

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, June 6, 2018

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, Pataskala, Ohio 43062 on Wednesday, June 6, 2018.

Present were:

Jerry Truex, Vice Chairman
Dustin Epperson
Gary Kendall
Darin McGowan
Randall Ripley
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning

Vice Chairman Truex opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

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

First on the Agenda, Remove from Table Transportation Corridor Overlay District Application TCOD-18-001.

Mr. Kendall made a motion to remove from the table Transportation Corridor Overlay District Application TCOD-18-001. Seconded by Mr. Epperson. Mr. Kendall, Mr. McGowan, Mr. Epperson, Ms. Rodgers, Mr. Truex and Mr. Ripley voted yes. The motion was approved.

Next on the Agenda, Transportation Corridor Overlay District Application TCOD-18-001.

Mr. Fulton gave an overview of the Staff Report, noting the Applicant is requesting approval of a Transportation Corridor Overlay District application, pursuant to Section 1259 of the Pataskala Code, for property located at 144 East Broad Street and 72-74 Hazelton Etna Road.

Traffic study, landscaping, handicapped spaces and setbacks were discussed.

Ms. Rodgers noted concerns regarding building height.

Paths, sidewalks, and "fee in lieu of" were noted.

L3, L4 and L5 landscaping were reviewed.

Benjamin Payne, M&A Architects, 775 yard Street, Columbus, on behalf of the property owner, was placed under oath.

Mr. Truex asked if there were any issues regarding modifications.

Mr. Payne stated no concerns and will work with the City regarding landscaping.

Ms. Rodgers noted concerns regarding the current signage needing attention and people cutting through the parking lot from Route 310.

A discussion was had regarding entrances from 310 and Buckeye Boulevard.

Michael Greene, 19 Buckeye Boulevard, was placed under oath.

Mr. Greene stated he is representing himself and neighboring properties. Mr. Greene noted concerns regarding congestion, noise and height of building. Mr. Greene also noted concerns regarding people cutting through The Oaks.

Further review of the landscaping plan was had.

Mr. Kendall made a motion to approve Application TCOD-18-001, with the following modifications:

1. Indication that the property is zoned PRO.
2. Additional right-of-way along Broad Street to bring the overall right-of-way width to 60 feet from centerline.
3. Removal of the patio in front of the proposed building along Hazelton-Etna Road and confirmation that the lower level does not exceed 10 feet in height, or receive a variance.
4. Construction drawings, including stormwater calculations.
5. Any other update necessary based upon Planning and Zoning Commission and staff review.
6. The applicant shall install L3 landscaping, at a minimum, along the northern property line adjacent to the Barch property.

Seconded by Ms. Rodgers. Mr. Ripley, Ms. Rodgers, Mr. Kendall, Mr. McGowan, Mr. Truex and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Rezoning Application ZON-18-007.

Mr. Fulton gave an overview of the Staff Report, noting Jesse Maynard is requesting to rezone property located at 12164 Broad Street from the R-20 – Medium Density Residential district to the GB – General Business district. Mr. Fulton noted the Future Land Use Map designates the property as Light Industrial with a PDD – Planned Development District zoning classification. Based upon this designation, the proposed GB – General Business rezoning request would be in line with the recommendations of the Future Land Use Map. The City is currently updating the Comprehensive Plan, which will include a new Future Land Use Map.

A discussion was had regarding Future Land Use Map.

Landscaping requirements were discussed.

Jesse Maynard, 12164 East Broad Street, was placed under oath.

Mr. Kendall inquired as to the type of business Mr. Maynard is wanting to do.

Mr. Maynard noted wanting to rezone the property and see what comes up in the future. Currently, Mr. Maynard has a garage door business.

Mr. Kendall made a motion to recommend to Council to approve Rezoning Application ZON-18-007.

Seconded by Mr. McGowan. Mr. Epperson, Mr. Kendall, Mr. Ripley, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved and will be forwarded to City Council for recommendation.

Next on the Agenda, Excuse of Absence for Dustin Epperson from the May 2, 2018 hearing.

Mr. Kendall made a motion to approve the absence of Mr. Epperson from the May 2, 2018 hearing. Seconded by Ms. Rodgers. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Epperson, Mr. Ripley and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, approval of the May 2, 2018 meeting minutes.

Mr. Truex made a motion to May 2, 2018 meeting minutes. Seconded by Mr. Ripley. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Epperson, Mr. Ripley and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Adjournment.

Mr. Ripley made a motion to adjourn the meeting. Seconded by Mr. Kendall. Mr. Ripley, Mr. Truex, Mr. Kendall, Mr. Epperson, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

The hearing was adjourned at 8:50 p.m.

Minutes of the June 6, 2018 Planning and Zoning Commission hearing were approved on _____, 2018.
