

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, September 7, 2016

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, September 7, 2016.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Zack Cowan, City Planner
Lisa Paxton, Zoning Clerk

Vice Chairman Truex opened the hearing at 6:33 p.m., followed by the Pledge of Allegiance.

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

First on the agenda, **Rezoning Application ZON-16-005**.

Zack Cowan gave a review of his Staff Report, noting the Applicant is seeking to rezone 7000 Creek Road from Agriculture (AG) to Medium Density Residential (R-20). The Applicant proposes selling the main dwelling and keep the existing pole barn once it is split. Mr. Cowan stated the property would conform with the approval of the proposed zone change requirements, and the Applicant has submitted a variance application requesting the pole barn to be located on a lot without a principle structure. Mr. Cowan also noted the Future Land Use Map designates the property for Mixed Use. Mr. Cowan stated the variance request is scheduled to be heard before the Board of Zoning Appeals on September 13, 2016.

Ms. Rodgers asked if one of the parcels would be used for commercial or residential.

Mr. Fulton noted the R-20 District only allows residential uses. Mr. Fulton noted the property is zoned agricultural and the owners are unable to do so without a variance; however, the owners are proposing to split the property which will meet the zoning requirements. Mr. Fulton stated the Future Land Use Map notes mixed use; however, mixed use is not defined in the comprehensive plan. Mr. Fulton indicated a variance would be required as the pole barn cannot be on a property without a principal structure and the Planning and Zoning Commission is only reviewing if the rezoning should be recommended for approval to Council.

Mr. Truex asked if it is only a recommendation to go to Council.

Mr. Fulton indicated in the affirmative.

Mr. Kendall asked what would be the next step if the Commission approves the change in zoning and the variance is not approved.

Mr. Fulton stated if the variance is not approved, the property could be rezoned but could not legally be split.

Mr. Ripley asked if the variance is approved and Council approves the Commission's rezoning, could a dwelling be constructed on the parcel with the pole barn.

Mr. Fulton stated once the property is split and legally recorded they could constructed a dwelling.

Mr. Kendall asked if there would be shared access to the property and asked whom would own the majority of the driveway.

Todd Fraker, 76 Broadway, was placed under oath.

Mr. Fraker indicated he would own the majority of the driveway and will list the property as a "shared driveway". Mr. Fraker also noted his parents have passed and wants to keep the parcel with the pole barn in the family and sell the parcel with the residence. Mr. Fraker stated the barn, the grass and general maintenance will be performed.

Ms. Rodgers asked if R-20 can only be medium-density residential.

Mr. Fulton indicated in the affirmative.

No further questions or comments were presented.

Mr. Ripley moved to recommend to Council the approval of Rezoning Application number ZON-16-005, per Section 1217.10 of the Pataskala Code. Seconded by Mr. Kendall. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Truex and Mr. Ripley voted yes. The application will be forwarded to City Council for approval.

Next on the Agenda, Front Porch Workshop.

Mr. Truex asked if this is an informal meeting.

Mr. Fulton stated it is an informal meeting allowing Front Porch Investments to ask for direction on if, or how they should pursue their project.

Mr. Kendall asked if it is on the record.

Mr. Fulton noted it is not a formal meeting. Nothing discussed is binding. No motions will be made.

Randy Colvin, 5667 York Road and Mike Kirkwood, 5669 York Road, presented the Commission with copies of their proposed plans.

Mr. Colvin reviewed the site map, noting the properties are located on Beeson Avenue. Mr. Colvin stated he is looking for feedback from the Commission if this is something he could do. Mr. Colvin also noted rezoning the property to Planned Development District, as the requirements will be more flexible.

A discussion was had regarding elevations, height, green space, patios and decks.

Mr. Colvin stated the homes would be luxury townhomes with an open floor plan and noted wanting to place the homes closer to the street.

A discussion was had regarding the neighborhood.

Ms. Rodgers noted the location's easy access to surrounding amenities.

A discussion was had regarding setbacks, placing the townhouses closer to the street.

Mr. Fulton stated architectural standards could be in the plan that would have to be adhered to as it moves forward.

A discussion was had regarding the convenience of the location.

Mr. Truex noted liking the design.

Ms. Rodgers noted the townhouse doesn't go with the feel of the neighborhood, if placing it closer to the street. Ms. Rodgers stated it would work for Broad Street but not for the neighborhood.

Mr. Fulton noted some of the homes in the area don't meet the minimum front yard setback requirement.

Mr. Colvin stated if this is in line with what might get approved.

Mr. Ripley noted the Planned Development District is straight forward and gives more flexibility.

A discussion was had regarding the demand for rentals and housing.

Mr. Truex made a Motion to approve the minutes from the August 3, 2016 meeting. Seconded by Mr. Ripley. Mr. Kendall, Ms. Rodgers, Mr. Ripley, Mr. Truex and Mr. McGowan voted yes. The Motion was approved.

Mr. Kendall made a Motion to adjourn the meeting. Seconded by Mr. McGowan. Mr. McGowan, Mr. Ripley, Mr. Truex, Mr. Kendall and Ms. Rodgers voted yes.

The meeting was adjourned at 7:24 p.m.

Minutes of the September 7, 2016 Planning and Zoning Commission hearing were approved on _____, 20__.
