

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Thursday, July 5, 2018

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, Pataskala, Ohio 43062 on Thursday, July 5, 2018.

Present were:

Rick Boggs, Chairman
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
Lisa Paxton, Zoning Clerk

Chairman Boggs opened the hearing 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, Jerry Truex and Dustin Epperson.

Rezoning Applications ZON-18-004 and ZON-18-005 were previously tabled.

Next on the Agenda, Master Sign Plan Application MSP-18-001.

Mr. Fulton gave an overview of the Staff Report, noting the applicant is seeking approval of a master sign plan for one existing monument sign, one proposed monument sign and wall signage for Heritage Town Center.

Existing monument sign, proposed monument sign, existing awnings, proposed wall signs and placement of signs were discussed.

A discussion was had regarding colors and logos. Gray background and white lettering were indicated as the awning and letter colors. Multicolor logos were discussed.

A discussion was had regarding the number of signs permitted per business.

Mike Reeves, 2400 Corporate Exchange, Columbus, representing the applicant, was placed under oath.

Mr. Reeves stated the applicant is in agreement with the supplementary conditions. Mr. Reeves added the applicant would like the ability for the tenants to be able to use all of the signage if they have multiple units.

Mr. Truex inquired as to blank signage in multiple bays.

Mr. Reeves stated the intent is not to use the maximum number of sign spaces available.

A discussion was had regarding monument colors.

Ms. Rodgers stated the awnings look good and noted concerns of the monument sign. Ms. Rodgers further noted covering blank areas as to not look empty. Soggy Paws sign was also noted.

A discussion was had regarding spaces looking empty/vacant.

A discussion was had regarding administrative sign approvals.

A discussion was had regarding businesses with brand logos.

Mr. Truex noted keeping signs uniform and simple.

Mr. Ripley made a motion to approve Master Sign Plan Application MSP-18-001 with the following supplementary conditions:

1. The applicant shall submit a revised master sign plan to the Planning and Zoning Department for review indicating the following:
 - a. A rendering of the existing monument sign, including dimensions and other relevant details.
 - b. A rendering of the proposed monument sign, including dimensions and other relevant details.
 - c. A rendering of existing awnings, including dimensions and other relevant details, of allowable signage.
 - d. Indicating the maximum permitted signs for a tenant who utilizes multiple storefronts.
 - e. Indicating the maximum permitted signs for a tenant who is in a corner unit.
2. The applicant shall record the Master Sign Plan with the Licking County Recorder's office as a covenant pursuant to Section 1295.13.

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

Next on the agenda, New Business.

Mr. Fulton noted August's Planning and Zoning Commission meeting application.

Ms. Rodgers made a motion to approve the absence of Rick Boggs from June 6, 2018 meeting. Seconded by Mr. Kendall. Ms. Rodgers, Mr. Kendall, Mr. Truex, Mr. Epperson, Mr. McGowan and Mr. Ripley voted yes. Mr. Boggs abstained. The motion was approved.

Mr. Truex made a motion to approve the minutes from the June 6, 2018 meeting. Seconded by Mr. Epperson. Mr. Ripley, Ms. Rodgers, Ms. Kendall, Mr. McGowan, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

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

The hearing was adjourned at 7:30 p.m.

Minutes of the July 5, 2018 Planning and Zoning Commission hearing were approved on _____, 2018.
