

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Meeting Minutes

Wednesday, May 2, 2018

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 2, 2018.

Present were:

Rick Boggs
Gary Kendall
Darin McGowan
Randall Ripley
Anne Rodgers
Jerry Truex

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Lisa Paxton, Zoning Clerk

Chairman Boggs opened the meeting at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Gary Kendall, Darin McGowan, Randall Ripley, Anne Rodgers and Jerry Truex. Dustin Epperson was not present.

First on the agenda, Rezoning Application ZON-18-004 – Remove from Table

Mr. Boggs made a motion to remove from Table Rezoning Application ZON-18-004. Seconded by Mr. Truex. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Truex, Mr. Ripley and Mr. Boggs voted yes. The motion was approved.

Next on the agenda, Rezoning Application ZON-18-004 – Homesteads of the Border Place

Mr. Fulton gave an overview of the Staff Report, noting the applicant is seeking approval of a Preliminary Plan for an expired Planned Development District. Homesteads of the Border Place was originally approved in 1998 as a Planned Development District. Sections 1 and 2 were platted. Sections 3 and 4 were also planned as part of the overall development. In 2010 Planned Development District regulations were updated, including provisions outlining the expiration of plans if certain activities did not occur, and based upon the new provisions, Section 3 and 4 expired.

June of 2011, the Planning and Zoning Department sent a letter to Maronda Homes indicating the plans for Sections 3 and 4 had expired and granted an expiration date of June 17, 2012. This deadline was not met and the plans expired. The Planning and Zoning Department sent Maronda Homes a letter in June of 2011 explaining the expired status of Sections 3 and 4 and indicated an extension could be granted by City Council; however, City Council chose not to allow an extension. The PDD zoning classification remained, but without valid plans. The applicant must restart the process of plan approval for a PDD, but does not need to appear before City Council to rezone the property.

The applicant appeared before the Planning and Zoning Commission on January 3, 2018 to receive informal feedback, pursuant to Section 1255.12 of the Pataskala Code. It is Staff's understanding the applicant is proposing to continue with the plans for Section 3.

A review was had regarding site statistics, lot requirements, setbacks, signage, landscaping, deviations and modifications along with City Engineer and Public Service Department comments.

Concerns regarding size and configuration of easements located on Lots 215 – 219, 227-229, and 176 – 178 were reviewed, noting these easements would likely allow just enough room for the construction of a house. Improvement, such as a deck, patio, shed, etc., would require a variance. Open space easements and reserves were discussed.

Chris Tebbe, Pomeroy and Associates, 2550 Corporate Exchange Drive, Suite 10, Columbus, Ohio 43231 was placed under oath.

Mr. Tebbe noted Broadmoore Commons installing sanitary sewer and meeting with Maronda regarding location of sanitary sewer. Wetland surveys were noted. Sections 3 and 4 were reviewed.

Mr. Fulton noted if lots are lost, a replat would be required.

Mr. Tebbe indicated resizing the lots will change everything, and be more problematic.

Further discussion was had regarding lot configurations and sanitary plans.

Further discussion was had regarding easements, density and HOA concerns.

Mr. Tebbe inquired as to the letter from Licking Heights.

Mr. Fulton noted the Planned District Regulations requires a meeting with the school prior to submittal of a preliminary plan and a letter documenting that the meeting occurred.

Ms. Rodgers noted issues with density and not being impressed with the general upkeep of grass, weeds, light fixtures. Ms. Rodgers also indicated the properties may be rentals and not being maintained.

HOA issues were discussed.

Stop signs, traffic control was noted.

Larry and Kathleen Moore, 608 Barn Street, were placed under oath.

Mr. Moore stated he and his wife have lived on Barn Street for 13 years. They pay an HOA fee, no one else pays and there's no enforcement. Phase 1 is not in the HOA and does not pay fees. Phase 2 pays for the pond, open land and taxes.

Ms. Moore noted issues and concerns with the previous and current HOA, and stated Maronda has not been honest regarding the HOA. Ms. Moore also noted concerns with the removal of a stop sign and the safety of children.

Rental homes and an abandoned home were discussed.

A discussion was had regarding code enforcement.

Mr. Boggs noted HOA issues need to be clarified.

Mr. Tebbe indicated Section 1 being a different developer. Mr. Tebbe also stated HOAs are transferred to property owners once phases are sold out, or meet the threshold, and the HOA was transferred to the property owners.

A further discussion was had regarding HOA transfer.

A discussion was had regarding deviations and modification listed in the Staff Report.

Traffic study and turn lanes were discussed.

Mr. Truex made a motion to table Rezoning Application ZON-18-004 indefinitely. Seconded by Ms. Rodgers. Mr. Kendall, Mr. Boggs, Mr. Ripley, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

Next on the agenda, request to table Transportation Corridor Overlay District Application TCOD-18-001.

Mr. Boggs made a motion to table Application TCOD-18-001. Seconded by Mr. Kendall. Mr. Truex, Mr. Ripley, Mr. Boggs, Ms. Rodgers, Mr. McGowan and Mr. Kendall voted yes. The motion was approved.

Next on the agenda, approving April 4, 2018 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the meeting minutes from the April 4, 2018 regular meeting. Seconded by Mr. Truex. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Truex, Mr. Ripley and Mr. Boggs. voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Ripley. Mr. Ripley, Ms. Rodgers, Mr. Kendall, Mr. McGowan, Mr. Truex and Mr. Boggs voted yes. The meeting was adjourned at 8:22 p.m.

Minutes of the May 2, 2018 Planning and Zoning Commission meeting were approved on

_____, 2018.

Chairperson Rick Boggs