

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, October 3, 2018

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, October 3, 2018.

Present were:

Rick Boggs, Chairman
Dustin Epperson
Gary Kendall
Darin McGowan
Randall Ripley

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Jack Kuntzman, City Planner
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 and Dustin Epperson. Anne Rodgers and Jerry Truex were not present.

Rezoning Application ZON-18-004, Rezoning Application ZON-18-005 and Preliminary Plan Application ZON-17-007 continued to be tabled.

First on the Agenda, Replat Application REP-18-002.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting to replat Lots 357 through 362 of the Blanche's East Broad Street Addition and create one single lot to construct a single-family home. Mr. Kuntzman noted revisions that need to be made to the replat. The Public Service Director and Southwest Licking Community Water & Sewer District comments were reviewed. Modifications were noted.

Joshua Stanton, 9649 Outville Road, Kirkersville, was placed under oath.

Mr. Stanton had no comments or concerns regarding the modifications.

Darlene Jackson, 164 East Avenue, was placed under oath.

Ms. Jackson inquired as to the property being used for a single-family home.

Mr. Stanton indicated in the affirmative.

Mr. Ripley made a motion to approve Replat Application REP-18-002, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. Replat shall be revised to include appropriate statements, signature lines, and other information as necessary.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the

latest signature.

3. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the dwelling.

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

Next on the Agenda, Rezoning Application ZON-18-009.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request to rezone property located at 997 N. Oxford Drive from PDD – Planned Development District to PRO – Professional Research-Office to construct a credit union. Access points, parking and screening were reviewed. Part of the parcel to the east is within the 100-Year Floodplain, as proposed, this will be left vacant. The parcel was rezoned to PDD in January 2012 and development planned in two phases. The property was platted as two separate in March of 2012, Phase I for the AutoZone store; however, Phase II was never completed. The development plan subsequently expired and the Applicant has chosen to rezone the property to PRO. The Applicant will be required to apply for a TCOD permit prior to development. The Future Land Use Map designates this property as Office; therefore, a credit union is a permitted use within the PRO district. Mr. Kuntzman reviewed the Public Service Director's comments, noting that access will be reviewed at a later date. Dimensions of the building or distance to property lines are not noted; however, a 50' building setback and a 40' parking setback are identified by dotted lines. Signage, dimensions of accessible parking spaces, walkways, screening of refuse bins and generator, species of plantings to be installed in the landscaping zones, and several other items are not identified; however, Staff will review these items at a later date.

Jason Hall, Vice President of Operations, TrueCore Federal Credit Union.

Mr. Hall noted being a resident of Pataskala, and excited to bring TrueCore to the community.

Mr. Kendall asked if the renderings included in the application are close to what is being represented.

Mr. Hall indicated they are pretty close with just minor tweaks.

Mr. Kendall inquired as to TrueCore's closest location.

Mr. Hall indicated locations are in Newark and Heath.

Mr. Boggs asked if there were plans for the Broad Street frontage.

Mr. Hall stated TrueCore has no plans to build on the Broad Street frontage; however, there is interest from others.

Mr. Ripley made a motion to recommend to Council to approve Rezoning Application ZON-18-009, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. McGowan. Mr. McGowan, Mr. Epperson, Mr. Kendall, Mr. Truex, Mr. Ripley and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Other Business.

A discussion was had regarding tabled items.

Next on the Agenda, Excuse of Absence for Anne Rodgers from the September 5, 2018 meetings.

Mr. Boggs made a motion to approve the absence of Anne Rodgers. Seconded by Mr. Epperson. Mr. Kendall, Mr. Epperson, Mr. Boggs, Mr. McGowan and Mr. Ripley voted yes. The motion was approved.

Next on the Agenda, Approval of Minutes from the September 5, 2018 meeting.

Mr. Boggs made a motion to approve the minutes from the September 5, 2018 meeting. Seconded by Mr. McGowan. Mr. Ripley, Mr. Kendall, Mr. McGowan, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

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

The hearing was adjourned at 6:58 p.m.

Minutes of the October 3, 2018 Planning and Zoning Commission hearing were approved on

_____, 2018.
