

# CITY OF PATASKALA, OHIO

City of Pataskala  
Administrative Offices  
[www.ci.pataskala.oh.us](http://www.ci.pataskala.oh.us)



621 West Broad Street  
Suite 2B  
Pataskala, Ohio 43062  
Telephone: 740-927-2021  
Fax: 740-927-0228

## NOTICE OF PUBLIC HEARING

### CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on November 7, 2022, at 6:30 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following rezoning application will be considered:

An ordinance to rezone properties located at located at 53 and 66 George Street, parcel numbers 064-307908-00.000 and 064-311784-00.000, totaling 0.25 +/- acres in the City of Pataskala, from the Light Manufacturing (M-1) zoning classification to the Downtown Business (DB) zoning classification.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson  
Clerk of Council



September 21, 2022

Jeffrey Branham  
6570 Beaver Run Road SW  
Pataskala, Ohio 43062



*Planning and Zoning  
Department*

RE: Rezoning Application ZON-22-003

Dear Jeff,

Your request for a recommendation to rezone +/- 0.25 acres from the M-1 – Light Manufacturing Zoning District to the DB – Downtown Business Zoning District, pursuant to Section 1255.13 of the Pataskala Code, for properties located on George Street, Parcel ID Nos. 064-307908-00.000 and 064-311784-00.000, were given a public hearing on Wednesday, September 7, 2022.

The City of Pataskala Planning and Zoning Commission recommended approval.

**The recommendation shall be forwarded to Pataskala City Council for consideration, as Ordinance Number 2022-4430 for a public hearing on Monday, November 7, 2022.**

Should you have any questions, please contact Jack Kuntzman, City Planner, at (740) 964-1316 or via email at [jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us).

Sincerely,

Lisa Paxton  
Zoning Clerk

cc: Zoning Inspector  
File





## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

September 7, 2022

#### Rezoning Application ZON-21-003

<b>Applicants:</b>	Jeffrey Branham
<b>Owner:</b>	Jeffrey Branham
<b>Location:</b>	53 George Street (PIDs: 064-307908-00.000 and 064-311784-00.000)
<b>Acreage:</b>	+/- 0.25-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting a recommendation to rezone +/- 0.25 acres from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district pursuant to Section 1255.13 of the Pataskala Code.

#### Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone two (2) properties: 53 George Street (PID: 064-307908-00.000) and 66 George Street (064-311784-00.000) totaling 0.25-acres, from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district.

#### Staff Summary:

There are two (2) properties that the Applicant has requested a recommendation from the Planning and Zoning Commission to be rezoned. Those being:

- 53 George Street (PID: 064-307908-00.000)
  - Acreage: 0.13
  - Current Zoning: M-1 – Light Manufacturing
  - Current Use: Vacant
  - Existing Structures: 3,640-square foot barn built in 1918.
- 66 George Street (PID: 064-311784-00.000)
  - Acreage: 0.12
  - Current Zoning: M-1 – Light Manufacturing
  - Current Use: None
  - Existing Structures: None

Staff would note that there are currently two (2) parcels with the address “66 George Street”; the subject parcel for this rezoning request, and a parcel across the street to the north, which is occupied by a single-family home. The rezoning request is only for the vacant parcel. Once a decision has been reached regarding this rezoning request, the address of the vacant parcel will be changed. Both properties have frontage on George Street to the north, while the 0.12-acre lot is a corner lot, with additional frontage to the east on Township Road.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone both properties, 0.25-acres in total, from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district. As stated within their Narrative Statement, the Applicant has renovated the historic structure on the property, which he would like to use as space to lease to small businesses such as retail, photography, office, or other local entrepreneurs.

Further stated within the supplied Narrative Statement, the Applicant believes that the proposed rezoning will follow the recommendations of the Comprehensive Plan not only regarding the Future Land Use Map but will also meet several other action items named within the Comprehensive Plan, such as the adaptive reuse of existing buildings and providing commercial buildings with flexible office space.

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends the two properties as ‘Village Mixed Use’. The Comprehensive Plan (2021) describes this as “characterized by a vertical and/or horizontal mix of uses...and is designed at a neighborhood and human scale to promote walkability and social interaction”. The recommended zoning districts being GB, LB, M-1, DB, and R-20 with the recommended uses as detached/attached single-family, multi-family, retail, and office. The requested rezoning to the DB – Downtown Business would be in line with the recommendations of the City’s Comprehensive Plan.

The Applicant has not proposed any additional improvements to the property with this rezoning. The existing structure at 53 George Street is existing non-compliant (e.g. “grandfathered”) as it does not meet the required setbacks and lot size requirements of the current M-1 – Light Manufacturing zoning district. Should it be rezoned to the DB – Downtown Business, the structure would be non-compliant with the front yard setback (10-feet), but the existing non-conformity would be carried over with the rezoning.

Should the Applicant proceed to lease space for any permitted or conditional uses, the Applicant (or lessee) would need to apply for and receive a Certificate of Compliance from the Planning and Zoning Department, who would determine the need for any required improvements to the property that may need to be made in order for the property to be in full compliance with the Pataskala Code.

Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Pataskala Utilities

The Utility Department has no comment at this time. Depending on the type of business that would move in, there may be additional requirements to protect the public infrastructure (backflow device, grease traps, etc.)

Other Departments and Agencies

No other comments received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	R-7 – Village Single-Family Residential	Single-Family Home
East	R-7 – Village Single-Family Residential	Duplex
South	M-1 – Light Manufacturing	Sound/Stage Equipment Rental
West	R-7 – Village Single-Family Residential	Vacant Commercial Single-Family Home

**Rezoning Approval:**

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**Department and Agency Review**

- Zoning Inspector – No Comments.
- City Engineer – No Comments.
- Public Service – No Comments.
- SWLCWSD – See Attached.
- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- Licking Heights School District – No Comments.

**Modifications:**

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

**Resolution:**

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-22-003 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



**PM-22-001:** Felix Dellibovi, American StructurePoint, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

**PP-22-001:** Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

**The Utility Department has no comment at this time.**

**PP-22-002:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

**ZON-21-003:** Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

**The Utility Department has no comment at this time. Depending on the type of business that would move in, there may be additional requirements to protect the public infrastructure (backflow device, grease traps, etc.)**

**ZON-21-004:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, August 29th.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo:

[https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman\\_ci\\_pataskala\\_oh\\_us/EggidGSGqnNNot-DP6eEpCAB8B3fnHzO6JDgNMCDdJu-gg?e=aGtni1](https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/EggidGSGqnNNot-DP6eEpCAB8B3fnHzO6JDgNMCDdJu-gg?e=aGtni1)

Respectfully,

**JACK R. KUNTZMAN**  
City Planner  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062  
Phone: 740-964-1316



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 53-66 George St		
Parcel Number: 064-307908-00-000 / 064-311784-00-000		
Current Zoning: m-1	Proposed Zoning: DB	Acres: 0.13 / 0.12
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: ZON-22-003
Fee: 750 -
Filing Date: 8-1-22
Hearing Date: 9-7-22
Receipt Number: 000769

Applicant Information		
Name: Jeff Branhan		
Address: 6510 Beaver Run Rd SW Pataskala OH		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-975-7810	Email: jbranhan1@yahoo.com	

Property Owner Information		
Name: (SAME)		
Address:		
City:	State:	Zip:
Phone:	Email:	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Rezoning Information
Request (Include Section of Code):
Describe the Project (Include Current Use and Proposed Use):
Rezone from m-1 to DB-Downtown Business

## Documents to Submit

**Rezoning Application:** Submit one (1) copy of the rezoning application.

**Narrative Statement:** Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
  1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
  2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  3. *Will not be hazardous or disturbing to existing or future uses.*
  4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
  7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
  8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

**Site Plan:** Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

**Area Map:** Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyoio.us/>

## Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):

*Jeff Branch*

Date:

*7/31/22*

Property Owner (Required):

*[Signature]*

Date:

*7/31/22*

Jeff Branham  
6570 Beaver Run Road SW  
Pataskala OH 43062

Pataskala Zoning Commission  
621 W. Broad Street  
Pataskala OH 43062

July 31, 2022

Dear Zoning Commission Members:

Please find attached an application to change the zoning of 53 and 66 George Street from M1 to **DB**. In keeping with the Comprehensive Plan for the City of Pataskala, this change will support and promote small, locally owned businesses within the City.

The historic structure on this property was recently renovated and again follows the Comprehensive Plan Action 4.3.1 in "the adaptive reuse of existing buildings to provide affordable yet updated space for small businesses". Similarly, Action 4.3.2 of the Comprehensive Plan recommends to "support construction of 10,000 to 20,000 square foot commercial buildings that provide flexible office space."

The rezoning of the property to **DB** will allow the leasing of the building to local entrepreneurs for retail sales, photography, office space or entertainment facilities.

I have similarly renovated two other buildings in the City of Pataskala which are currently supporting retail businesses and professional offices. With the success of these renovations, I respectfully ask your consideration for the rezoning of 53 and 66 George Street from M1 to **DB**.

Sincerely,

Jeff Branham



Taxes Due July 20th

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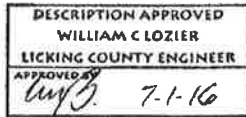
BRANHAM JEFFREY  
66 GEORGE ST  
PATASKIA, OH 43061

Acres: 0.12  
Land: 0.12  
Improvements: 0.00  
Total: 0.12

Transfer Date: 11/11/2011  
Amount: \$1,000.00  
Conveyance: 11/11/2011  
Valid Sale: 11/11/2011

Homestead: 11/11/2011  
Owner Occ: 11/11/2011

Foreclosure: 11/11/2011  
Certified Delq: 11/11/2011  
On Contract: 11/11/2011  
Bankruptcy: 11/11/2011  
Tax Lien: 11/11/2011



## GENERAL WARRANTY DEED

**Richard E. McClead**, unmarried, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to **Jeffrey Branham**, married, whose tax mailing address is \_\_\_\_\_, the following real property:

*Situated in the State of Ohio, County of Licking and village of Pataskala, now City of Pataskala and further described on the attached Exhibit "A".*

Prior Deed Reference: Instrument Number 20030829041996 and 201006080010842, Licking County Recorder's Office, Licking County, Ohio.

Also known as: 53 George Street, Pataskala, Ohio 43062

Auditor's Parcel #064-307908-00.000

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.


Executed this 30th day of June, 2016

  
Richard E. McClead

State of Ohio  
County of Licking SS:

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by Richard E. McClead



  
LAURIE WELLS, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

Prepared by:  
Laurie Wells, Esq., through  
Hayes Law Offices, INC., L.P.A.  
195 E. Broad St., Pataskala, OH 43062  
740.927.2927



Exhibit "A"

Situated the State of Ohio, county of Licking and Village of Pataskala, now City of Pataskala:

Parcel 1

Beginning at an iron pin found on the south side of George Street at the northeast corner of Lot No. 33 of the original plat of Conine as numbered and delineated upon the recorded plat of record in Plat Book 1 page 26, Licking County, Ohio; thence along the south line of George Street, south 76 deg. 57' 31" east, 64.0 feet to a point for the true place of beginning; thence continuing along the south line of George Street, south 76 deg. 57' 31" east 62.88 feet to an iron pin at the northwest corner of the Elizabeth Terry parcel of record in Deed Book 574, page 515; thence along the west line of the Terry property south 13 deg. 47' 54" west, passing an iron pin at 84.77 feet and 90.0 feet, a total distance of 94.77 feet to an iron pin for a corner; thence north 74 deg. 48' 29" west 62.96 feet to a point for a corner (being the southeast corner of a .133 acre tract conveyed by Gertrude H. Wright, et al., to Raymond R. Johnson and Janice E. Johnson by deed dated November 7th, 1970); thence along the east line of said .133 acre tract, north 13 deg. 47' 54" east, 92.40 feet to the place of beginning containing .135 acres more or less.

Excepting and reserving, however, to the grantor, her heirs and assigns, tenants, licensees, employees, visitors and all persons for the benefit or advantage of the grantor, a right of way over, across and upon a strip of land 10 feet wide off of the entire south end of the above described premises, which right of way or easement, the grantees agree to keep open for the purpose of access to and the loading and unloading of vehicles serving the grantor's property adjoining said premises, the grantees, their heirs, assigns, tenants, licensees, employees, visitors and all persons for the advantage of the grantees being likewise entitled to use the same.

Neither the grantor, the grantees nor anyone claiming under them or either of them, shall in any manner obstruct any portion of said easement or right of way or use the same for storage of vehicles or materials or otherwise, or in any manner prevent the free and unobstructed use thereof by the parties entitled to use the same. It being the understanding of the parties that the property may be used by the grantees for the parking of vehicles so long as said vehicles do not obstruct or may be moved in order to insure access to the grantor's adjoining property at such time the same may be needed by any person entitled to use the same.

Parcel 2

The grantor does hereby grant and release unto the grantees, their heirs and assigns forever a non-exclusive right of way on and over the following described property, to-wit:

Beginning at an iron pin found on the south side of George Street at the northeast corner of Lot No. 33 of the original plat of Conine as numbered and delineated upon the recorded plat thereof of record in Plat Book 1 page 26 Plat Records, Licking County, Ohio; thence along the east line of Lot No. 33 south 13 deg. 47' 54" west 90.0 feet to an iron pin in the east line of Lot No. 33 for the true place of beginning; thence along the south line of Parcel 1 extended south 74 deg. 48' 29" east 127.05 feet to an iron pin set; thence continuing south 79 deg. 31' 36" east 60 feet to an iron pin set in the east corporation line of the Village of Pataskala; being the west line of Harrison Township; thence along the east corporation line of the Village of Pataskala, south 13 deg. 47' 54" west 15.0 feet to an iron pin set; thence along a line parallel to the north line of said easement, north 79 deg. 31' 36" west 60.0 feet to an iron pin set; thence continuing north 74 deg. 48' 29" west, 127.05 feet to an iron pin set in the east line of Lot No. 34 of the plat of Conine; thence north, along the east line of Lots No. 34 and 33 of Conine, north 13 deg. 47' 54" west 15 feet to the place of beginning containing .06 acres more or less. Said easement or right of way being for the use of the grantees, their heirs and assigns, their agents, servants, tenants, visitors, licensees, and all persons for the advantage of the grantees, their heirs and assigns, at all times to freely pass and repass, on foot and in vehicles of every kind and description, to and from said Township Line

Road to said lands of the grantees and for the benefit of the grantees' building situated on Parcel 1 hereof.

To have and to hold said easement and right unto the grantees, their heirs and assigns, forever, subject however to the rights of the grantor, her heirs and assigns.

Excepting and reserving, however, unto the grantor, her heirs and assigns and her servants, agents, tenants, visitors, licensees and all other person for the advantage of the grantor, the right to use said easement subject only to the non-exclusive easement granted the grantees for the purposes herein set forth.

Neither the grantor, the grantees nor anyone claiming under them or either of them, shall in any manner obstruct any portion of said easement or right of way or use the same for the storage of vehicles or materials or otherwise, or in any manner prevent the free and unobstructed use thereof by the parties entitled to use the same. It being the understanding of the parties that the property may be used by the grantor for the parking of vehicles so long as said vehicles do not obstruct or may be moved in order to insure access to the grantees' property at such time the same may be needed to any person entitled to use the same.

It being further mutually understood by and between the parties that said easement and right of way shall be jointly kept and maintained by the grantor and grantees equally, or in direct proportions to their use thereof.

**53 George Street, Pataskala, OH 43062**

**Permanent Parcel No.: 064-307908-00.000**





GRAY ABIGAIL M F &  
STILES BRANDON E  
013

RICHARDS  
CHRISTINE J  
011

GREMER  
CRYSTAL ANN  
013

SAPUTO  
CARINA  
013

BENTLEY  
SHAUN M  
013

BENTLEY  
SHAUN M  
013

LOWDER HOWARD  
N JR & LYON  
014

BRYANT  
JEFFREY A  
007

YIGITBASI  
SAOJ  
011

VMA ADVENT  
LLC  
010

BRANHAM  
JEFFREY  
013

BRANHAM  
JEFFREY  
013

WILSON DANIEL C  
& BIVENS EMILY P  
013

EVELAND  
JANICE KAYE  
016

JORDAN MICHAEL  
D & MICHAEL D  
024

JORDAN MICHAEL  
D & MICHAEL D  
024

WILES  
VALERIE K  
016

NAPER DENNIS  
LEE JR  
027

DYKYN WILLES  
GREG  
015

MCCORD  
JOSHUA T  
012

MCCORD  
JOSHUA  
018

BUSKETT  
DIANE  
029

esri





## NOTICE OF PUBLIC HEARING

*Planning and Zoning  
Department*

***You are receiving this Public Notice because you own property within  
300 feet of the property requesting a Planning and Zoning Commission Hearing***

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, September 7, 2022 at 6:30 p.m., Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via "City of Pataskala" YouTube page.

The Planning and Zoning Commission will discuss the following application:

**Rezoning Application ZON-22-003:** Jeffrey Branham is requesting a recommendation to rezone +/- 0.25 acres from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district pursuant to Section 1255.13 of the Pataskala Code located on George Street, Parcel ID Nos. 064-307908-00.000 and 064-311784-00.000.

The application will be available for review on our homepage, [www.cityofpataskalaohio.gov](http://www.cityofpataskalaohio.gov), September 1, 2022 under the "Planning and Zoning Commission Info" tab.

Please contact the Zoning Clerk at 740-927-4910 or [lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us) if you have any questions.

Planning and Zoning Office Hours, Monday through Friday, 8:00 a.m. to 4:00 p.m.





## NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, September 7, 2022 at 6:30 p.m., Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via "City of Pataskala" YouTube page.

*Planning and Zoning  
Department*

The Planning and Zoning Commission will discuss the following applications:

**Planned Manufacturing 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 to allow for the construction of two (2) warehouses on property located at 11591 Mill Street Road SW, Parcel ID No. 064-152898-00.000.

**Preliminary Plan Amendment Application PP-22-001:** 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, located on O Hazelton-Etna Road, Parcel ID Nos. 255-067746-00.000, 255-069066-00.005, 255-069072-00.000.

**Preliminary Plan Amendment 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 property located at O E Broad Street, 14140 and 14163 E Broad Street, Parcel ID Nos. 063-141048-01.000, 063-141048-00.000, 063-141960-00.000.

**Rezoning Application ZON-22-003:** Jeffrey Branham is requesting a recommendation to rezone +/- 0.25 acres from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district pursuant to Section 1255.13 of the Pataskala Code located on George Street, Parcel ID Nos. 064-307908-00.000 and 064-311784-00.000.

**Rezoning Application ZON-22-004:** Connie J. Klema is requesting a recommendation of approval for a rezoning from LB – Local Business to PDD – Planned Development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for the expansion of "Heritage Town Center", located at 7164 Hazelton-Etna Road SW, Parcel ID No. 064-153276-00.000.

The applications will be available for review on our homepage, [www.cityofpataskalaohio.gov](http://www.cityofpataskalaohio.gov), September 1, 2022 under the "Planning and Zoning Commission Info" tab.

Please contact the Zoning Clerk at 740-927-4910 or [lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us) if you have any questions.

Planning and Zoning Office Hours, Monday through Friday, 8:00 a.m. to 4:00 p.m.





MCCORD JOSHUA

468 TOWNSHIP RD

PATASKALA, OH 43062

MCCORD JOSHUA

4555 HEADLEYS MILL RD SW

PATASKALA, OH 43062

BURKETT DIANE

170 SOUTH FORK CIR

PATASKALA, OH 43062

MCCORD JOSHUA T

4555 HEADLEYS MILL RD

PATASKALA, OH 43062

VMA ASHTEN LLC

121 N PEARL ST

GRANVILLE, OH 43023

JENNEY MARY E

65 BENTON ST

PATASKALA, OH 43062

BENTLEY SHAUN M

24 E MILL ST

PATASKALA, OH 43062

GRAY ABIGAIL M F & STILES BRANDON E

504 S MAIN ST

PATASKALA, OH 43062

GREINER CYNTHIA ANN

524 MAIN ST

PATASKALA, OH 43062

YIGITBASI SADI

524 JEFFERSON ST

PATASKALA, OH 43062

NSENGA RIPEN & ARINAITWE FLORENCE

176 SOUTH FORK CIRCLE

PATASKALA, OH 43062

JAMES CHARLES II

476 TOWNSHIP RD

PATASKALA, OH 43062

TEAL ROBERT SR & NANCY

163 SOUTH FORK CIR

PATASKALA, OH 43062

NAPIER DENNIS LEE JR

490 TOWNSHIP RD

PATASKALA, OH 43062

WEST TERRI L

496 JEFFERSON ST

PATASKALA, OH 43062

EVELAND JANICE & KYLE

479 S TOWNSHIP RD

PATASKALA, OH 43062

SAPUTO CARIN A

532 S MAIN ST

PATASKALA, OH 43062

MARZLUF MARK H

488 S MAIN ST

PATASKALA, OH 43062

LAWSON DENNIS BRIAN & CLARA EILEEN

126 BROADWAY ST

PATASKALA, OH 43062

VAMPIRE OPTICAL COATINGS  
INCORPORATED

63 E MILL ST

PATASKALA, OH 43062

DYKY NILES GREG

488 TOWNSHIP RD

PATASKALA, OH 43062

BUCKLEW THERESA & AARON L

6541 MARSHVIEW DR

HILLIARD, OH 43026

FOGLE BRYAN C

470 TOWNSHIP RD

PATASKALA, OH 43062

PATASKALA VILLAGE OF

621 W BROAD ST STE 2B

PATASKALA, OH 43062

WIRES VALERIE K

66 E MILL ST

PATASKALA, OH 43062

HEGENBERGER CHARLES R & MELISSA L

504 JEFFERSON ST

PATASKALA, OH 43062

SALTSMAN DEBORAH LYNN & CLARK  
DEANN ELIZABETH

516 S MAIN ST

PATASKALA, OH 43062

JORDAN MICHELE D & MICHAEL D

44 E MILL ST

PATASKALA, OH 43062

WILSON DANIEL C & BIVENS EMILY P

38 GEORGE ST

PATASKALA, OH 43062

PYLE BASIL J & MARY C TRUSTEES

31 E MILL ST

PATASKALA, OH 43062

CUNNINGHAM KAI T

49 E MILL ST

PATASKALA, OH 43062

RICHARDS CHRISTINE J

25 GEORGE ST

PATASKALA, OH 43062

GONZALEZ ANYA & PAUL

488 JEFFERSON ST

PATASKALA, OH 43062

BRYANT JEFFERY A

532 JEFFERSON ST

PATASKALA, OH 43062

LOWDER HOWARD K JR & EVON

540 JEFFERSON ST

PATASKALA, OH 43062

CORUM MOLLY R

492 JEFFERSON ST

PATASKALA, OH 43062

MILLER SHELASIA & FONGHEISER DANIEL

51 BENTON ST

PATASKALA, OH 43062

BRANHAM JEFFREY

6570 BEAVER RUN RD

PATASKALA, OH 43062

COPY



Owner	Ow C	OwnerAddr	Street	Own	O Address	OwnerCity	OwnerStat	OwnerZip
DYKY NILES GREG	488	TOWNSHIP	RD		488 TOWNSHIP RD	PATASKAL/ OH		43062
MCCORD JOSHUA	4555	HEADLEYS MILL	RD	S'	4555 HEADLEYS MILL RD SW	PATASKAL/ OH		43062
JAMES CHARLES II	476	TOWNSHIP	RD		476 TOWNSHIP RD	PATASKAL/ OH		43062
MCCORD JOSHUA	468	TOWNSHIP	RD		468 TOWNSHIP RD	PATASKAL/ OH		43062
BUCKLEW THERESA & AARON L	6541	MARSHVIEW	DR		6541 MARSHVIEW DR	HILLIARD OH		43026
BURKETT DIANE	170	SOUTH FORK	CIR		170 SOUTH FORK CIR	PATASKAL/ OH		43062
NSENGA RIPEN & ARINAITWE FLORENCE	176	SOUTH FORK CIRCLE			176 SOUTH FORK CIRCLE	PATASKAL/ OH		43062
TEAL ROBERT SR & NANCY	163	SOUTH FORK	CIR		163 SOUTH FORK CIR	PATASKAL/ OH		43062
FOGLE BRYAN C	470	TOWNSHIP	RD		470 TOWNSHIP RD	PATASKAL/ OH		43062
MCCORD JOSHUA T	4555	HEADLEYS MILL	RD		4555 HEADLEYS MILL RD	PATASKAL/ OH		43062
NAPIER DENNIS LEE JR	490	TOWNSHIP	RD		490 TOWNSHIP RD	PATASKAL/ OH		43062
PATASKALA VILLAGE OF	621	V BROAD ST STE 2B			621 W BROAD ST STE 2B	PATASKAL/ OH		43062
PATASKALA VILLAGE OF	621	V BROAD ST STE 2B			621 W BROAD ST STE 2B	PATASKAL/ OH		43062
BRANHAM JEFFREY	6570	BEAVER RUN	RD	S'	6570 BEAVER RUN RD SW	PATASKAL/ OH		43062
VMA ASHTEN LLC	121	N PEARL	ST		121 N PEARL ST	GRANVILLE OH		43023
VAMPIRE OPTICAL COATINGS INCORPORATE	63	E MILL	ST		63 E MILL ST	PATASKAL/ OH		43062
JORDAN MICHAEL & MICHELLE	44	E MILL	ST		44 E MILL ST	PATASKAL/ OH		43062
WEST TERRI L	496	JEFFERSON	ST		496 JEFFERSON ST	PATASKAL/ OH		43062
WIRES VALERIE K	66	E MILL	ST		66 E MILL ST	PATASKAL/ OH		43062
JENNEY MARY E	65	BENTON	ST		65 BENTON ST	PATASKAL/ OH		43062
EVELAND JANICE & KYLE	479	S TOWNSHIP	RD		479 S TOWNSHIP RD	PATASKAL/ OH		43062
EVELAND JANICE & KYLE	479	S TOWNSHIP	RD		479 S TOWNSHIP RD	PATASKAL/ OH		43062
WILSON DANIEL C & BIVENS EMILY P	38	GEORGE	ST		38 GEORGE ST	PATASKAL/ OH		43062
HEGENBERGER CHARLES R & MELISSA L	504	JEFFERSON	ST		504 JEFFERSON ST	PATASKAL/ OH		43062
BENTLEY SHAUN M	24	E MILL	ST		24 E MILL ST	PATASKAL/ OH		43062
BENTLEY SHAUN M	24	E MILL	ST		24 E MILL ST	PATASKAL/ OH		43062
GRAY ABIGAIL M F & STILES BRANDON E	504	S MAIN	ST		504 S MAIN ST	PATASKAL/ OH		43062
JORDAN MICHELE D & MICHAEL D	44	E MILL	ST		44 E MILL ST	PATASKAL/ OH		43062
GREINER CYNTHIA ANN	524	MAIN	ST		524 MAIN ST	PATASKAL/ OH		43062
LAWSON DENNIS BRIAN & CLARA EILEEN	126	BROADWAY	ST		126 BROADWAY ST	PATASKAL/ OH		43062
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PLYE BASIL J & MARY C TRUSTEES	31	E MILL	ST		31 E MILL ST	PATASKAL/ OH		43062

CUNNINGHAM KAI T	49	E MILL	ST	49 E MILL ST	PATASKAL/ OH	43062
CORUM MOLLY R	492	JEFFERSON	ST	492 JEFFERSON ST	PATASKAL/ OH	43062
BRYANT JEFFERY A	532	JEFFERSON	ST	532 JEFFERSON ST	PATASKAL/ OH	43062
MILLER SHELASIA & FONGHEISER DANIEL	51	BENTON	ST	51 BENTON ST	PATASKAL/ OH	43062
RICHARDS CHRISTINE J	25	GEORGE	ST	25 GEORGE ST	PATASKAL/ OH	43062
LOWDER HOWARD K JR & EVON	540	JEFFERSON	ST	540 JEFFERSON ST	PATASKAL/ OH	43062
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CORUM MOLLY R	492 JEFFERSON	ST	492 JEFFERSON ST	PATASKAL/ OH	43062







Introduced: November 7, 2022  
Revised:  
Adopted:  
Effective:

## CITY OF PATASKALA

### ORDINANCE 2022-4430

**AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 53 AND 66 GEORGE STREET, PARCEL NUMBERS 064-307908-00.000 AND 064-311784-00.000, TOTALING 0.25 +/- ACRES IN THE CITY OF PATASKALA, FROM THE LIGHT MANUFACTURING (M-1) ZONING CLASSIFICATION TO THE DOWNTOWN BUSINESS (DB) ZONING CLASSIFICATION.**

***WHEREAS***, Jeffrey Branham filed rezoning application ZON-22-003, for parcel numbers 064-307908-00.000 and 064-311784-00.000, totaling 0.25 +/- acres, from the Light Manufacturing (M-1) zoning classification to the Downtown Business (DB) zoning classification, pursuant to Section 1217.02, and

***WHEREAS***, a public hearing was held by the City of Pataskala Planning and Zoning Commission on September 7, 2022, pursuant to Section 1217.07, and

***WHEREAS***, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on August 18, 2022, and

***WHEREAS***, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject properties at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

***WHEREAS***, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on September 7, 2022, and

***WHEREAS***, a public hearing was held by Council on November 7, 2022 pursuant to Section 1217.11, and

***WHEREAS***, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing, pursuant to Section 1217.12, and

**WHEREAS**, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:**

Section 1: The properties located at 53 and 66 George Street, parcel numbers 064-307908-00.000 and 064-311784-00.000, are hereby rezoned to the Downtown Business (DB) zoning classification from the Light Manufacturing (M-1) zoning classification as shown on Exhibit A.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio, is hereby amended and revised by changing the zoning of the property from the Light Manufacturing (M-1) zoning classification to the Downtown Business (DB) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

\_\_\_\_\_  
Kathy M. Hoskinson, Clerk of Council

\_\_\_\_\_  
Michael W. Compton, Mayor

Approved as to form:

\_\_\_\_\_  
Brian M. Zets, Law Director

## EXHIBIT A







## EXHIBIT A



