



CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

STAFF REPORT

November 2, 2016

Planned Manufacturing Application PM-16-001

| | |
|-------------------|--|
| Applicant: | Ian Aultman – MS Consultants, Inc. |
| Owner: | AEP Ohio Transmission Company, Inc. |
| Location: | 4000 Etna Pkwy |
| Acreage: | 80 Acres |
| Zoning: | PM – Planned Manufacturing |
| Request: | Requesting approval of a Planned Manufacturing District application pursuant to Section 1253.07 of the Pataskala Code. |

Description of the Request:

The applicant is seeking approval of a Planned Manufacturing District application for an 82,701 square foot warehouse and a 3,809 square foot office building with approximately 46 acres of gravel laydown in the rear for storage.

Staff Review:

The land is located in the Pataskala Corporate Park and is currently vacant. AEP would be the first occupant of the corporate park. The proposed site includes an 82,701 square foot warehouse, a 3,809 square foot office building, and 46 acres of gravel laydown used for storage. The site would be used as a distribution center.

The following outlines the applicant's Planned Manufacturing application.

General

- The dimensions of the office building are 63 feet by 57 feet. The site plan displays the office building within an easement. The applicant is proposing to eliminate the office building entirely.
- There is a drainage easement of variable width owned by the City of Pataskala running through the gravel laydown. The applicant has proposed to continue drainage across the site via a storm sewer below the gravel laydown area. This must be coordinated with the City Engineer and Public Service Director.
- A six (6) foot fence with two (2) feet of barbed wire at the top (8 feet total) extends along Etna Parkway in the front setback as well as surrounds the side and rear property lines abutting the gravel laydown.
 - Variances are required for fences greater than four (4) feet in height in the front yard and any part of the fence greater than six (6) feet in height. The applicant has applied for these variances.

- No master sign plan has been submitted as part of this application; therefore, a master sign plan or variance may have to be submitted at a later date due the number of signs.
- The proposed parking lot light requirements have been met. The applicant has stated that the lighting of the gravel laydown area will be reduced. The Pataskala Code has no requirements of lighting in an outdoor storage area.

Setbacks

- The proposed buildings would meet all required building setbacks.
- The proposed parking lot would meet all required setbacks.

Height

- The proposed warehouse would have a height of 28 feet and 3 inches.
- The proposed office building would have a height 14 feet and 8 inches.
- All proposed building height requirements would meet the maximum height requirements.

Access

- The proposed plan has two (2) entrances from Etna Parkway.
- The access drives meet the required setbacks and distances.
- The City Engineer and Public Service Director have commented that the future of Etna Parkway is intended to have restricted access. There could be a future median with limited openings and crossings. This would allow only one median crossing for one access drive.

Parking Lot

- The parking lot will contain 19 parking spaces, 35 parking spaces less than the 54 required by code.
 - A variance is required for the parking spaces not meeting the minimum requirement.
- The plan will contain the required 9 loading spaces at the rear of the warehouse.
- All parking and loading spaces meet the required minimum dimensions.

Landscaping

- The required L2 Landscaping standard (minimum of eight feet of visual screening) will be met in the front of the lot along Etna Parkway.
- There is no proposed landscaping along the sides and rear of the property.
 - A variance is required for failure to meet the minimum landscaping requirements on the sides and rear of the property.
- Section 1291.13b is intended to break up parking by installing islands with trees. The applicant is proposing to install trees in a straight line in front of the parking lot. The Planning and Zoning Commission has the ability to determine if the landscaping requirement has been met.

Signs

- All signs must meet the required base landscaping standards pursuant to Section 1295.12g.
- Only the text of the directional signs and ground sign shall be illuminated with an opaque background.
- Ground
 - The ground sign is labeled as “Building Sign” on the site plan.
 - There is one proposed 42 square foot illuminated ground sign next to the north access point along the right-of-way. This meets the minimum square footage requirement.
 - It is required to be ten (10) feet from the right-of-way. This is not specified on the site plan.
- Directional
 - The directional signs are labeled as “Lawn Sign” on the site plan.
 - There are two 14 square foot proposed illuminated directional signs.
 - The signs exceed the maximum height and square footage. The Planning Commission has the ability to waive this requirement pursuant to Section 1295.06j.
- Wall
 - There are two proposed wall signs located on the warehouse that, according to the applicant, are each six feet by six feet (36 square feet). This is not specified on the plans.
 - According to the Pataskala Code, the front wall of the warehouse has a maximum available sign area of 48 square feet and the side wall has a maximum sign area of 24 square feet.
 - If these requirements are not met, then a Master Sign Plan or Variance shall be required.

Surrounding Area:

| Direction | Zoning | Land Use |
|-----------|----------------------------|----------|
| North | PM – Planned Manufacturing | Vacant |
| East | PM – Planned Manufacturing | Vacant |
| South | PM – Planned Manufacturing | Vacant |
| West | PM – Planned Manufacturing | Vacant |

Department and Agency Review

- Zoning Inspector – No comments
- City Engineer – See attached
- Pataskala Utilities – No comments
- Police Department – No comments
- Public Service Director – See attached
- West Licking Joint Fire District – No comments
- Southwest Licking Schools – No comments
- Southwest Licking Water & Sewer – See attached

Modifications:

Should the Board choose to approve the applicant's request, the following modifications may be considered:

1. The site plan shall be updated to include the following:
 - a. The office building dimensions shall be labeled on the site plan and building elevations if it is to remain.
 - b. The office building shall be relocated out of the existing Ohio Power Company easement if it is to remain.
 - c. All wall sign dimensions shall be labeled.
 - d. The ground sign setback shall be ten (10) feet from the right-of-way and labeled on the site plan.
 - e. The Building Sign labeled on the site plan shall be changed to "Ground Sign".
 - f. The Lawn Signs labeled on the site plan shall be changed to "Directional Sign".
2. The requirement for landscaping islands in the parking lot shall be waived.
3. The requirement for directional sign square footage and height shall be waived.
4. A Master Sign Plan or variance shall be submitted if the required wall sign requirements are not met.
5. The applicant shall install a sidewalk to city standards or pay a fee in lieu.
6. The applicant shall address the impact of the drainage easement with the City Engineer and Public Service Director.
7. Storm Calculations shall be submitted.
8. Only one median break on Etna Parkway shall be permitted in the future for one access drive.
9. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building addition.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to (approve/disapprove) a Planned Manufacturing District Application pursuant to Section 1253.07 of the Pataskala Code for application PM-16-001 ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

| Property Information | | Staff Use |
|--|--|----------------------------------|
| Address: 4000 Etna Pkwy | | Application Number: |
| Parcel Number: 063-140508 | | PM-16-001 |
| Zoning: Planned Manufacturing | Acres: 180.5 – to be split to 80 ac | Fee: |
| Water Supply: | | \$2,600 |
| <input type="checkbox"/> City of Pataskala | <input checked="" type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |
| Wastewater Treatment: | | Filing Date: |
| <input type="checkbox"/> City of Pataskala | <input checked="" type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |
| | | 10/7/16 |
| | | Hearing Date: |
| | | 11/2/16 |

| Applicant Information | | |
|--|-----------------------------------|------------|
| Name: Ian Aultman – ms consultants, inc. | | |
| Address: 2221 Schrock Rd | | |
| City: Columbus | State: OH | Zip: 43229 |
| Phone: 614-898-7100 | Email: iaultman@msconsultants.com | |

| Owner Information | | |
|--|-------------------------|------------|
| Name: AEP Ohio Transmission Company, Inc | | |
| Address: 1 Riverside Plaza | | |
| City: Columbus | State: OH | Zip: 43215 |
| Phone: 614-716-6856 | Email: jrrosing@aep.com | |

| Documents |
|---|
| <input checked="" type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Address List |
| <input checked="" type="checkbox"/> Area Map |

| Planned Manufacturing District Information |
|--|
| Describe the Project: Warehouse (82,701 SF) and associated office building (3,809 SF), with approximately 46 acre gravel laydown area behind the warehouse building. |
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Documents to Submit

Planned Manufacturing District Application: Submit 14 copies of the application.

Site Plan: Submit 14 copies of a development plan including the following:

- All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.
- All property lines and dimensions of the lot.
- All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.
- A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.
- A parking layout including vehicular and pedestrian routes.
- All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Location and screening of dumpsters.
- Location, dimensions and design of all signage and lighting.
- The proposed use of all parts of the lot and structures.

Building Elevations: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- Location and dimensions (length, width, height) of all proposed buildings and structures.
- Total square footage of each structure.
- The proposed use of all parts of the structures.
- Location and screening of dumpsters.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

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 Planned Manufacturing District request.

| | |
|---|-------------------|
| Applicant:  | Date: 10/12/16 |
| Owner:  | Date: 10/12/16 |

GENERAL NOTES:

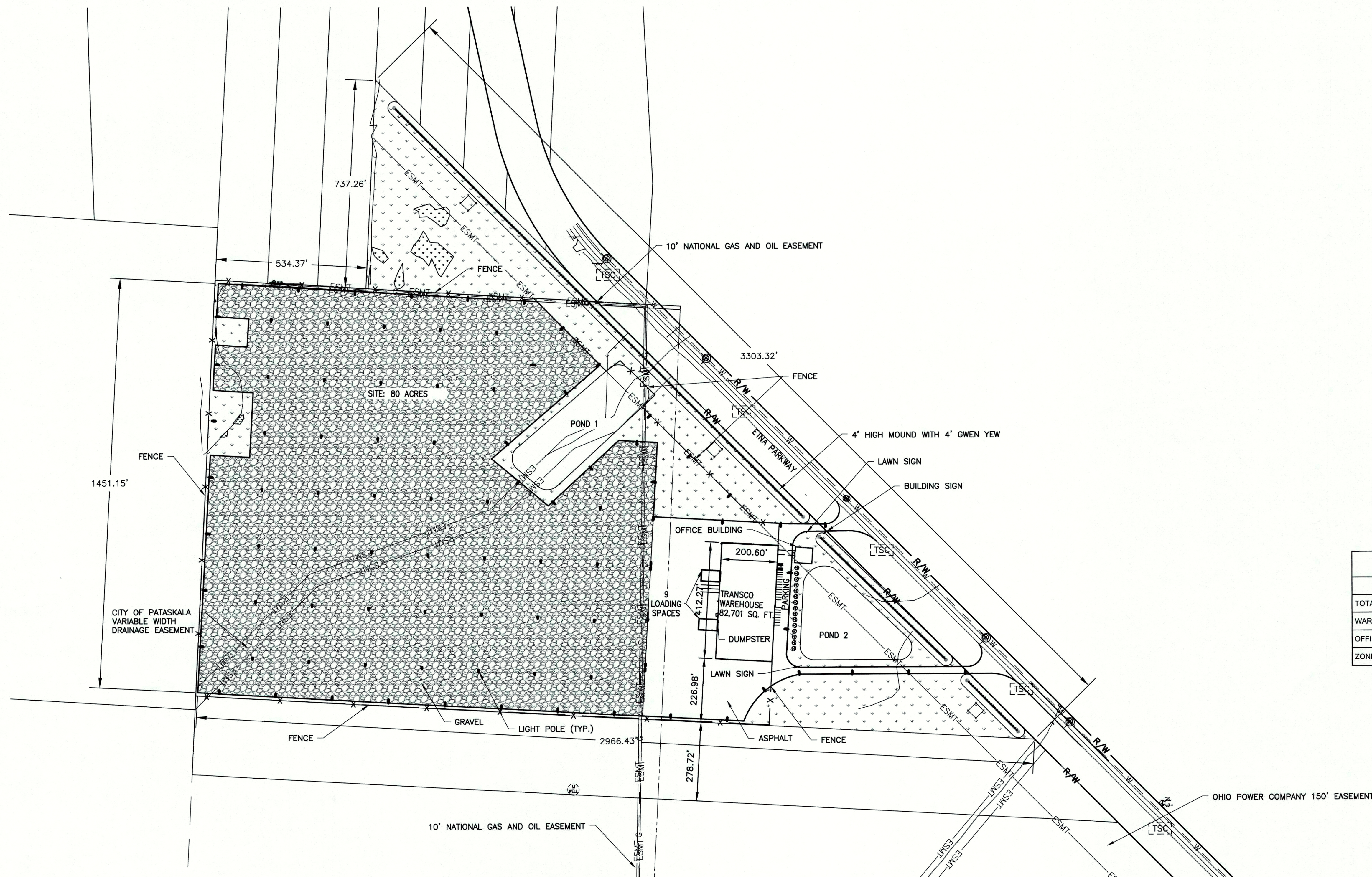
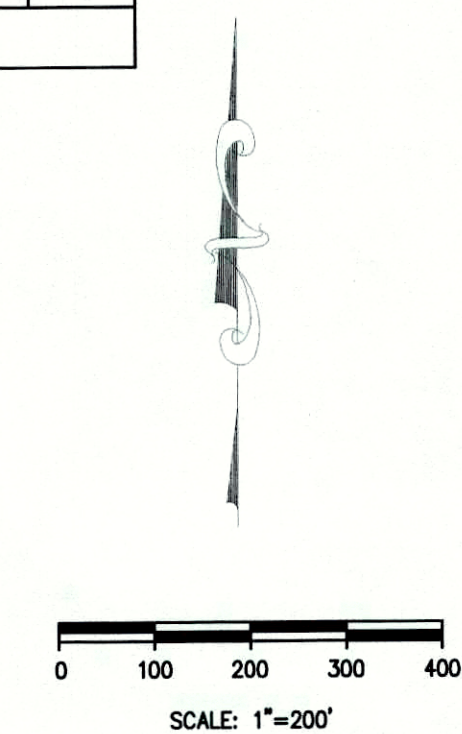
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- ALL REGULAR PARKING SPACES ARE 9' X 20'.
- ALL LOADING SPACES ARE 12' X 65'.
- SEE C1.1 FOR LANDSCAPE DETAILS.
- SEE TO C2.0 FOR FENCE AND SIGN DETAILS.
- LANDSCAPING TO BE 95% OPAQUE AND 4' HIGH WITHIN 3 YEARS.

LEGEND

| PROPOSED | DESCRIPTION |
|----------|---------------------|
| | GRAVEL PAVEMENT |
| | ASPHALT PAVEMENT |
| | SEED/LANDSCAPE AREA |
| | WETLAND |
| | EASEMENT |
| | WATERLINE |
| | FENCE |
| | RIGHT-OF-WAY |
| | LIGHT POLE |

| SITE DATA | | |
|------------------------------|-----------|-------|
| | SQ. FT. | ACRES |
| TOTAL SITE AREA | 3,486,219 | 80.03 |
| WAREHOUSE | 82,701 | 1.90 |
| OFFICE BUILDING | 3,806 | 0.09 |
| ZONING-PLANNED MANUFACTURING | | |

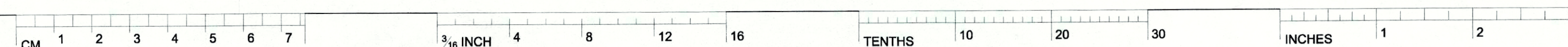
| PARKING DATA | | |
|--|----------|----------|
| | REQUIRED | PROVIDED |
| STANDARD* | 54 | 19 |
| TRUCK LOADING | 9 | 9 |
| HANDICAP** | 3 | 1 |
| ** H.C. SPACES: 1 PER 25 STANDARD SPACES | | |

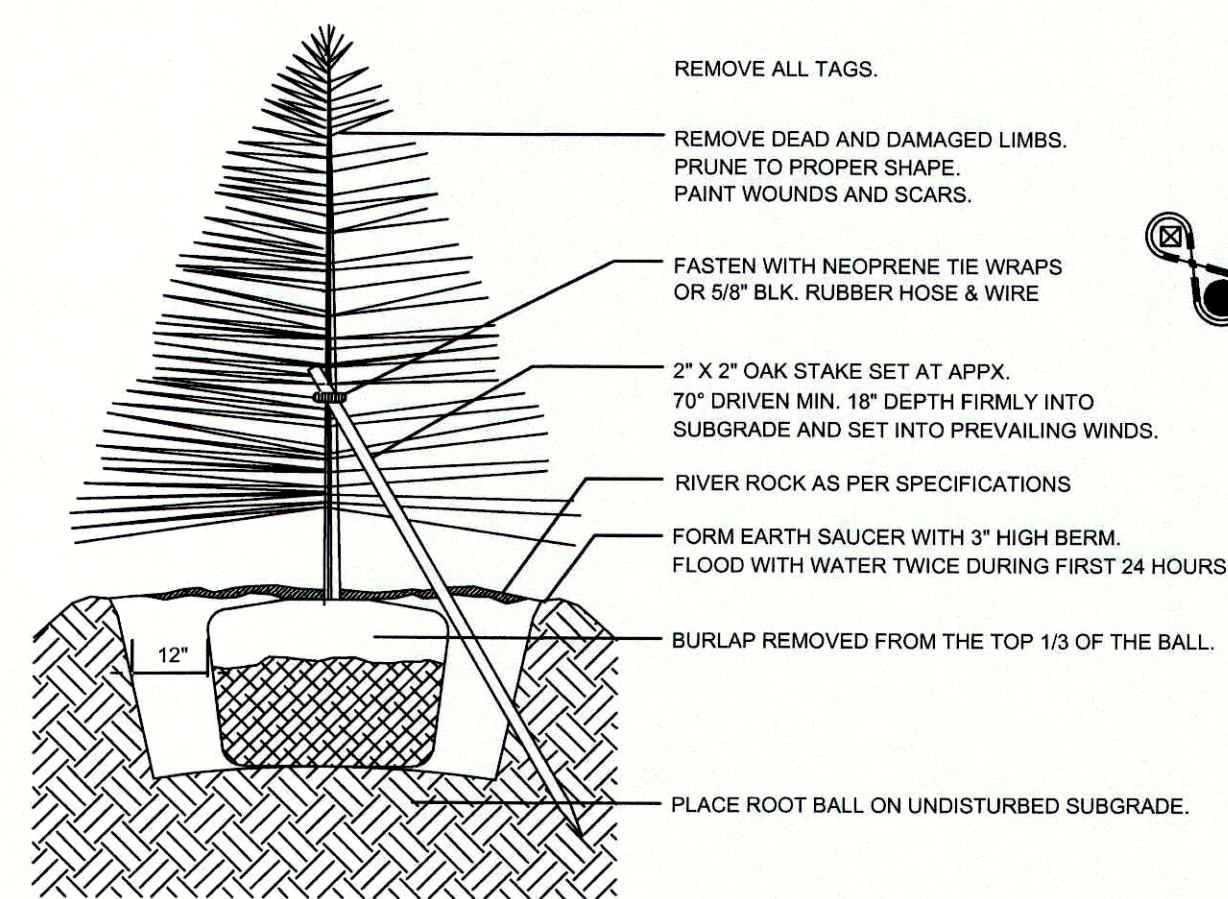
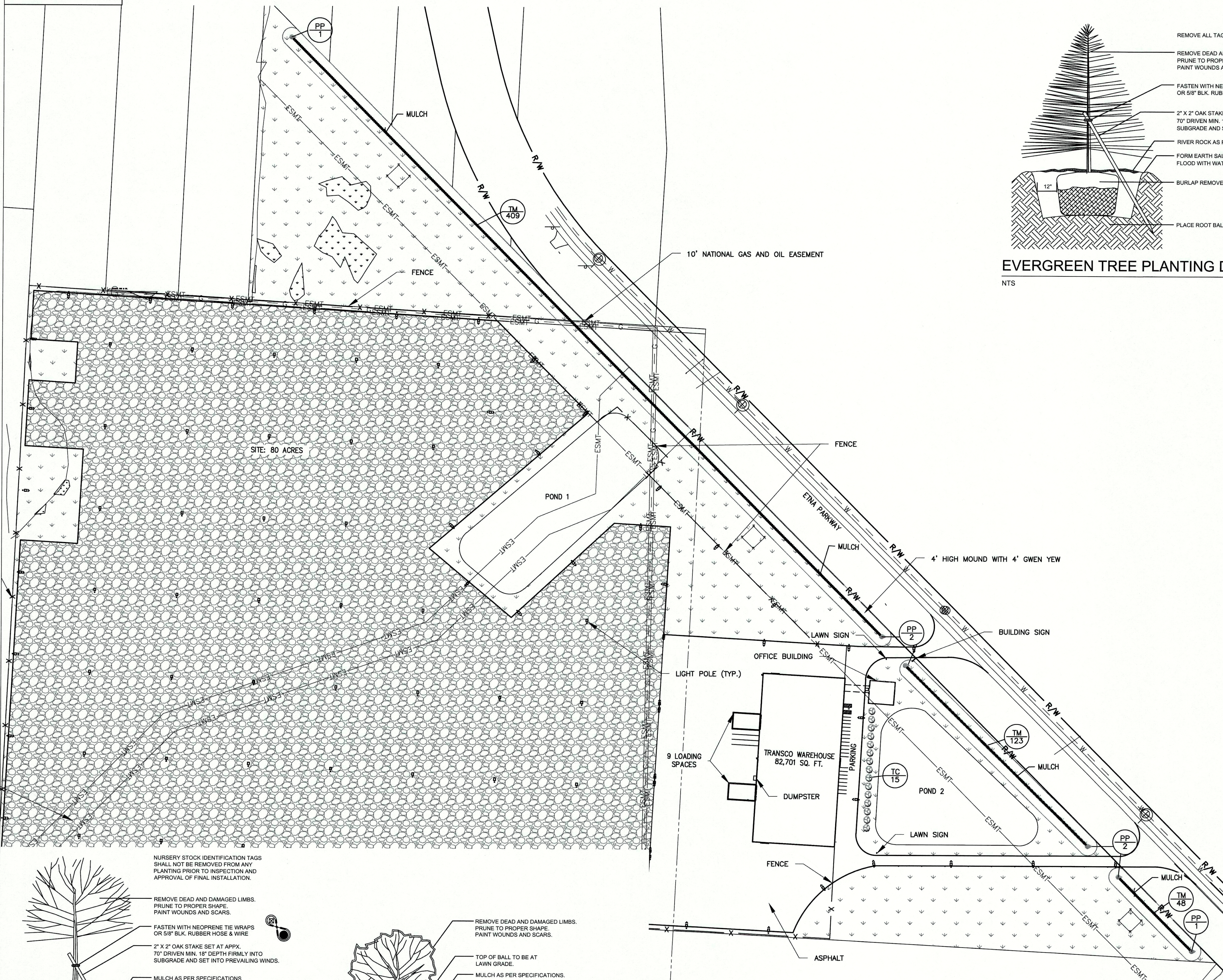


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fax (614) 898-7570

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| PROFESSIONAL ENGINEER | DATE |
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| COLUMBIA CENTER TRANS CO | |
| LICKING COUNTY | OHIO |
| CONCEPT SITE PLAN | |
| SCALE: AS SHOWN | DR: PTB |
| WO#: 1 RIVERSIDE PLAZA COLUMBUS, OH 43215 | ENG: IA |
| APPD: | CH: IA |
| DWG. NO. C1.0 | DATE: 10/07/2016 |
| | REV 0 |





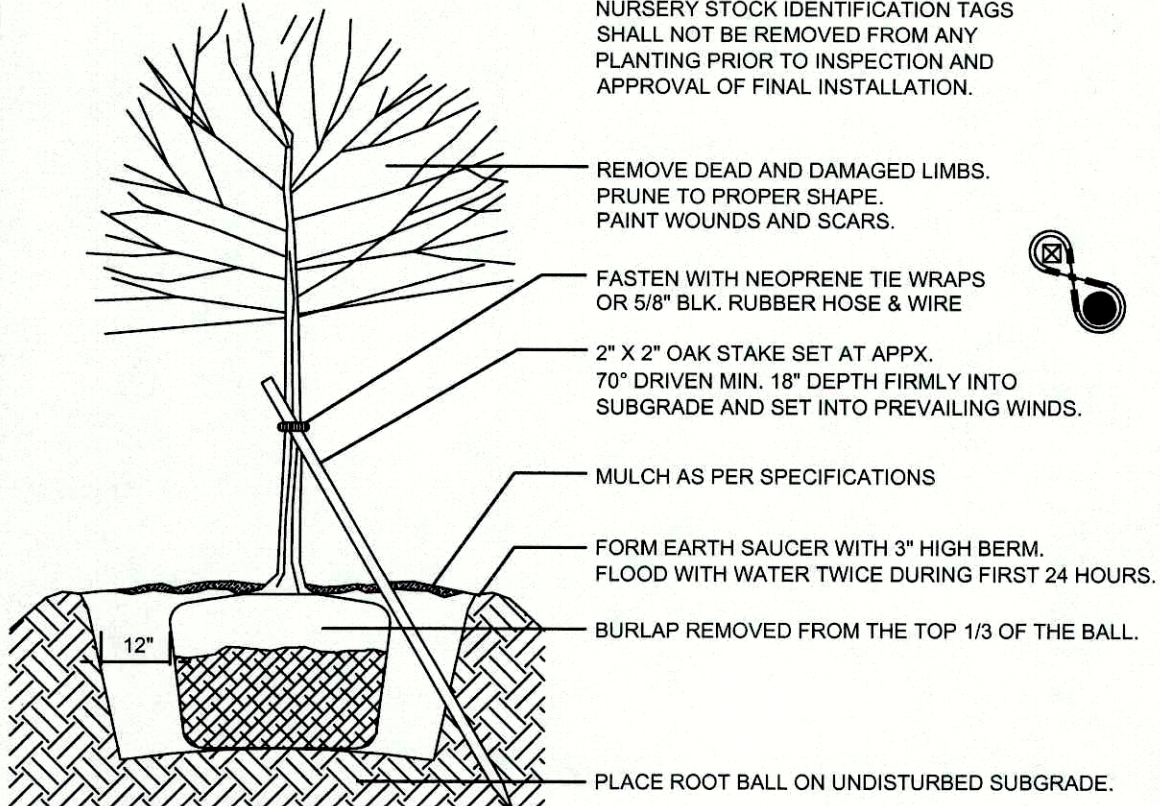
EVERGREEN TREE PLANTING DETAIL 3
NTS

GENERAL NOTES:

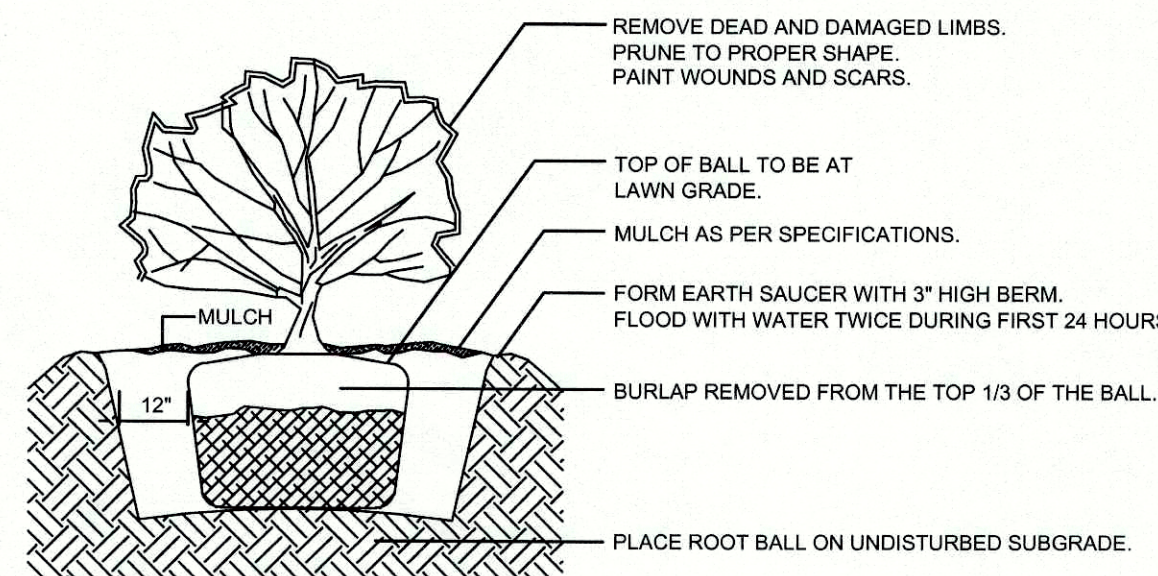
- A. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- B. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- C. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
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LEGEND

- | PROPOSED | DESCRIPTION |
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| | SEED/LANDSCAPE AREA |
| | WETLAND |
| | EASEMENT |
| | WATERLINE |
| | FENCE |
| | RIGHT-OF-WAY |
| | LIGHT POLE |



DECIDUOUS TREE PLANTING DETAIL 1
NTS



SHRUB PLANTING DETAIL 2
NTS

PLANT SCHEDULE

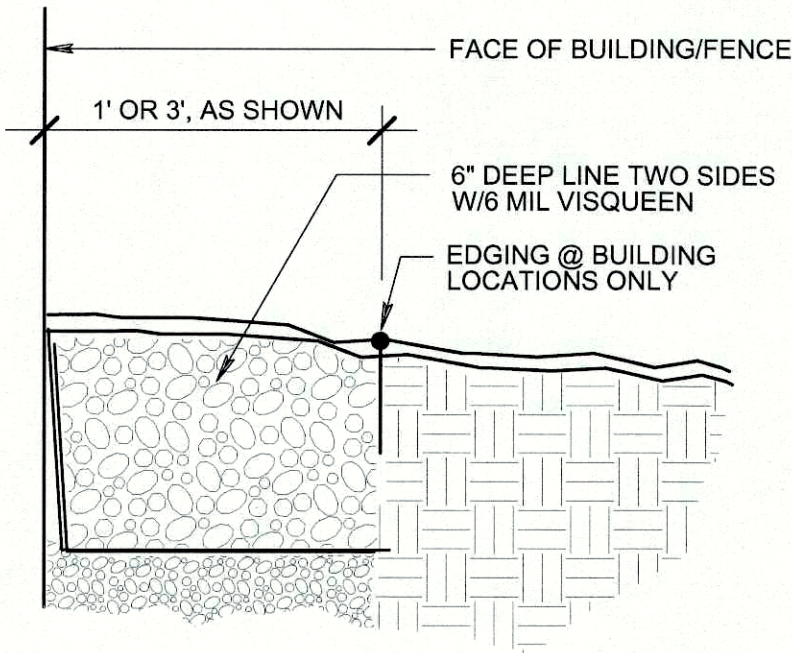
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| SHADE TREES | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | QTY. | REMARKS |
| TC | TILIA CORDATA 'CORZAM' | CORINTHIAN LITTLELEAF LINDEN | B & B | 2" CAL | 15 | |
| EVERGREEN TREES | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | QTY. | REMARKS |
| PP | PICEA PUNGENS 'BABY BLUE EYES' | BABY BLUE EYES SPRUCE | B & B | 3-4" | 6 | |
| SHRUBS | BOTANICAL NAME | COMMON NAME | CONT. | | QTY. | REMARKS |
| TM | TAXUS X MEDIA 'GWN' | GWEN YEW | 3 GAL | | 580 | |

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| LICKING COUNTY | OHIO |
| CONCEPT SITE PLAN | |
| SCALE: AS SHOWN | DR: PTB |
| ENG: IA | CH: IA |
| APPD: | DATE: 10/07/2016 |
| 1 RIVERSIDE PLAZA COLUMBUS, OH 43215 | DWG. NO. C1.1 |
| REV 0 | |

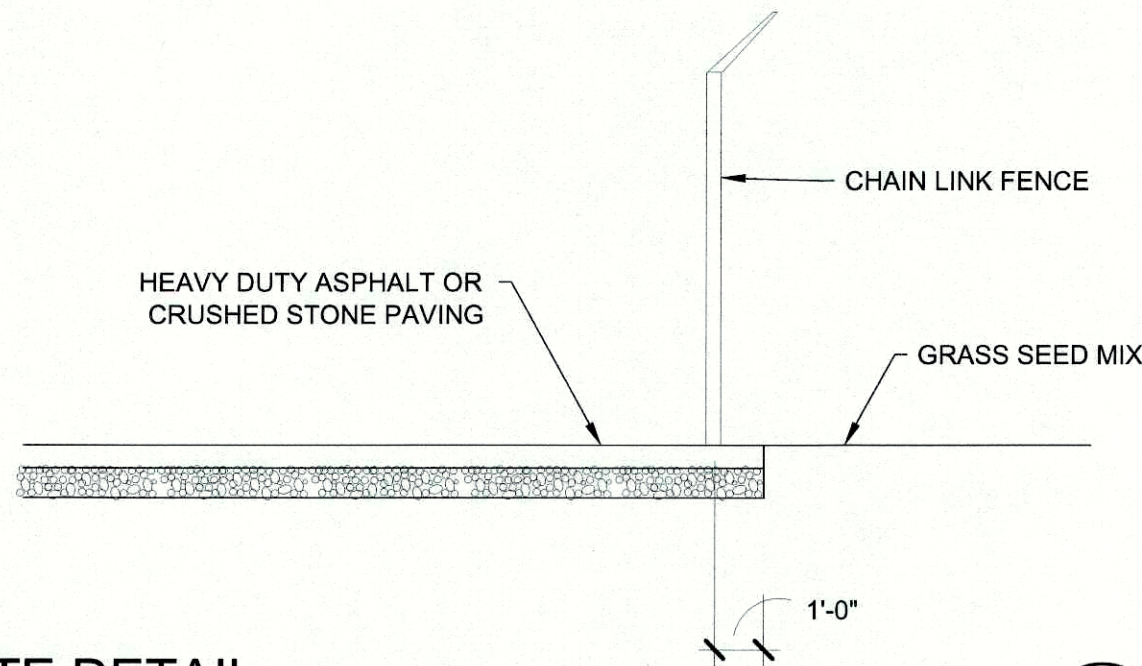




GRAVEL MOW STRIP

NTS TYPICAL AT ALL LAWN AREAS ADJACENT TO BUILDING OR FENCES INCLUDING MULCHED AREAS

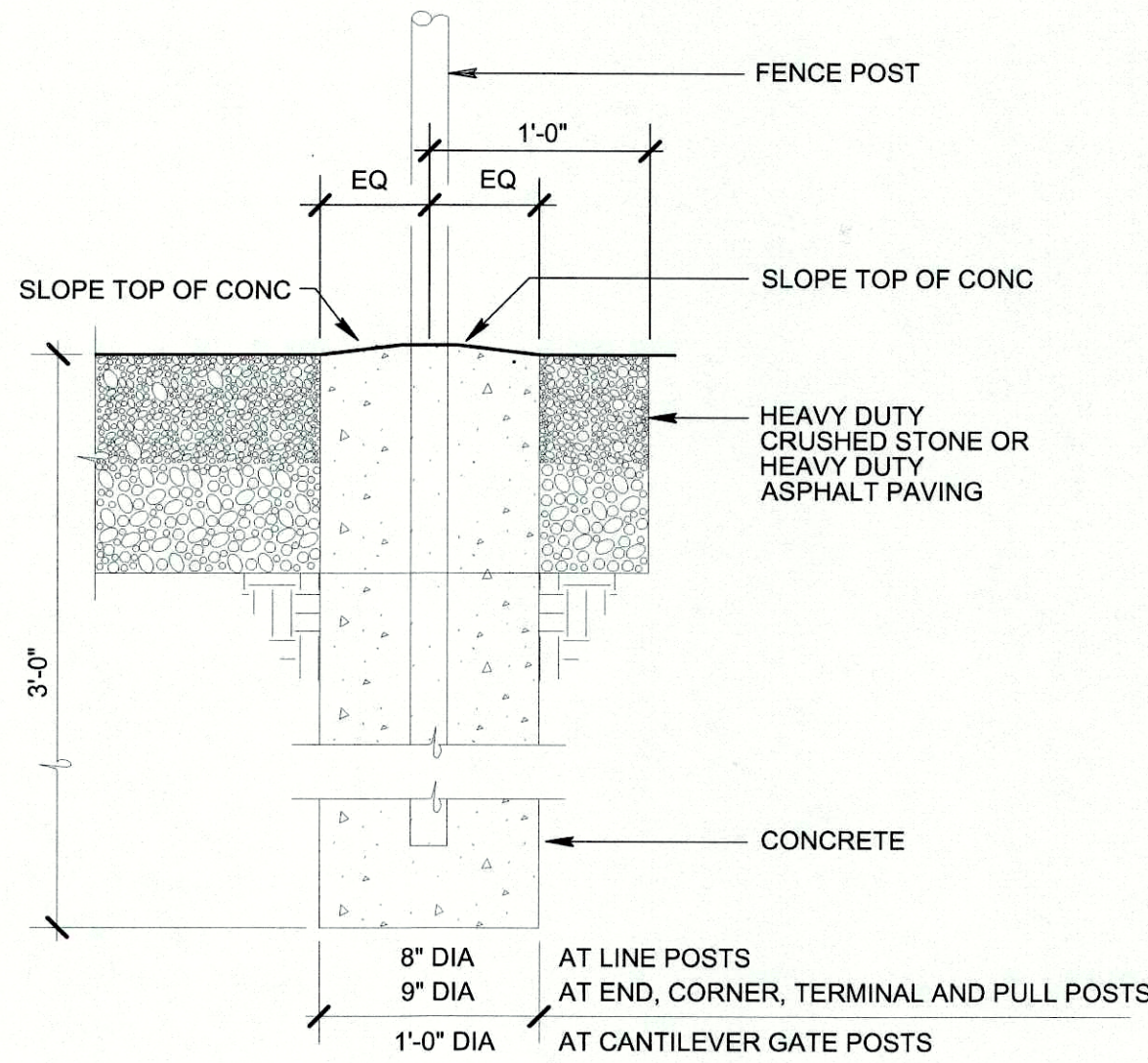
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SITE DETAIL

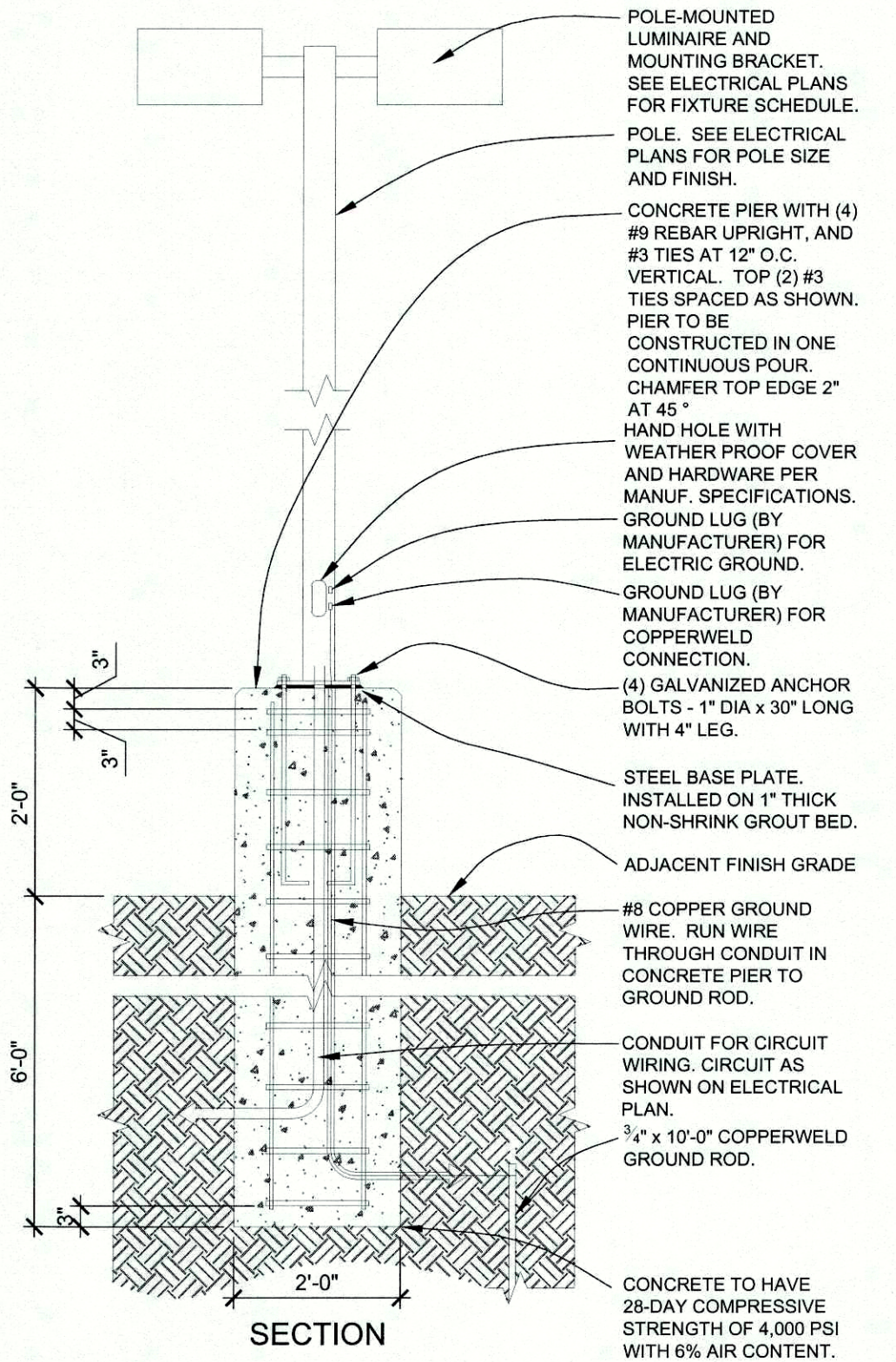
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2



FENCE POSTS

3



SECTION

SECTION

PLAN

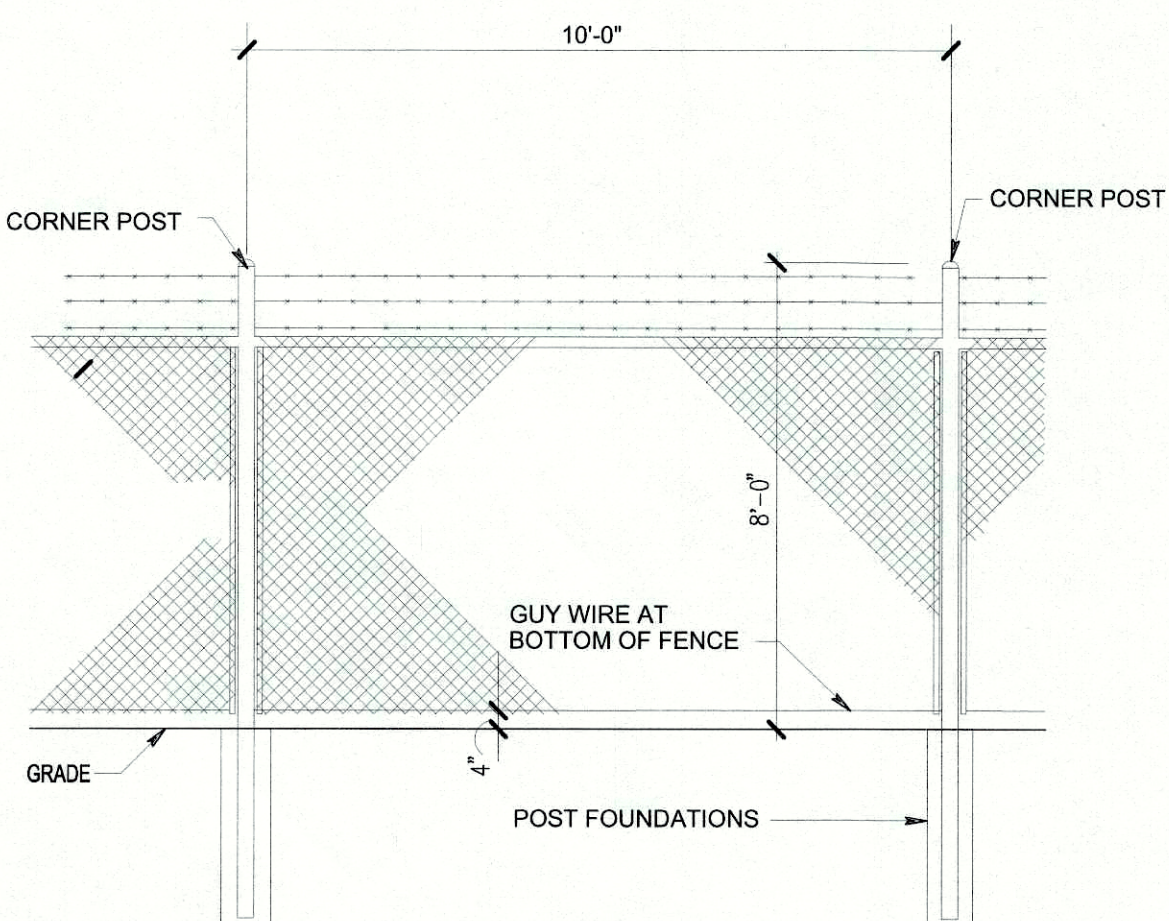
NOTES

- A. FLOOD LIGHTS, POLE SIGNS, BUILDING SIGNS AND ACCENT LIGHTING ARE TO BE SWITCHED ON/OFF THROUGH A LIGHTING CONTROLLER (WITH PHOTO CELL) AND TIME CLOCKS. SEE ELECTRICAL SHEETS FOR DETAILS.
- B. GENERAL CONTRACTOR TO COORDINATE BASE PLATE AND ANCHOR BOLT LAYOUT WITH POLE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- C. GENERAL CONTRACTOR TO CONFIRM EXTENT OF ITEMS INDICATED TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION.

LIGHT POLE AND BASE

NTS

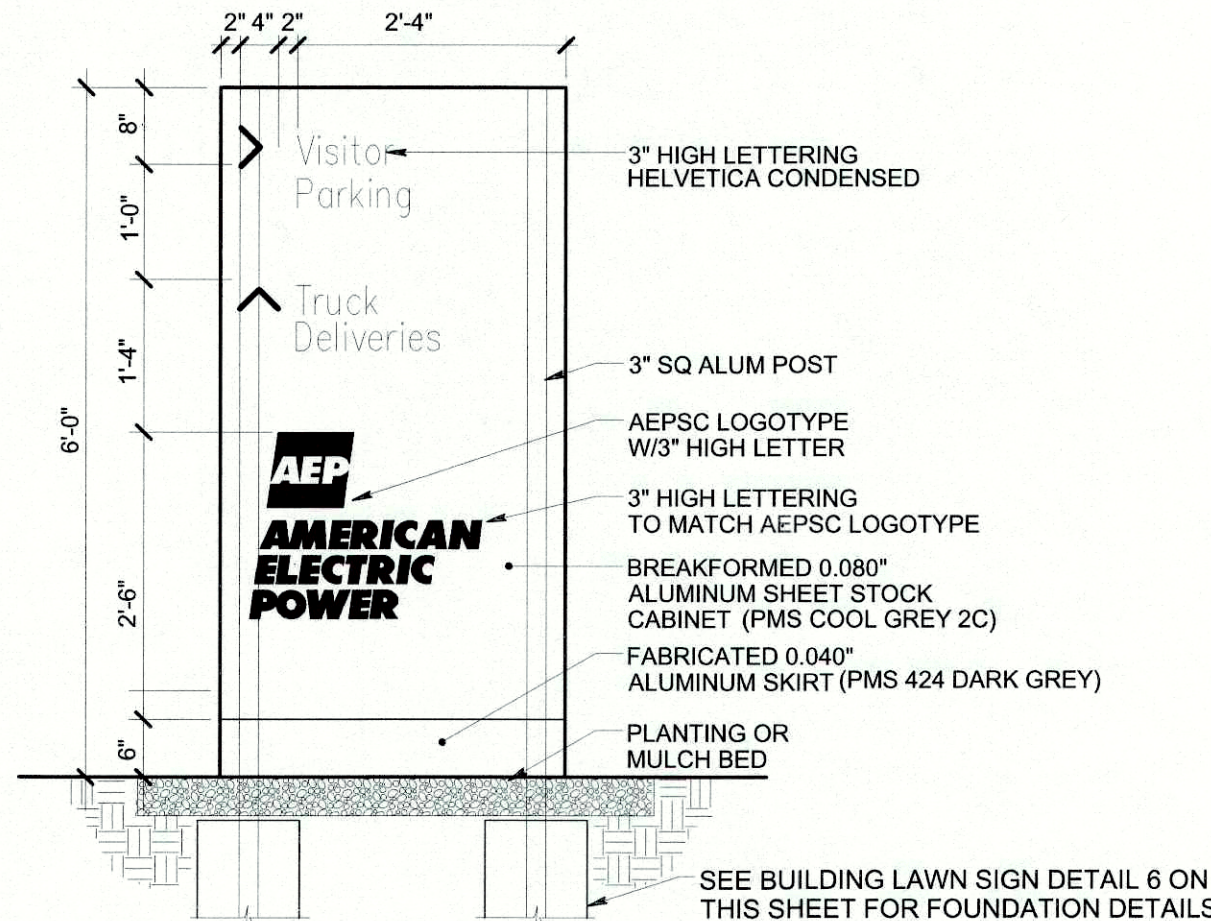
7



SITE FENCE

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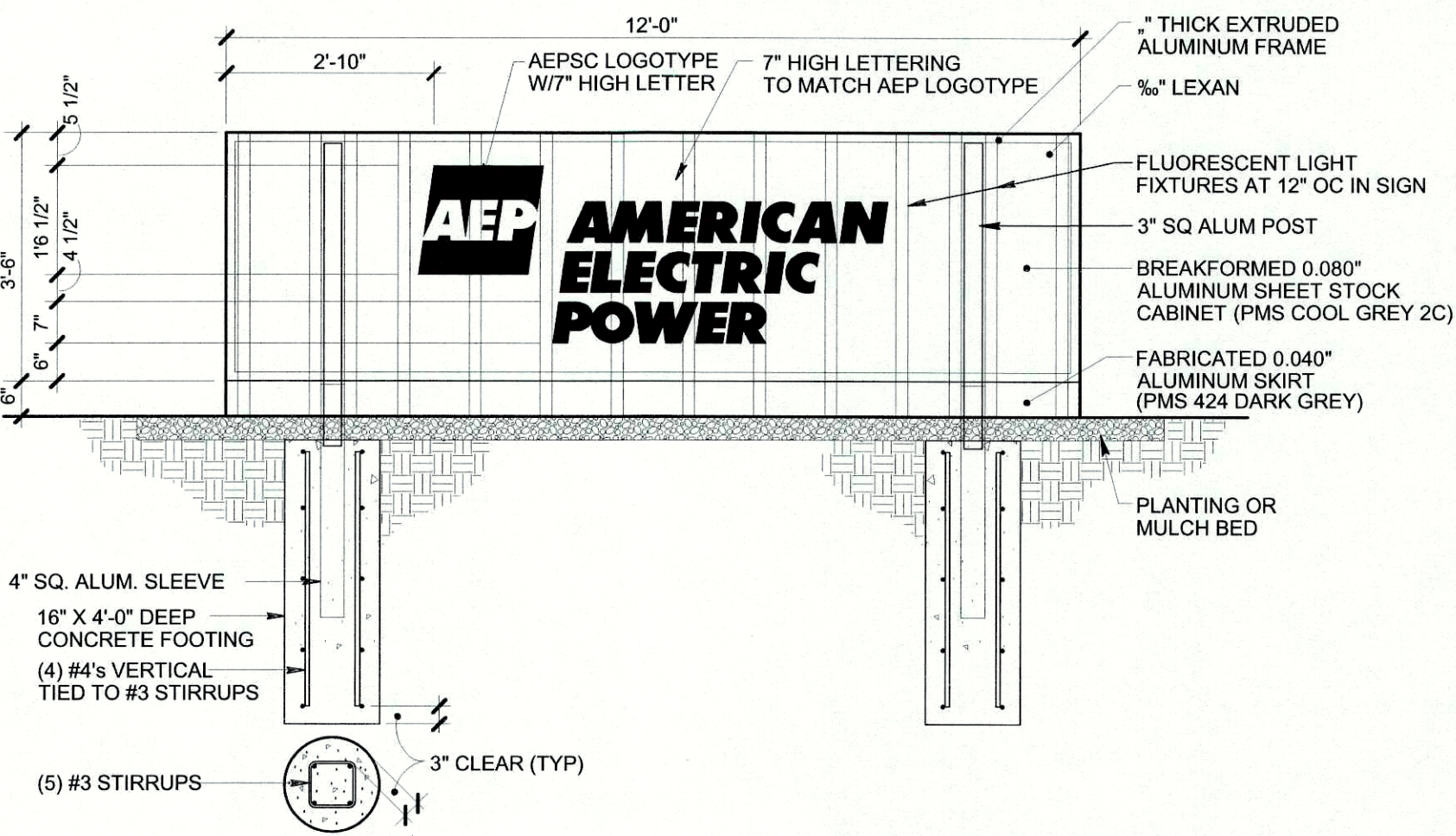
4



DIRECTIONAL LAWN SIGN

NTS

5



BUILDING LAWN SIGN

NTS

6



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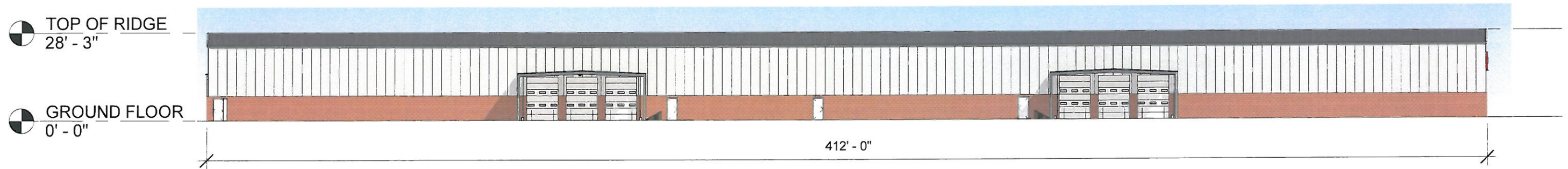
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ms consultants, inc.
engineers, architects, planners
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Columbus, OH 43229
phone (614) 898-7100
fax (614) 898-7570

PROFESSIONAL ENGINEER _____ DATE _____
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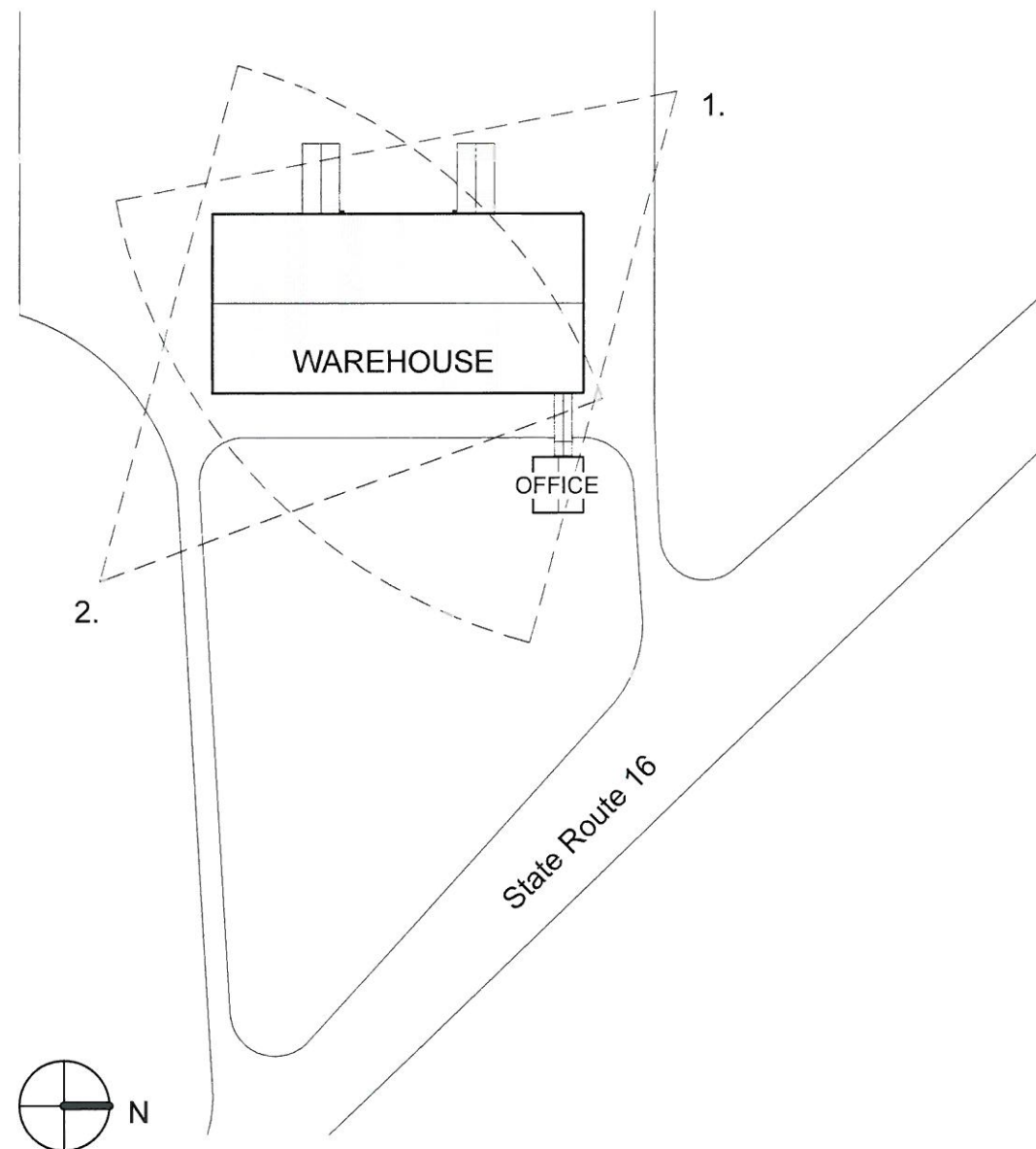
AMERICAN ELECTRIC POWER
COLUMBIA CENTER TRANSCO
LICKING COUNTY OHIO

SITE DETAILS

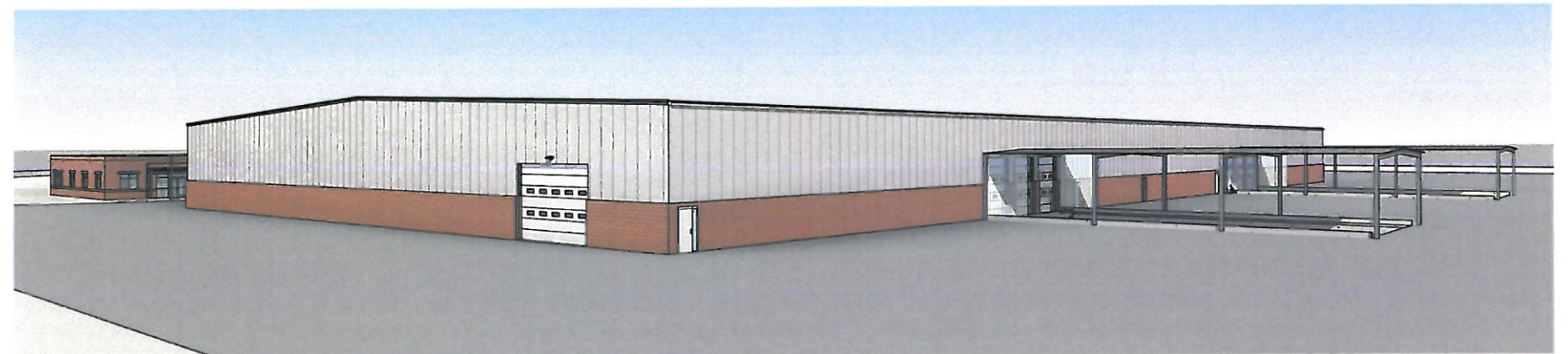
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| SCALE: AS SHOWN | DR: PTB | ENG: IA | CH: IA |
| WON: | APPD: | DATE: 10/07/2016 | |
| 1 RIVERSIDE PLAZA COLUMBUS, OH 43215 | DWG. NO. C2.0 | | REV 0 |



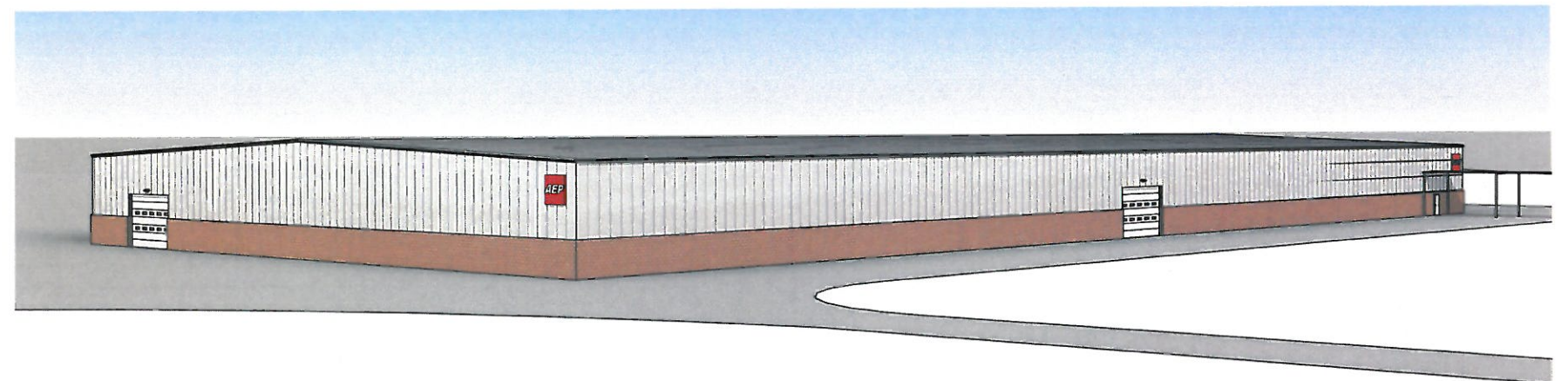
WAREHOUSE WEST ELEVATION



KEY



1. NORTH WEST ELEVATION



2. SOUTH EAST ELEVATION

Columbia Center Transco Warehouse

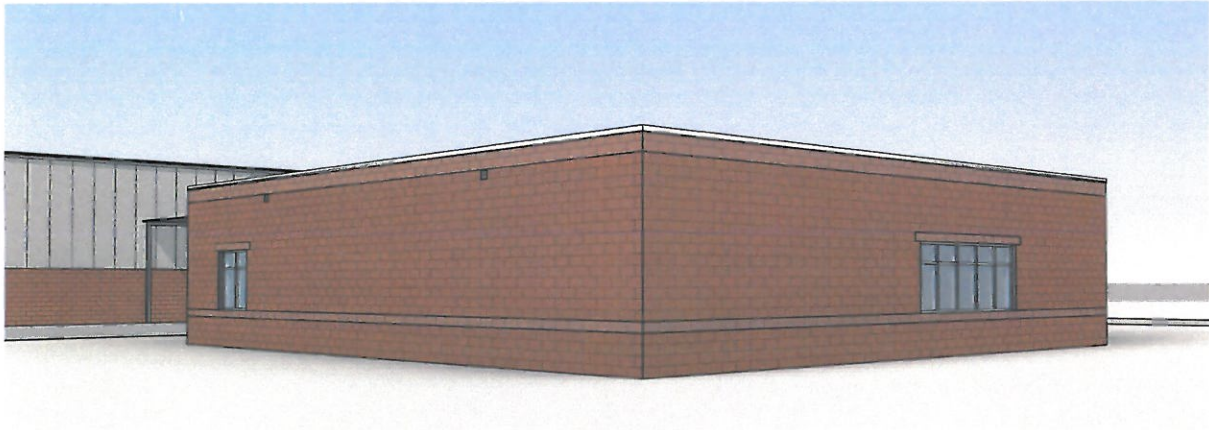




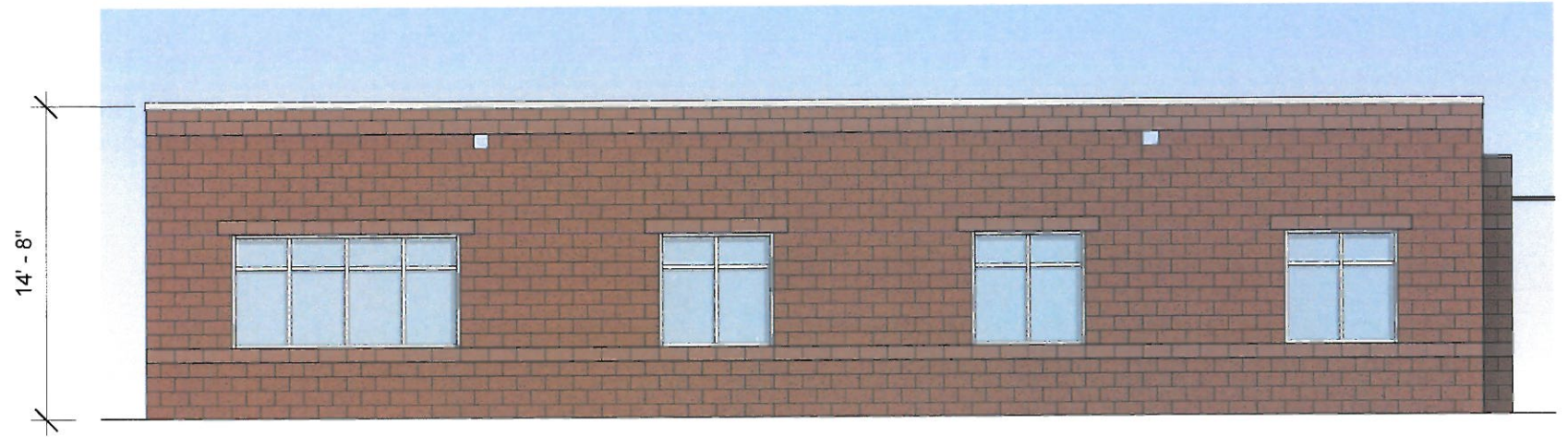
1. NORTHWEST ELEVATION



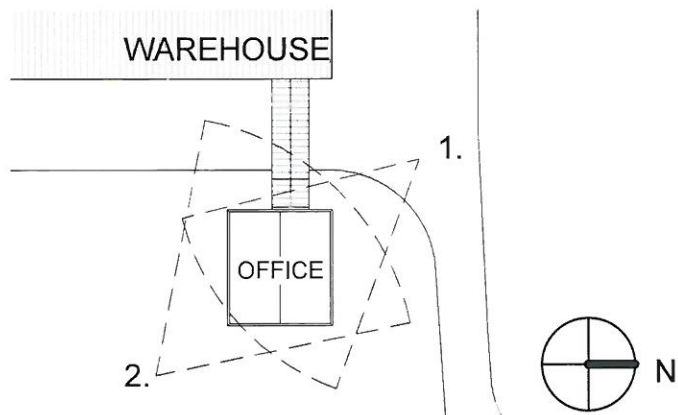
WEST ELEVATION



2. SOUTHEAST ELEVATION

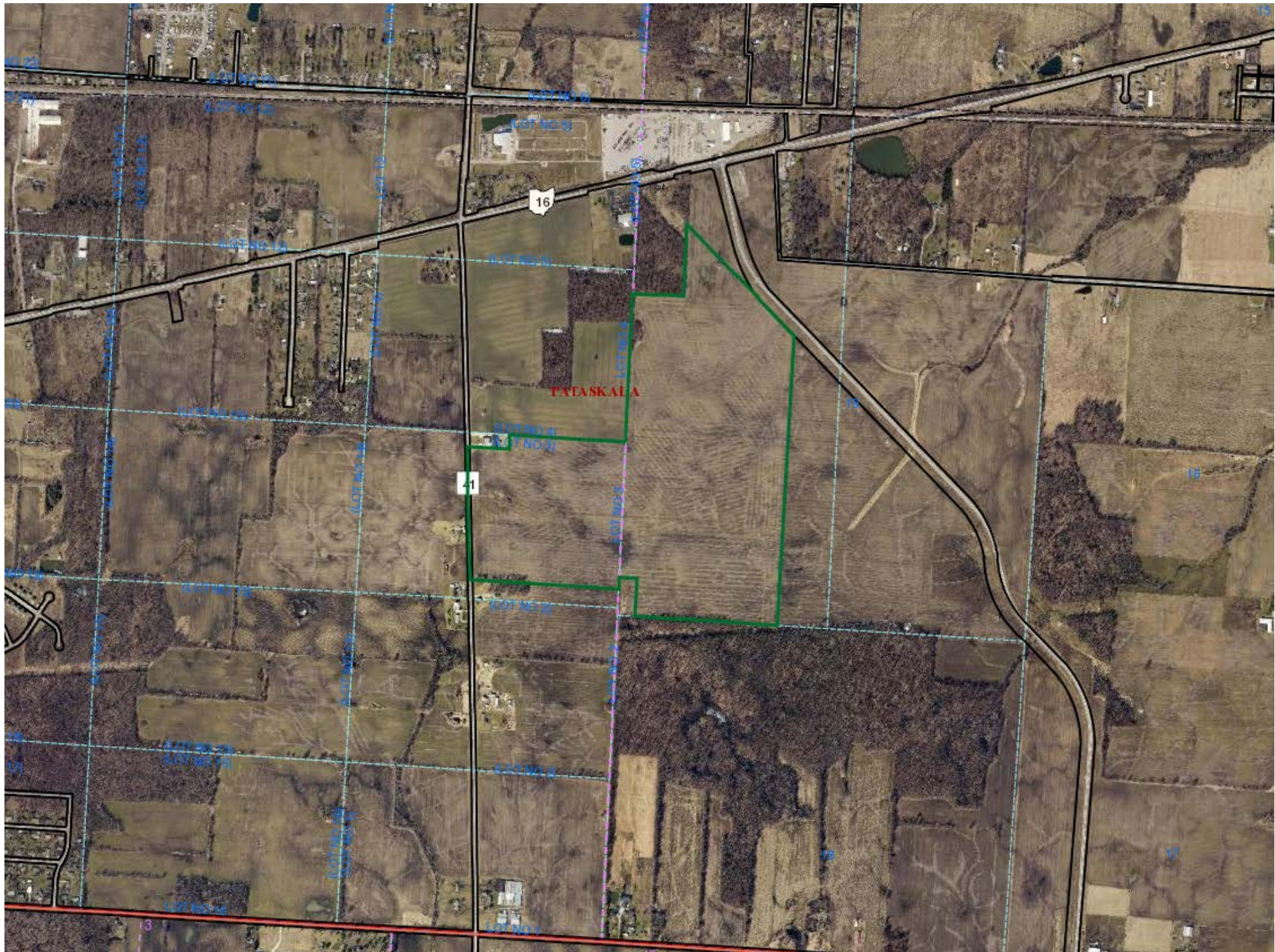


NORTH ELEVATION



Columbia Center Transco Warehouse (Office)





From: Lee Conkel
To: [Zachary Cowan](#); [Chris Gilcher](#)
Subject: AEP Etna Parkway site 063-140508-00.000
Date: Wednesday, October 19, 2016 4:33:28 PM
Attachments: [image002.png](#)
[Mink St. Sewer - JRS.pdf](#)
[SKM_C284e16051917380.pdf](#)
[Broad St. Sewer - JRS.pdf](#)
[SKM_C284e16051917290.pdf](#)

Zack –

The District has the following comments for the above referenced project:

1. The existing 12-inch water line is across Etna Parkway as shown on the plans.
2. Manholes 24 and 26 are located on Mink Road as shown on the attached exhibits. Manholes 40 and 67 are located on Broad Street and Mill Street, respectively.
3. Application would need to be made and fees paid to receive service.

Thank-you,

Leo B. Conkel, Jr.
General Manager

Southwest Licking Community Water & Sewer District
69 Zellers Lane
Pataskala OH 43062

Office (740) 927-0410



From: [Alan Haines](#)
To: [Jim Roberts](#); [Mapes, Kristopher](#); [Susan Derwacter](#); [Scott Haines](#); [Scott Fulton](#)
Cc: [Aultman, Ian](#); [Zachary Cowan](#)
Subject: RE: Planning and Zoning Agenda Review
Date: Friday, October 21, 2016 2:44:14 PM
Attachments: [image002.png](#)

Kris,

Please see my comments below in **red**. Let us know if questions concerns.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jim Roberts [mailto:jroberts@hullinc.com]
Sent: Wednesday, October 19, 2016 11:08 PM
To: Mapes, Kristopher <kmapes@msconsultants.com>; Susan Derwacter <sderwacter@hullinc.com>; Scott Haines <shaines@hullinc.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Cc: Aultman, Ian <iaultman@msconsultants.com>
Subject: Re: Planning and Zoning Agenda Review

Hey Kris, thanks for your quick reply. Alan Haines with the city will be the final authority on these items, but I will offer my initial thoughts so we can keep the discussion moving.

1. The drainage easement being enclosed is acceptable. However, there will likely be some permitting requirements from OEPA or the USACE, and the city will need to have all of these confirmed and documented for their files. The storm calculations will need to confirm the off-site flows are adequately accounted for. **Concur.**
2. This is good. No concerns remain. **Concur.**
3. That will work fine. We just could not tell what the structure was. **Concur.**
4. The sanitary is an important issue, but should be resolvable. We just wanted to ensure everyone was aware of the sanitary situation. **Concur.**
5. The city refers to the Licking County Planning Commission Subdivision/Development Regulations for Access Management. Drive spacing is defined in that document. However, I believe this topic may require a discussion with the city (and possibly Planning Commission).

The intent of Etna Parkway was to have restricted access, which the median helps with. The 'one way in/one way out' options will probably help. Let's get input from Alan on this and see how we can work through the issue. **My understanding of the future of the Parkway is that median openings and crossings will be limited, but that there will be provisions for trucks to make u-turns at median crossings. Providing that this is true, and considering the one way in and out as proposed, my initial thought is that the proposed driveway dynamics are acceptable, but that we would only provide for full access (median crossing) at one or the other of the drives, but not both. My understanding of the future provisions of the Parkway would need to be verified, but I am open to ideas on how we could make this work.**

I am out of town but will be able to check e-mails intermittently. Let us know what other questions or concerns come up.

Thanks. Jim

James G. Roberts, P.E.

PRESIDENT

Jobes Henderson

A HULL COMPANY

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www.jobeshenderson.com

www.hullinc.com

From: Mapes, Kristopher <kmapes@msconsultants.com>

Sent: Wednesday, October 19, 2016 2:56 PM

To: Jim Roberts; Susan Derwacter; Scott Haines

Cc: Aultman, Ian

Subject: RE: Planning and Zoning Agenda Review

Jim, Scott, or Susan,

We have some questions and comments regarding the engineering comments on this site for the AEP site on Etna Parkway.

1. Regarding the drainage easement, it was our intention to pipe the existing flows under the gravel laydown area and to the existing outlet near Etna Parkway. Would this be acceptable?
2. The existing easement noted is an easement for the AEP high tension power lines, so is owned by the developer.
3. The "structure" that is noted at the very SE of the property is an existing high tension power tower, and not a proposed structure. We will adjust the next layout to show grass within the square base, as well as better label it.
4. The issues with sanitary sewer have been noted, and we will work with Pataskala and

SWLWSD as needed to ensure service.

5. Changing the angle of the drives as they meet Etna Parkway will not be a problem, we can adjust them to meet perpendicular to the road. However the second part on driveway spacing is unclear. Is there a minimum spacing that would be acceptable to have 2 curb/median cuts? If not, what are the options available to AEP for these driveways. Their plan has always been to use the north driveway as one-way in and the south drive as one-way out. Both were planned for full access (right/left in and out).

Thanks in advance,
Kris

Kristopher Mapes, PE

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From: Zachary Cowan [<mailto:zcowan@ci.pataskala.oh.us>]

Sent: Wednesday, October 19, 2016 9:26 AM

To: Mapes, Kristopher

Cc: Aultman, Ian

Subject: FW: Planning and Zoning Agenda Review

Kris,

I wanted to forward this email to you from our engineer. His comments are below.

ZACK COWAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316

Fax: 740-927-0228

From: Jim Roberts [<mailto:jroberts@hullinc.com>]

Sent: Saturday, October 15, 2016 11:11 PM

To: Zachary Cowan <zcowan@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Subject: Planning and Zoning Agenda Review

Zack,

Jobes Henderson & Associates, Inc. has reviewed the agenda items for the November 2, 2016 Planning and Zoning Commission Meeting. There are three cases on the agenda. We have no engineering comments on cases ZON-16-007 or ZON-16-008.

For case PM-16-001, we offer the following comments, understanding that they may not directly impact the zoning issue, but they will affect the review of the engineering plans for this site development as it moves forward and we believe it is important to get the issues on the table as early in the process as possible in order to start the process towards resolving them. This is also why we have copied Alan Haines and Scott Fulton on this review. Our initial comments are as follows:

- The existing drainage easement that crosses the property is shown on the site plan, but is also shown as being covered by a gravel pavement section. The disposition of this drainage way will be very important to define, and any permitting that is required based on how it is treated must be documented to the city.
- The building is shown very close to an existing easement. The purpose of that easement is not clear, but it must be documented for the city that no concerns will arise because of the proximity of the easement and building.
- There is a 'structure' on the very southeast corner of the property that is shown within the easement. We cannot determine what this structure is, but no structure can be located within any easement.
- The plan for servicing the site with sanitary sewer service is not required on this submittal. However, it will be important for this to be determined very early in the process.
- The two drives are too close together, and they are shown at very sharp skew to Etna Parkway. The spacing will not be acceptable, and the skew will not be either.
 - It is very important for all parties to remember that Etna Parkway was designed to be a future four lane roadway section with a median. This site design will need to accommodate that, and the two drives will not both receive access across a future median.

Obviously, there will be future opportunities for this site plan to be reviewed, but we did feel it was important to get these comments out early.

Please let us know if we can answer any questions or concerns.

Thanks for the opportunity to work with the city on this project.

Jim

James G. Roberts, P.E.

PRESIDENT

Jobes Henderson

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OnTrac[™] Summary Information For The 2015 Tax Year



Parcel Number: 063-140508-00.000

Owner: RED CHIP FARMS INC

Address: 4000 ETNA PKWY PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2015 Rates: 85.32000 (Full) / 74.75612 (Effective)

Land Use: 110 CAUV Vacant land

Class: Agricultural

Legal Description: 180.534 AC LOT 19 PT

Mailing Address: RED CHIP FARMS INC

13167 MORSE RD

PATASKALA OH 43062

Market Land Value: \$935,700

Market Improvement Value: \$

Total Market Value: \$935,700

Market CAUV Value: \$488,750

Market Improvement Value: \$

Total CAUV Value: \$488,750

Sale Date: 7/10/2009

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No

| OWNER1 | OWNER2 | Address | City | State | Zip Code |
|--|--------|-------------------------|-------------|-------|----------|
| RED CHIP FARMS INC, | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| EMSWILER, HOWARD P-TR | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| SW LICKING COMMUNITY WATER & SEWER, | | PO BOX 215 | ETNA | OH | 43018 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| HANSON, SUSAN-TR | | 12520 REFUGEE RD | PATASKALA | OH | 43062 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| HOSSIENDA L L C, | | PO BOX 424 | PATASKALA | OH | 43062 |
| GEER, ROBERT L | | 7376 MINK ST SW | PATASKALA | OH | 43062 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| TAYLOR, GARRY L | | 7438 MINK ST SW | PATASKALA | OH | 43062 |
| HALL, KIRK R | | 6043 WESLEYAN CHURCH RD | ALEXANDRIA | OH | 43001 |
| BD OF TRUST OF WEST LICKING JOINT FIR, | | PO BOX 230 | PATASKALA | OH | 43062 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| SHAFFER, JAMES P | | 403 S MAIN ST | BLUFFTON | OH | 45817 |
| RED CHIP FARMS INC, | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| SNIDER, DONALD I | | 4383 OLMSTEAD RD | NEW ALBANY | OH | 43054 |
| CARR, ROBERT A | | 1350 MINK ST | PATASKALA | OH | 43062 |
| KISELL ETAL, RONALD E | | 5768 S STATE RD 9 | SHELBYVILLE | IN | 46176 |
| KISELL ETAL, RONALD E | | 5768 S STATE RD 9 | SHELBYVILLE | IN | 46176 |
| SCHNICKS L L C, | | PO BOX 09764 | COLUMBUS | OH | 43209 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| REEVES, AMANDA | | 7409 MINK ST | PATASKALA | OH | 43062 |
| EMSWILER TR, HOWARD P | | 13167 MORSE RD | PATASKALA | OH | 43062 |
| KISELL ETAL, RONALD E | | 5768 S STATE RD 9 | SHELBYVILLE | IN | 46176 |
| EMSWILER TR, HOWARD P | | | null | null | null |