



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

Current Projects

➤ **Planning and Zoning Commission**

August 3, 2022 Hearing: No applications were submitted for the August 3, 2022 Planning and Zoning Commission hearing; therefore, the hearing has been canceled.

September 7, 2022 Hearing: The following application is scheduled to be heard at the September 7, 2022 Planning and Zoning Commission hearing:

- Application PM-22-001: Red Rock Investment Partners, LLC is requesting a recommendation of approval for a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code for the property located at 11591 Mill Street Road.
- Application PP-21-001: James T. Watkins, P.E. is requesting approval of an amendment to a previously approved Preliminary Plan pursuant to Section 1113.14 of the Pataskala Code for "Forest Ridge", a 254-lot single family residential subdivision.
- Application PP-22-002: Connie J. Klema is requesting approval of an amendment to a previously approved Planned Development District pursuant to Section 1113.14 of the Pataskala Code for the properties located at 14140 and 14163 East Broad Street.
- Application ZON-22-003: Jeffrey Branham is requesting a recommendation of approval to rezone from the M-1 – Light Manufacturing District to the DB – Downtown Business zoning district pursuant to Section 55.13 of the Pataskala Code for the property located at 53 George Street.
- Application ZON-22-004: Connie J. Klema is requesting a recommendation of approval to rezone from the LB – Local Business zoning district to the PDD – Planned Development District, and approval of a Preliminary Development Plan pursuant to Section 1255.19 of the Pataskala Code for the expansion of the "Heritage Town Center" located at 7164 Hazelton-Etna Road.

➤ **Board of Zoning Appeals**

August 9, 2022 Hearing: The following applications were heard at the August 9, 2022 Board of Zoning Appeals hearing.

- Application VA-22-021: The Board of Zoning Appeals approved requests by Caleb Moore for variances from Section 1295.09(b)(2)(D)(1) to allow for the main wall sign to exceed the maximum permitted square footage, Section 1295.09(b)(2)(B) to allow a second sign

and Section 1295.10(b)(1) to allow the second sign to use full-face illumination for 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 within one (1) year of the date of approval.
 2. The main wall sign shall not exceed 75 square feet in area.
- Application VA-22-022: The Board of Zoning Appeals approved a request by Mark D. Snyder Jr. for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size for the property located at 12857 Havens Corners Road SW with the following condition:
 1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
 - Application VA-22-023: The Board of Zoning Appeals approved a request by Michael Walker for a use variance pursuant to Section 1251.03 of the Pataskala Code to allow for the operation of a game store and event space for the property located at 6200 Taylor Road SW with the following conditions:
 1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
 2. The Applicant shall install L2-type landscaping, or an equivalent, subject to the approval of Planning and Zoning Staff, along the south border of the property.

➤ **Ordinance 2022-4424**

- Joe Clase, Plan 4 Land, is requesting to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course)
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022 with the following condition:
 1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- Originally, a Council public hearing was to be held on September 19, 2022 at 6:30pm; however, revised plans were not submitted in time to legally advertise the public hearing. Therefore, the hearing will need to be rescheduled until the revised plans are submitted and the public hearing can be legally advertised.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Ordinance 2022-4425**

- Meredith Family Properties, LLC is requesting to rezone 3.07 +/- acres from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 0 Palmers Land Avenue (PID 063-141570-00.000).

- The Planning and Zoning Commission recommended approval of the application on July 6, 2022.
- A Council public hearing will be held on September 6, 2022 at 6:30pm
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **FEMA FIRM Update**

- FEMA has released updated preliminary Flood Insurance Rate Maps (FIRM) for Licking County that include portions of Pataskala.
- A virtual community officials meeting was held on June 28, 2022 from 10:30am to 12:00pm
- A virtual flood plain map information open house was held on June 28, 2022 from 5:00pm to 7:00pm.
- A lengthy PowerPoint presentation explaining the process is available upon request.
- Staff will keep Council apprised as the process continues and more information is available.

➤ **Resolution 2022-075**

- Staff has created a resolution that would expand the existing Joint Economic Development District (JEDD) in the Pataskala Corporate Park to include the TPA property on the northeast corner of Mink Street and Refugee Road.
- As a stipulation of the CRA agreement (Ordinance 2021-4393), TPA was required to petition to join the JEDD, which they have done.
- In addition to Pataskala, both Harrison Township and the City of Newark must pass resolutions permitting the expansion of the JEDD to include the TPA property.
- After these three resolutions have passed, the petition will be presented to the JEDD Board for final approval.
- A Council public hearing will be held on September 6, 2022 at 6:15pm.
- Attached is a map showing the existing JEDD and the proposed expansion.

➤ **High Grass and Weeds Violation Property Lien Motion**

- A motion is on the consent agenda to place a lien of the property located at 5326 Columbia Road in the amount of \$800.00 for the cost of mowing pursuant to Section 521.11(e) of the Pataskala Code.
- A copy of the motion has been attached for reference.

➤ **Agricultural Committee**

- Staff is looking to schedule an Agricultural Committee meeting for Monday, September 19, 2022 at 6:30m.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.

- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest “innovation” district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it will be presented to City Council.

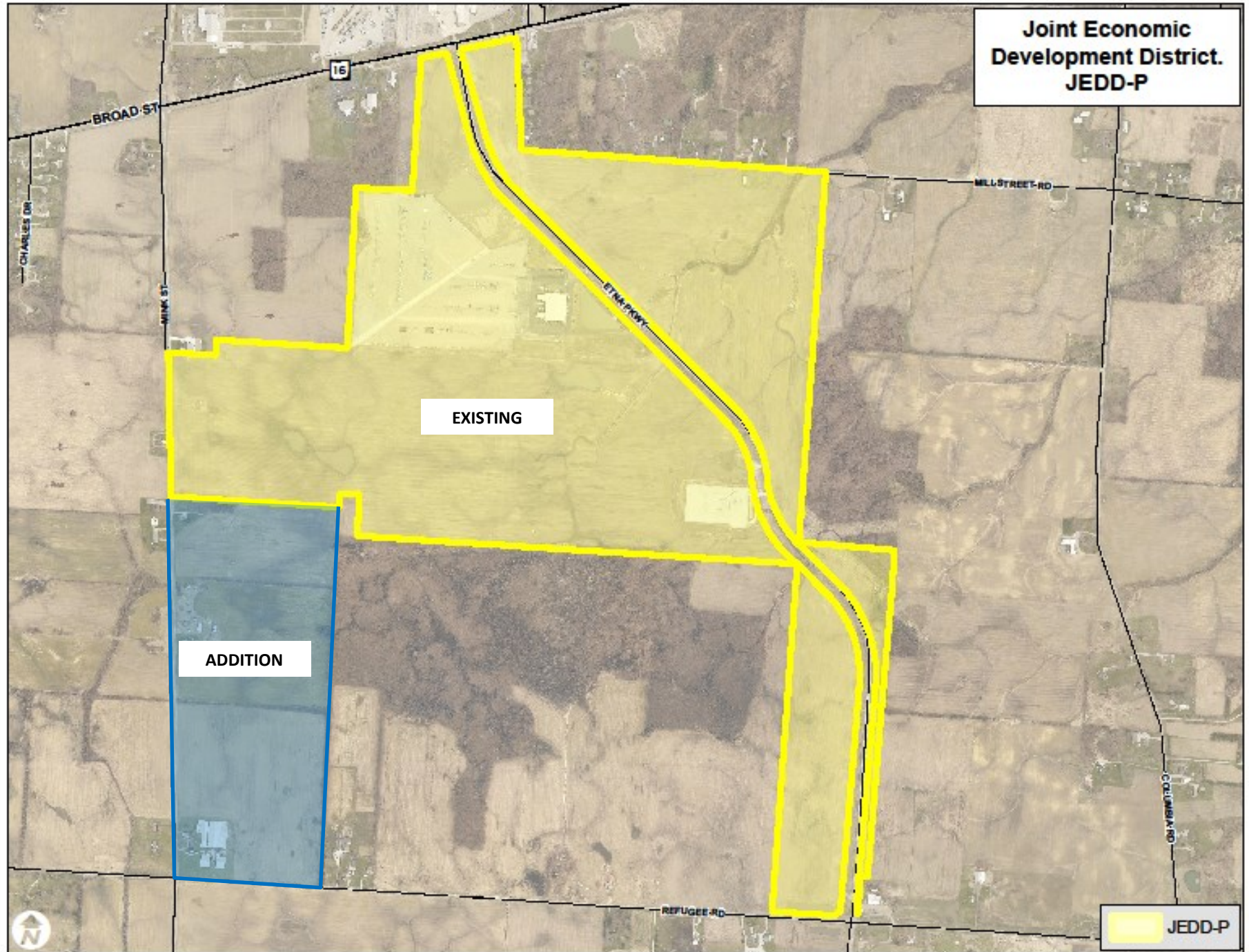
➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
- The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- With the passage an implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: “Consider the use of impact fees as a tool plan for and cover the cost associated with future development”.
- Montrose is working on the creation of a CRA for the northern “innovation” district as outlined in the Comprehensive Plan as Action 4.2.2 which states: “Continue to market and explore opportunities for the northern innovation district”.
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: “Establish the area as a primary showplace for the City through public and private improvements”.

➤ **Summit Road TIF**

- The developer submitted a Preliminary Plan amendment for the project that will appear at the September 7, 2022 Planning and Zoning Commission hearing.
- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- Staff spoke with the developer’s attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.

- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- 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. Shwallie 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.



MOTION
APPROVING REPORT OF ADMINISTRATOR AND
INSTRUCTING CLERK OF COUNCIL TO NOTIFY COUNTY AUDITOR
OF CHARGES ASSOCIATED WITH CUTTING OF NOXIOUS WEEDS FOR
PURPOSES OF ASSESSMENT AGAINST REAL ESTATE

WHEREAS, the Council of the City of Pataskala (“Council”) has previously determined that it is not in the interest of the City to permit uncontrolled growth of noxious weeds and rank vegetation;

WHEREAS, the Council has, in Codified Ordinance 521.11 – Weeds and Other Nuisances provided a procedure to see the removal of such noxious weeds and rank vegetation, after duly providing the owners of real property upon which is growing such weeds and/or vegetation adequate opportunity to voluntarily abate the nuisance;

WHEREAS, the City Administrator or his duly authorized designee has reported to Council pursuant to such ordinance that, following such notice and voluntary abatement period he did cause noxious weeds and/or rank vegetation to be removed from real property within the City by direct employment of labor or by some third person;

WHEREAS, Council desire to assess the real property upon which such weeds and/or vegetation were permitted to grow the costs associated with the removal thereof (including but not limited to the cost of investigation, handling of weed complaints, and costs of service/notification);

NOW THEREFORE, THE COUNCIL OF THE CITY OF PATASKALA, LICKING COUNTY, OHIO A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING, DIRECTS AS FOLLOWS BY MOTION:

SECTION ONE: That the report of the City Administrator be and hereby is approved.

SECTION TWO: That the Clerk of Council be and hereby is directed to make a return in writing to the Auditor of Licking County upon the real property identified on the attached Exhibit by owner address, and parcel number in the amount indicated and that the same be entered and collected as an assessment against such real property as provided by law.

SECTION THREE: This action shall become effective immediately pursuant to Section 4.01 of the Charter of the City of Pataskala, as the action is a procedural matter, as part of the business of Council, and a direction to the administrative officer or employee.

July 7, 2022



***Planning and Zoning
Department***

To: Tim Hickin
City Administrator

CC: Kathy Hoskinson
Clerk of Council

From: Felix Dellibovi
Zoning Inspector

This Letter is to inform you of the following costs that are involved with taking care of noxious grass and weeds, which constituted a nuisance and has endangered the public health for the following property:

Owner: Carolee J. Booth
Address: 5326 Columbia Road
Pataskala, Ohio 43062
Parcel No. : 063-143034-00.000

Cost of Mowing:	\$600.00
Administrative Cost:	<u>\$200.00</u>
Total:	\$800.00

June 28, 2022

Carolee J Booth
5326 COLUMBIA RD SW
PATASKALA, OH 43062



*Planning and Zoning
Department*

COPY
VIOLATION LETTER

Carolee J Booth,

The Pataskala Planning and Zoning Department is hereby notifying you that a violation of the Codified Ordinances of the City of Pataskala exists at 5326 COLUMBIA RD SW PATASKALA, OH 43062.

It is a violation of the Codified Ordinances of the City of Pataskala to:
Allow grass and/or weeds to exceed eight inches in height pursuant to Section 521.11.

Failure to resolve this matter within 10 days could result in a fine of \$150.00 per violation. Each day the violation continues is considered a separate offense. If you are the owner of this property, you have the right to appeal this violation.

The City of Pataskala seeks voluntary cooperation from the community to resolve these matters and avoid having to take additional action. Your cooperation in resolving this matter is greatly appreciated.

Should you have any questions, please feel free to contact me by phone at 740-927-3885 or via email at fdellibovi@ci.pataskala.oh.us.

Sincerely,

Felix Dellibovi
Zoning Inspector

CC: Lisa Paxton, Zoning Clerk
File Number: VIO-22-461
063-143034-00.000
7011 2000 0001 2442 2046

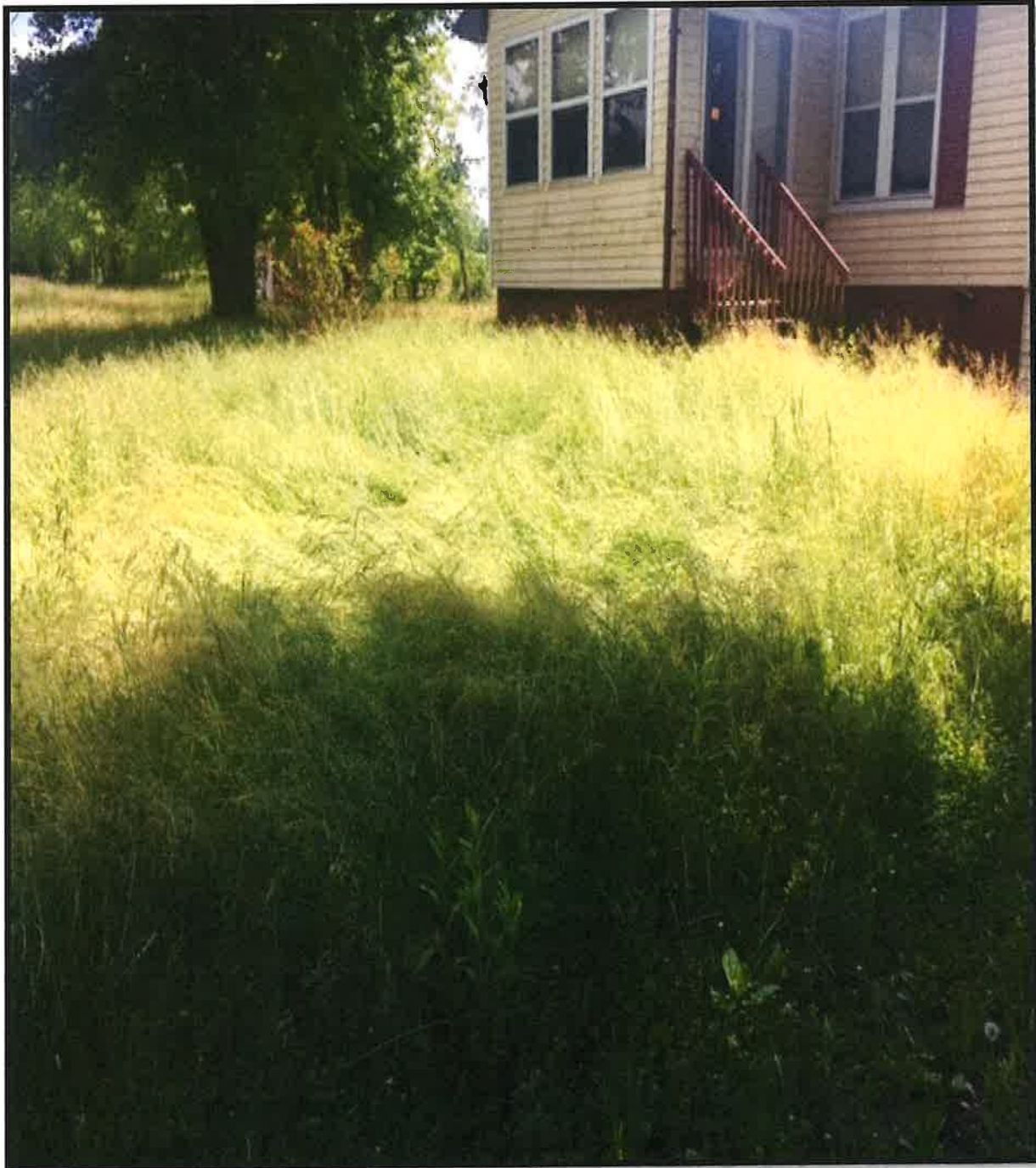


Evidence Photographs

Page | 1 of 2

Photographed by: City of Pataskala Zoning Inspector- Felix Dellibovi

Date Photographed: June 10, 2021





Evidence Photographs

Page | 2 of 2

Photographed by: City of Pataskala Zoning Inspector- Felix Dellibovi

Date Photographed: June 10, 2021





Michael L. Smith

Auditor, Licking County, Ohio

BOOTH CAROLEE J
5326 COLUMBIA RD

Parcel #: 063-143034-00.000

Rt #: 063-007.00-018.000

1 of 1



Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 511 Single family unplatted 0-09.9
Acreage:
Property Desc: LOTS 14-18 1.5084 AC

ATTRIBUTES

Story Height: 1
Exterior Wall: Frame
Heating: Central Warm Air
Cooling: Central
Basement: Full Basement
Attic: None

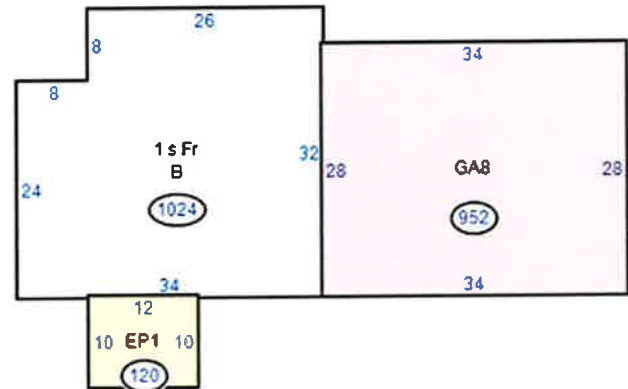
Total Rooms: 6.0
Bedrooms: 3.0
Family Rooms:
Dining Rooms: 0.0

Full Baths: 2.0
Half Baths: 0.0
Other Fixtures: 0.0

Year Built: 1983
Finished Living Area: 1,024

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0.0
Basement Finished: No



AREA

First Floor: 1,024
Upper Floor: 0
Attic: 0
Half Story: 0
Crawl: 0
Basement: 1,024

VALUES (by tax year)		Land	Improvement	Total
2021	Market	43,100	116,400	159,500
	CAUV	0	0	0
2020	Market	43,100	116,400	159,500
	CAUV	0	0	0
2019	Market	43,100	89,500	132,600
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
04/10/2015	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	BOOTH ROBERT F & CAROLEE J
10/08/2013	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	BOOTH ROBERT F & CAROLEE J TRUSTEES
03/10/2006	1 EX - EXEMPT CONVEYANCE	0.00		N	N	BOOTH ROBERT F & CAROLEE
10/13/2005	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	CAHILL RICHARD L & BOOTH

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	1463.18	1480.24	1480.24	4423.66
Pen/Int/Adj	329.40	148.02	0.00	477.42
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	1792.58	1628.26	1480.24	4901.08
Payments	1792.58	0.00	0.00	1792.58
Net Due	0.00	1628.26	1480.24	3108.50

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.



Roy Van Atta
Licking County Treasurer

P.O. Box 830 • Newark, OH 43058-0830 • 740.670.5010

2021 2nd Half - Due by 07/20/2022

1 For Reference Only

2
BOOTH CAROLEE J
5326 COLUMBIA RD SW
PATASKALA OH 43062

3 Parcel #

063-143034-00.000

4 Property Address

5326 COLUMBIA RD PATASKALA OH

43062

Owner Name

BOOTH CAROLEE J

Legal Description

LOTS 14-18 1.5084 AC - Residential

Tax District

063 PATASKALA LK HGHTS LSD-WLJFD

TAX BILL CALCULATION

5 Gross Tax Rate	6 Effective Tax Rate	7 Non-Business Reduction Factor	8 Owner-Occupied Reduction Factor	9 Homestead Reduction
83.89	69.520638	0.077330	0.019332	Yes

ANNUAL TAX DISTRIBUTION

11			
School	66.85%	1979.13	
Fire	12.8%	378.94	
Municipal	4.17%	123.49	
Vocational School	3.6%	106.46	
Develop Disability	3.34%	98.94	
County	3.16%	93.69	
Children Services	2.19%	64.86	
Senior Citizens	1.45%	42.98	
Library	1.09%	32.21	
Mental Health	1.07%	31.81	
County Parks	0.27%	7.95	

PROPERTY VALUE

12 Market Value	
Land:	43,100
Improvement:	116,400
Total:	159,500

13 Taxable Value	
Land:	15,090
Improvement:	40,740
Total:	55,830

14 TREASURER'S MESSAGE

Short explanations and contact phone numbers for each numbered box are available on the back of this bill.

Total 100% 2960.48

10	Prior Year(s) Balance	1792.58
	Gross Full Year Tax	4683.58
	Tax Reduction Credit	-802.24
	Non-Business Credit	-300.14
	Owner Occupancy Credit	-71.22
	Homestead Credit	-549.50
	Annual Net Tax	2960.48

Penalty/Interest 148.02

Payments -1792.58

BALANCE DUE: 3108.50

Return this stub with check made payable to:

Your cancelled check or check image is a valid receipt. If you need a stamped receipt, please return entire bill with a self-addressed stamped envelope.



Roy Van Atta
Licking County Treasurer

P.O. Box 830
Newark, Ohio 43058-0830

2021 2nd Half - Due by 07/20/2022

Name: _____

Phone: _____

Check ☐ Cash ☐

Change: _____

Parcel # 063-143034-00.000

Owner BOOTH CAROLEE J

Address 5326 COLUMBIA RD
PATASKALA OH 43062

BALANCE DUE: 3108.50

Youngquist Lawn Care

14701 Morse Rd
Pataskala OH 43062

**Pataskala Zoning**

621 Broad St. SW
Pataskala OH 43062

Estimate #	0000170
Date	Jul 06, 2022

Description	Cost/Rate	Qty/Hr	Taxes %	Total
Property address: OH, 5326 Columbia Rd	600.00	1	0.00	600.00
Subtotal				600.00
Taxes				0.00
Total Estimated Cost				600.00

Youngquist Lawn Care
14701 Morse Rd
Pataskala OH 43062



City of Pataskala
621 West Broad St.
Pataskala OH 43062

Invoice #	1936
Invoice Date	Jul 12, 2022
P.O. Number	2022-00623
Outstanding Balance	0.00

Description	Cost/Rate	Qty/Hr	Taxes %	Total
Jul 12, 2022 5326 Columbia Rd	600.00	1	0.00	600.00
Notes: <i>If you have any questions or concerns please feel free to call - Sterling 614-332-0207 Jason 614-332-1037</i>				
Subtotal				600.00
Taxes				0.00
This Invoice				600.00
Amount Paid				0.00
Total Due				600.00

PAYMENT STUB

City of Pataskala
621 West Broad St.
Pataskala OH 43062

Customer
Invoice #
Invoice Date

City of Pataskala
1936
Jul 12, 2022

Youngquist Lawn Care
14701 Morse Rd
Pataskala OH 43062

Outstanding Balance 0.00
This Invoice 600.00
Total Due on Account 600.00
Amount Paid

**CITY OF PATASKALA**

621 W. Broad Street
Finance Department
Suite 1D
Pataskala, OH 43062

Deliver To Finance Department
City of Pataskala
621 W. Broad Street
Suite 1D
Pataskala, OH 43062

Vendor 3800
Youngquist Lawn Care Inc.
14701 Morse Rd
Pataskala, OH 43062

PURCHASE ORDER

Page: 1
P.O. Number: **2022-00623**
P.O. Date: 07/01/2022
Req. Number: 22-PNZ-0025-A
Requested By: Shellie Widdis
Ship Via:

Terms:

NOTE: INVOICES SHOULD BE SENT TO THE ATTENTION OF THE FINANCE DEPARTMENT AT THE ABOVE ADDRESS, AND SHOULD CONTAIN THE VENDOR'S FEDERAL IDENTIFICATION NUMBER. ALL INVOICES AND SHIPPING DOCUMENTS MUST REFERENCE THE P.O. NUMBER LISTED ABOVE. MATERIAL ON THIS ORDER IS EXEMPT FROM OHIO SALES TAX, AS WELL AS ANY FEDERAL EXCISE TAXES.

FID# 31-6400834

Line	Description	Account	Qty	Unit	Price/Unit	Amount
001	Nuisance Abatement/Grass Mowing-5326 Columbia Rd	101.103.54703				\$600.00
						\$600.00
002		101.103.54703				0.00

Purchase Order Total: \$600.00

FINANCE DIRECTOR CERTIFICATION

It is hereby certified that at the time of the making of this contract or order and at the date of the execution of this certificate, the amount required to pay this contract or order has been appropriated for the purpose of this contract or order, and is in the treasury or in the process of collection to the credit of the fund free from any previous encumbrance.

7/7/2022

James M. Nicholson, Finance Director

Date