



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

Current Projects

➤ **Planning and Zoning Commission**

December 7, 2022 Hearing: The following applications are scheduled to be heard at the December 7, 2022 Planning and Zoning Commission hearing:

- Application TCOD-22-002: PVL Investments, LLC is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of a Retirement Home, Independent Living Villas, and associated site improvements for the property located at 200 West Broad Street.
- Application TCOD 22-003: APG Architects, LLC is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the expansion of the Pataskala Public Library, with associated site improvements for the property located at 101 South Vine Street.
- Application ZON-22-006: Redwood USA, LLC c/o Jake Shields is requesting a recommendation of approval for a rezoning from AG – Agricultural to PDD – Planned development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for a 231 unit multi-family development for the property located at 6197 Mink Street.

➤ **Board of Zoning Appeals**

December 13, 2022 Hearing: The following application is scheduled to be heard at the December 13, 2022 Board of Zoning Appeals hearing:

- Application VA-22-029: Vickie S. Uray is requesting a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height in the front yard for the property located at 14027 Havens Corner Road.

➤ **Ordinance 2022-4430**

- Jeffrey Branham is requesting to rezone from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district pursuant to 1217.13 of the Pataskala code for the properties located at 53 and 66 George Street.

- The Planning and Zoning Commission recommended approval of the application on September 7, 2022.
- A Council public hearing was held on November 7, 2022 at 6:30pm
- Mr. Branham provided a certificate of compliance for a photo studio (permitted in the DB - Downtown Business district) and a parking lot concept plan indicating his intentions for the properties if the rezoning is successful. Both documents are attached.

➤ **Ordinance 2022-4436**

- This ordinance would amend Chapter 1296 – Residential Appearance Standards to allow for a provision for a Council variance and correct a discrepancy with terminology.
- The Development Committee recommend the amendment proceed through the amendment process on August 22, 2022.
- The Planning and Zoning Commission recommended approval on October 5, 2022
- A Council public hearing was held on November 21, 2022 at 6:45pm

➤ **Ordinance 2022-4440**

- Connie J. Klema is requesting to rezone from the LB – Local Business zoning district to the PDD – Planned Development zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 7164 Hazelton-Etna Road.
- The Planning and Zoning Commission recommended approval of the application on November 2, 2022 with the following condition:
 - The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- A Council public hearing is scheduled for January 17, 2023 at 6:30pm.

➤ **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:
 - 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 reschedule until the revised plans are submitted and the public hearing can be legally advertised.
- As of September 9, 2022, the applicant is investigating changes to the plan which could require a recommendation from the Planning and Zoning Commission prior to proceeding on to Council.
- 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.

➤ **JEDD Expansion**

- As a stipulation of the CRA agreement (Ordinance 2021-4393), the TPA property located on the north west corner of Mink Street and Refugee Road must petition to join the JEDD, which was done.
- All JEDD parties (Pataskala, Newark, and Harrison Township) must pass resolutions permitting the expansion of the JEDD to include the TPA property.
 - Pataskala Resolution 2022-075 was passed by Council on September 6, 2022
 - Harrison Township Resolution 2022 09 06 01 was passed by the Trustees on September 6, 2022
 - Newark's resolution was passed on October 3, 2022 and became effective on November 3, 2022.
- The petition will be presented to the JEDD Board on January 10, 2023 for final approval.

➤ **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**

- Staff is working to finalize the TIF agreement with the developer and Mr. Schwallie.
- The developers application was tabled at the September 7, 2022 Planning and Zoning Commission hearing.
- 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.

➤ **Impact Fee Annual Report**

- Pursuant to Section 1294.06 of the Pataskala Code, the Impact Fee Annual Report is attached for review by Council.
- While no legislative action is required by code, Council may take such actions as it deems appropriate, including but not limited to, amending Chapter 1294, requesting additional data or analyses, and holding public workshops and/or public hearings.

PENDING Zoning Change



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

COMMERCIAL CERTIFICATE OF COMPLIANCE

(Pataskala Codified Ordinances Section 1209)

Property Information			
Address: 53 George St Business (666 George St Parking)			
Parcel Number: 064 307098.00.000 004 33178400.000			
Zoning: DB Pending		Acres:	
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

Applicant Information			
Name: Jeff Branhaw			
Address: 6570 Beaver Run Rd			
City: Pataskala	State: OH	Zip: 43062	
Phone: 740 475-7810	Email: jbranhaw2@yahoo.com		

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

Business Information	
Business Name:	Barn on George (Pending)
Proposed Use:	Photography Studio

Documents to Submit
Application: Submit one (1) copy of the <i>completed and signed</i> Commercial Certificate of Compliance Application
Fee: Application fee of \$75
Location Map: Submit one (1) copy of a map showing the location of the business
New Commercial Construction Application (if Applicable): Submit one (1) copy of the New Commercial Construction Application <i>only if</i> the project involves the construction of additional structures or improvements to the property.
Health Department Inspection (if Applicable): Submit one (1) copy of the Health Department approval of the water and sewage disposal systems <i>only if</i> the property is not served by central water and sewer. Please contact the Licking County Health Department

Staff Use

Application Number:

Fee:

Filing Date:

Receipt Number:

Documents

☐ Application

☐ Fee

☐ Location Map

☐ New Commercial Construction Application (if Applicable)

☐ Health Department Inspection (if applicable)

Important Information

Applicability: The Commercial Certificate of Compliance is required for all new businesses or institutions occupying an existing structure, and any new commercial construction. The Certificate of Compliance certifies that the proposed use is permitted and/or has Conditional Use approval, and that the lot and structures in combination are in compliance with current Pataskala Code.

Licking County Building Code Department:

- The new business and/or construction may require a permit from the Licking County Building Code Department.
- Please contact the Licking County Building Code Department at 740-349-6671 for additional information.

West Licking Joint Fire District

- The new business and/or construction will require a fire inspection prior to opening.
- Please contact the West Licking Joint Fire District at 740-927-3046 for additional information.

Temporary Approval: If items required for Final Approval are unable to be met due to extenuating circumstances, the Planning and Zoning Department, at their discretion, may authorize a Temporary Approval of a Commercial Certificate of Compliance not to exceed a period of six (6) months.

Basis for Final Approval:

- The proposed use, structure, and improvements must meet the applicable requirements of the Pataskala Code.
- Should new construction be taking place, or improvements to the property be required in order to meet current Pataskala Code, the following items shall apply:
 - The yard area shall be seeded, and straw applied or have grass sod in place.
 - Driveway, driveway apron, parking and/or loading areas shall be installed according to the approved site plan.
 - Sidewalks shall be installed according to the approved site plan, or the fee-in-lieu paid (if applicable).
 - Required landscaping shall be installed per the approved site plan.
 - Building elevations shall match those approved per the New Commercial Construction Application.
 - Location of building(s) and appurtenances shall match those approved per the New Commercial Construction Application.
 - All requirements of the Utility Provider and/or Health Department must be met (if applicable).
 - Should construction involve the installation or modification to any stormwater control facilities, construction within the public right-of-way, or any other activities that may fall under the purview of the Public Service Department, final approval from the Public Service Director, or designee, shall be required.

Signatures

I hereby certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge and understand the requirements for new commercial/institutional construction. Also, I authorize City of Pataskala staff to inspect the property as necessary as it pertains to this application.

Applicant (Required):

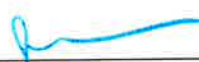


Jeff Brantner

Date:

11/23/22

Property Owner (Required):



Jeff Brantner

Date:

11/23/22

Staff Use Only Beyond this Point

Planning and Zoning Pre-Approval ☐ Not Applicable

☐ Approved

☐ Disapproved

☐ Not Applicable

PZC/BZA Application Number:

NAICS Number:

City Planner:

Approval Date:

Expiration Date:

Conditions:

- ☐ Public Service Department approval required prior to Final Certificate of Compliance.
- ☐ Utility Provider approval required prior to Final Certificate of Compliance.
- ☐ Other: _____

Temporary Approval		
<input type="checkbox"/> Temporarily Approved	<input type="checkbox"/> Not Applicable	Expiration of Temporary Approval:
<i>The following Condition(s) must be kept in compliance and/or completed on or before the expiration date of the Temporary Certificate of Compliance:</i>		
<div style="margin-left: 20px;"> <input type="checkbox"/> All erosion and sediment control measures are to be maintained by the builder and shall function properly until the final Certificate of Compliance is issued. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> All driveways, driveway aprons, parking and/or loading areas shall be installed and striped per the approved Site Plan. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> All required perimeter screening, interior landscaping, and other required landscaping shall be installed per the approved Site Plan. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Straw, or an equivalent of sufficient coverage, to control erosion shall be placed until cover crop is established over 90% of the seeded area pursuant to Section 1119.08(C)(1) of the Pataskala Code. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> All sidewalks shall be installed and pass required inspections, or the fee-in-lieu paid (TCOD Only). </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Final seeding and/or sod install must be completed. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Meter Pit, Curb Box, Manhole Cover at Finished Grade and pass inspection once Final Grade is completed. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> All requirements of the Public Service Department (if applicable) shall be fulfilled. </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Other: _____ </div>		
Zoning Inspector:		Date:

Final Approval		
Public Service Department		
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Not Applicable
Public Service:		Date:
Conditions:		
Planning and Zoning Department		
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	
Zoning Inspector:	Date:	
Conditions:		

53 George

Street Parking

53 George Building

Rear Building Parking

106 George

60 wide

90' Deep

Landscaping

30'

7 or 8 spots

72'

32'

58' TOTAL

Leave Trees + Landscaping Along Township

53 George

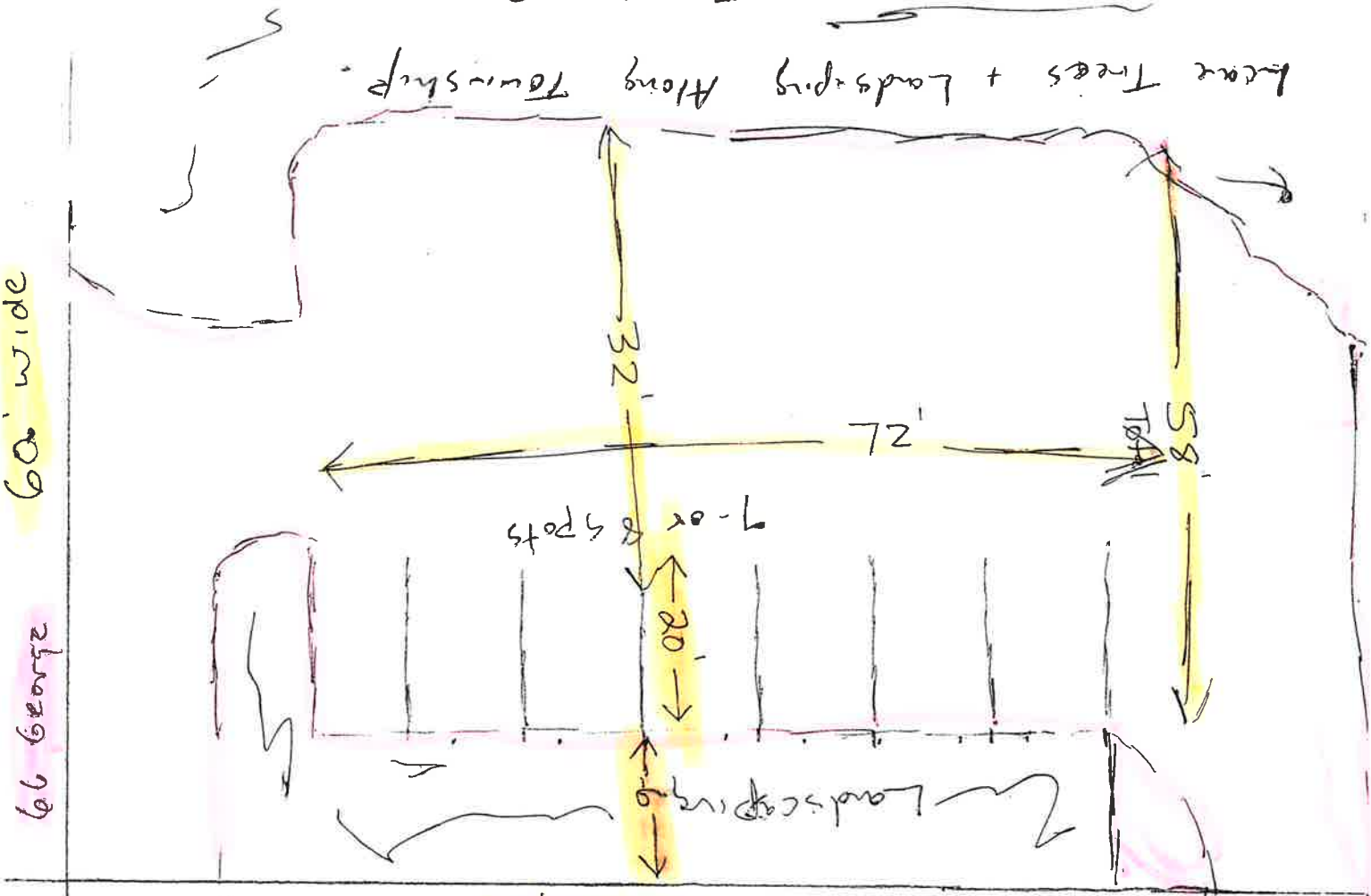
Street Parking

53 George Building

Rear Building Parking

60' wide

66 George



Leave Trees + Landscaping Along Township

7-ox & 4 pots

20'

Landscaping

90' Deep

72'

32'

88' Total



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

2022 IMPACT FEE ANNUAL REPORT

December 5, 2022

Impact Fee Collections

Primary Development Type	Sub-Category	Number of Permits	Gross Square Footage	Amount Collected
Residential	Single-Family/Multi-Family	0	N/A	\$0.00
Nonresidential	Retail/Restaurant	0	0	\$0.00
Nonresidential	Office/Institutional	1	719	\$1,028.17
Nonresidential	Light Industrial/Warehousing	0	0	\$0.00
Nonresidential	Manufacturing	0	0	\$0.00
Totals		1	719	\$1,028.17

Impact Fee Expenditures

To date, there have not been any projects identified to allocate the collected impacts fees. Accordingly, Sections 1294.06(a)(3)(D) through 1294.06(a)(3)(L) of the Pataskala Code, as listed below, are not applicable.

- D. Total expenditures made from impact fee fund and the purpose for which the expenditure was made, i.e. the description, type, and location of the public facility project;
- E. When the public facility project was, or will be, initiated and completed;
- F. Whether additional impact fee funds will be appropriated for the same project in the future
- G. Whether supplemental non-impact fee funds have been used for the project and, if so, how much;
- H. The service area of the public facility project;
- I. The total estimated cost of the project and the portion funded with impact fees;
- J. Whether the public facility project is in the City's current annual budget, capital improvements plan, or comprehensive plan;
- K. The estimated useful life of the project, and
- L. Such other facts as may be deemed relevant by the City Administrator or City Council.