

From: Bonda, Cory
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#)
Subject: RE: Application CU-18-005
Date: Tuesday, August 21, 2018 11:41:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CU-18-005

Good afternoon Jack & Scott,

Please table the application for the next meeting.

Best,

Cory Bonda

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From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Monday, August 20, 2018 6:32 PM
To: Bonda, Cory <Cory.Bonda@marcusmillichap.com>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Application CU-18-005

Cory,

As a follow up from our phone conversation today, here is an email listing the issues I have identified with your conditional use application.

The main ones are:

1. In the narrative statement it was stated that “3 of the storage buildings will be pole barn with a peak 12’ height. The vehicle storage will be pull barn style with a peak 16’ height”. However, on the submitted site plan only the 3 storage buildings are shown. The vehicle storage building is not identified.
2. Along the North property line you have shown an access drive. The site plan calls out for this to be screened with L3 landscaping. L4 landscaping would be required here since it is adjacent to parcels occupied by residential uses. Also on the site plan the access road is shown right on the property line, which leads me to have some concerns about where this landscaping will be able to go.
3. That North property line abutting the residential uses shows chain link fencing. L4 landscaping expressly prohibits chain link fences.
4. In our previous meeting on 8/14 you explained your desire to use existing natural landscaping on the East & South sides of the property in order to open up future expansion. The narrative states “Landscaping will be added per city code” which, if approved as submitted would mean you will be required to install L3 and L4 landscaping around the entirety of the perimeter. I believe it would be a good idea to revise this statement to reflect your intentions to leave the East & South side without landscaping and describe the reasoning for this decision.
5. As for the chain link fencing in L3: On the perimeter where L3 is required you would be allowed to use chain link fencing, however, it would have to be placed behind the required L3 landscaping.

There are a few other things that are not required, but are likely to be asked by the Board of Zoning Appeals.

1. Elevations of the proposed pole barns. As discussed, they do not need to be professionally prepared architect elevations. A simple image or two from the builder showing what they generally look like, allowing the Board to determine that these buildings are harmonious with the surrounding character of land as is described in section 2 of the narrative statement requirements.
2. More information of the lighting specs, like the type of fixtures and the height of the light poles.
3. In the narrative you explained that the emergency access drive will be paved after construction, however this is not required. Do you want it to become an access drive? If so, we can talk about this.

Attached is an example of the landscaping requirements drawn onto the site plan.

I want to let you know that the Board of Zoning Appeals does not take Conditional Uses lightly. In my opinion, with the site plan missing this information I do not believe it would be beneficial for anyone to proceed to a hearing with the current submittal. As always, if you have questions or concerns please reach out to me via email or phone.

Do you request to table conditional use application CU-18-005 until the Tuesday, September 11th meeting of the Board of Zoning Appeals?

The review memos will be going out tomorrow at 1:00 PM, please let me know how you wish to

proceed before then.

Thank you.

JACK KUNTZMAN

City Planner

City of Pataskala

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