board or Commission, with regularly scheduled evening meetings in addition to time outside of the physical meeting to adequately prepare for each meeting?
4. Are you comfortable receiving reports, maps, and other meeting materials in digital format?
5. What skills, talents, expertise, or professional experience do you have that can enhance the work of the Board or Commission, and benefit the community?
6. Please explain any experience with other City Boards or Commissions, Civic Groups or nonprofits/ If none, please write N/A.
7. At times you will be asked to make decisions which may not please particular affected neighborhoods or groups. How would you balance appeasing current interest groups and the long-range, best interests of all residents of the City?
8. What do you feel are the main duties as a member of the Board of Zoning Appeals or the Planning and Zoning Commission?
9. What are your goals for the City of Pataskala?