

CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.ci.pataskala.oh.us



621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on June 20, 2016, at 6:30 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

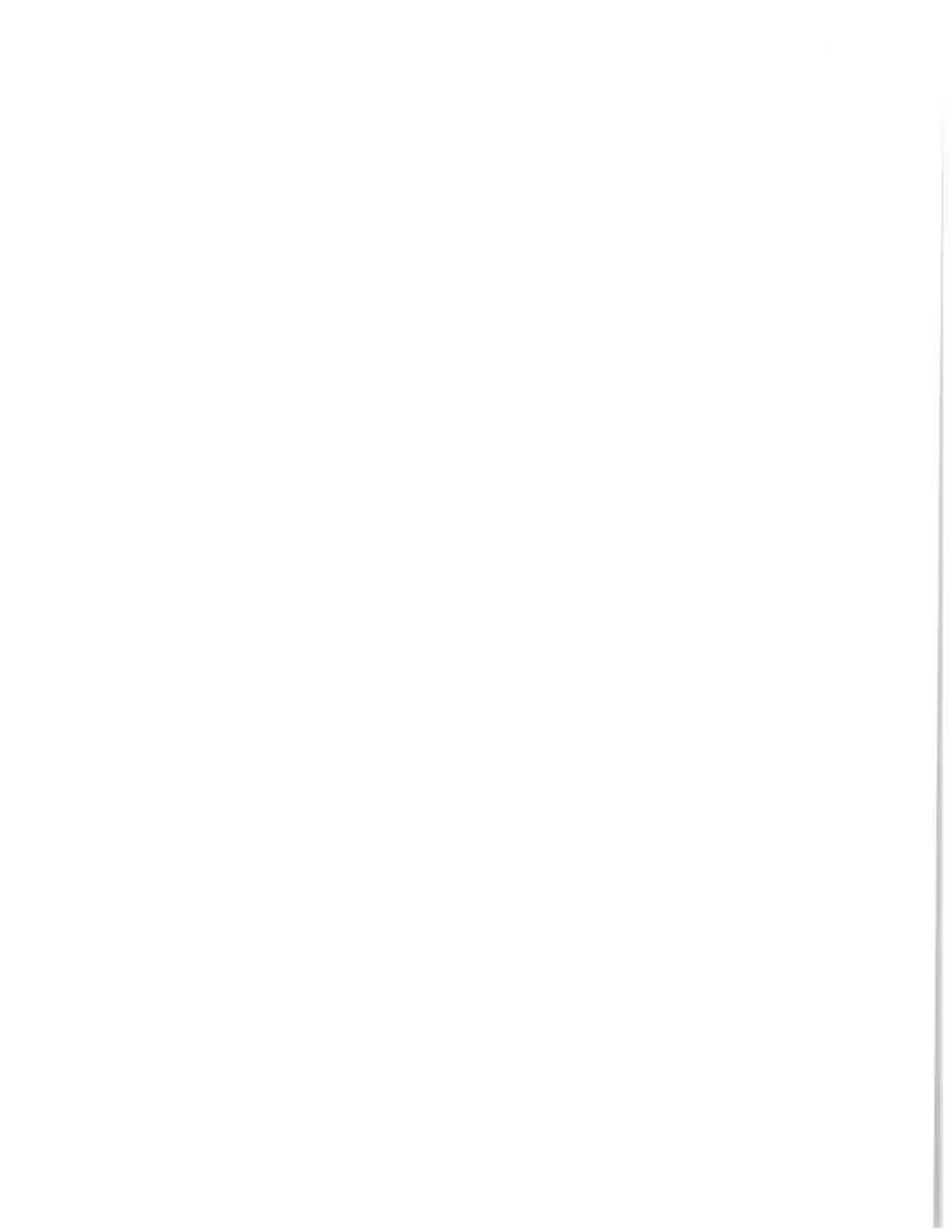
The following request will be considered:

Rezoning Application ZON-16-002: Submitted by John H. Jones requesting to rezone property from (M-1) Light Manufacturing to (GB) General Business, pursuant to Section 1217.10 of the Pataskala Code, for 6407, 6409 and 6431 Summit Road.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson
Clerk of Council





*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2016 at 6:30 p.m. in Council Chambers, City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following applications:

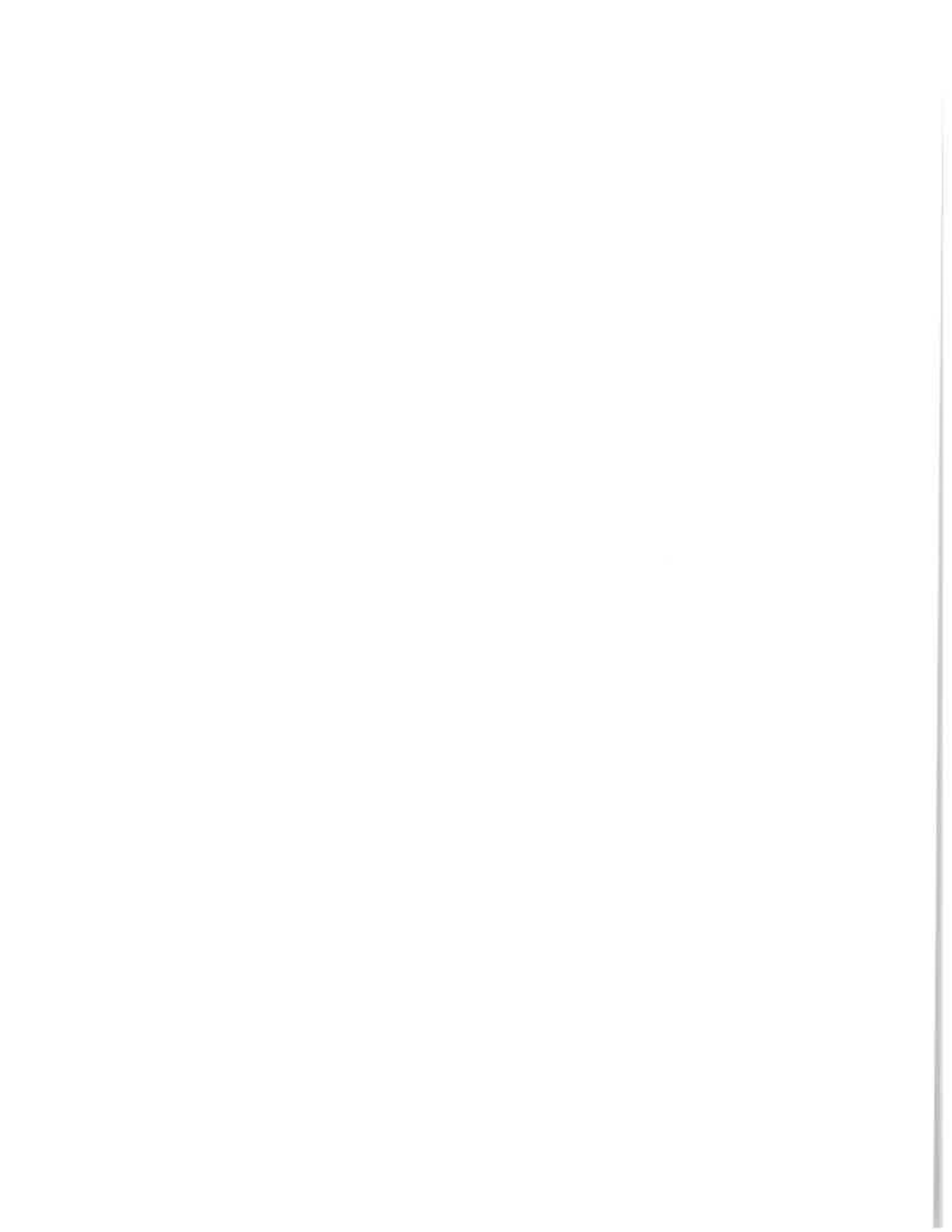
Transportation Corridor Overlay District Application TCOD-16-002: Andrew Gardner is requesting approval of a Transportation Corridor Overlay District Application, pursuant to Section 1259.07 of the Pataskala Code, for 350 East Broad Street.

Rezoning Application ZON-16-002: John H. Jones is requesting to rezone property from (M-1) Light Manufacturing to (GB) General Business, pursuant to Section 1217.10 of the Pataskala Code, for 6407, 6409 and 6431 Summit Road.

The applications are available for review at the Planning and Zoning Department, located at 621 West Broad Street, Suite 2A., or on line at:

<http://www.ci.pataskala.oh.us/PlanningCommissionBoardofZoningAppeals.aspx>

For more information, please contact the Pataskala Zoning Clerk at (740) 927-4910. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.





*Planning and Zoning
Department*

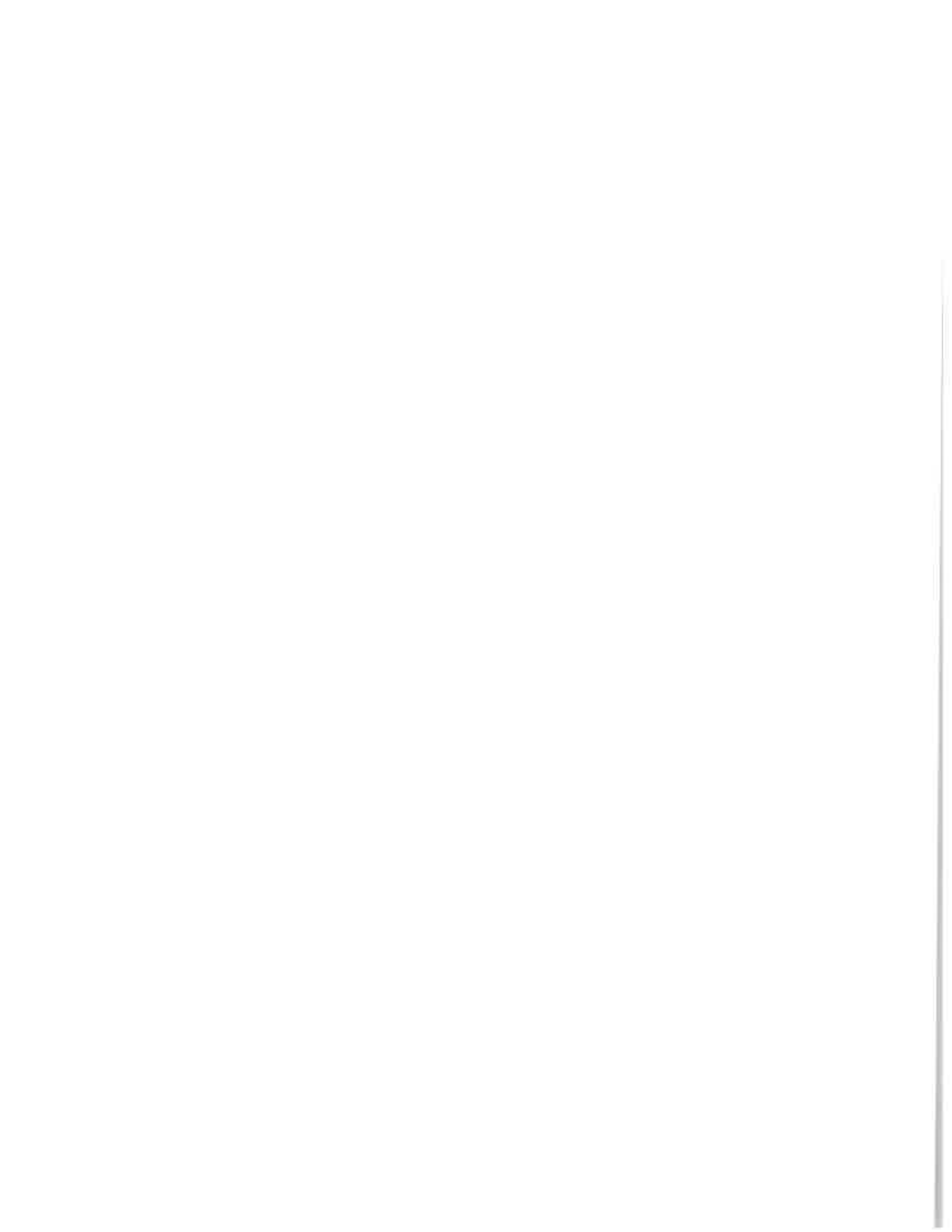
NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2016 at 6:30 p.m. in Council Chambers in City Hall located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following application:

Rezoning Application ZON-16-002: John H. Jones is requesting to rezone property from (M-1) Light Manufacturing to (GB) General Business, pursuant to Section 1217.10 of the Pataskala Code, for 6407, 6409 and 6431 Summit Road.

You received this notice because you own property in close proximity to the parcel under consideration. The application is available for review at the Planning and Zoning Department located at 621 West Broad Street, Suite 2A. The application will also be available online on or before April 29, 2016: <http://www.ci.pataskala.oh.us/PlanningCommissionBoardofZoningAppeals.aspx>

Please contact the Pataskala Zoning Clerk at (740) 927-4910 if you have any questions. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.





CITY OF PATASKALA PLANNING AND ZONING COMMISSION
City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

May 4, 2016

Rezoning Application ZON-16-002

Applicant:	John H. Jones
Owner:	John H. Jones
Location:	6407, 6409 and 6431 Summit Road
Acreage:	5.5 acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting to rezone property from M-1 – Light Manufacturing to GB – General Business per Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone the properties from M-1 – Light Manufacturing to GB – General Business in order to be more compatible with the existing uses of the properties.

Staff Review:

The property located at 6407 Summit Road contains an approximately 650 square foot building of an unknown date of construction and an 840 square foot barn constructed in 1968. The building currently houses a barber shop/salon. Under the existing M-1 zoning, this use would not be permitted; however, the GB zoning would permit this use. It is likely that this use was already in existence at its present location prior to the merger between the Village and the Township.

The property located at 6409 Summit Road contains a commercial garage of an unknown size or date of construction and a 256 square foot shed constructed in 1999. The garage is currently vacant; however, it appears that the garage has been used for automotive purposes for some time. Under the existing M-1 zoning, automotive uses would not be permitted; however, the GB zoning would permit a number of automotive uses with a conditional use. Similar to 6407 Summit Road, it is likely that this garage was already in existence prior to the merger of the Village and the Township.

The property located at 6431 Summit Road contains a 1,635 square foot single-family home constructed in 1865 and a 484 square foot shed constructed in 1958. The property is currently being used as a residence, which is a nonconforming use in both the M-1 district and the GB district. However, pursuant to Section 1285.06 of the Pataskala Code, the residential use would expire if it is discontinued for a period of two (2) years. Again, this use was in place prior to the merger of the Village and the Township.

The Future Land Use Map designates the properties for Office. The proposed GB zoning would be in line with the Future Land Use Map.

Should the rezoning request plan be approved by the Planning and Zoning Commission, the recommendation will proceed to City Council for consideration.

Surrounding Area:

Direction	Zoning	Land Use
North	M-1 – Light Manufacturing	Vacant
East	M-1 – Light Manufacturing	Vacant
South	M-1 – Light Manufacturing	Single-family house
West	GB – General Business R-20 – Medium Density Residential	Restaurant Single-family house

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No Comments
- Southwest Licking Water and Sewer – No Comments
- Police Department – No Comments

- West Licking Joint Fire District – No Comments
- Licking Heights Schools – No Comments

Modifications:

Should the Board choose to approve the applicant's request, the following modifications may be considered:

- None

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to (approve/disapprove) rezoning application number ZON-16-002 per Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION
 City Hall, Council Chambers
 621 West Broad Street
 Pataskala, Ohio 43062

REZONING APPLICATION
(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 6407, 6409 + 6431 Summit Road		
Parcel Number:		063-142896-00.000
Current Zoning: M-1	Proposed Zoning: GB	Acres:
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: 20N-16-002
Fee: \$750 ⁰⁰
Filing Date: 4-11-16
Hearing Date: 5-4-16

Applicant Information		
Name: SETH H SONES		
Address: 9416 mintz st		
City: REYNOLDSBURG	State: OH	Zip:
Phone: 740 739 1700	Email: pools by classic designs AT YAHOO.COM	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: SETH H SONES		
Address:		
City:	State:	Zip:
Phone:	Email:	

Rezoning Information
Request (Include Section of Code): Rezone from M-1 to GB pursuant to Chapter 1217
Describe the Project (Include Current Use and Proposed Use): putting zoning in line with current zoning

Documents to Submit

Rezoning Application: Submit 14 copies of the rezoning application.

Narrative Statement: Submit 14 copies of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.
 2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
 3. Will not be hazardous or disturbing to existing or future uses.
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
 7. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.
 8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Site Plan: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

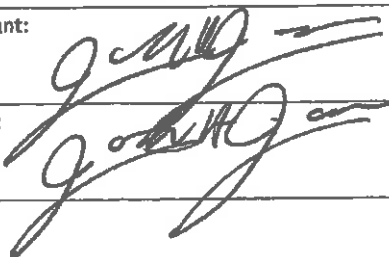
Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

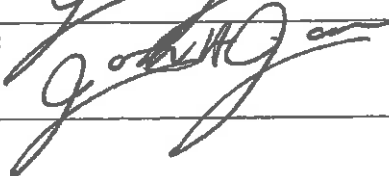
Applicant:



Date:

4/11/16

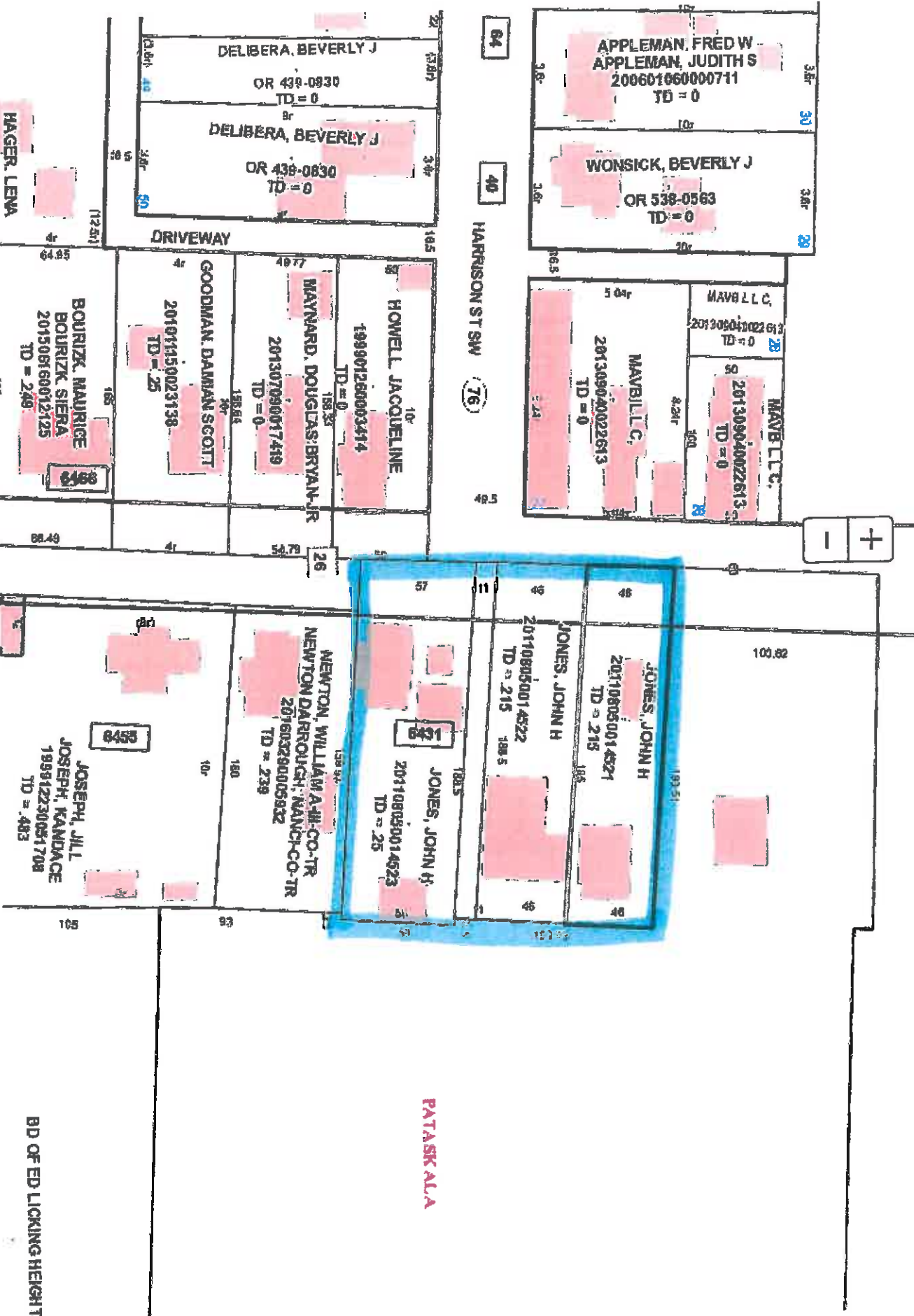
Owner:



Date:

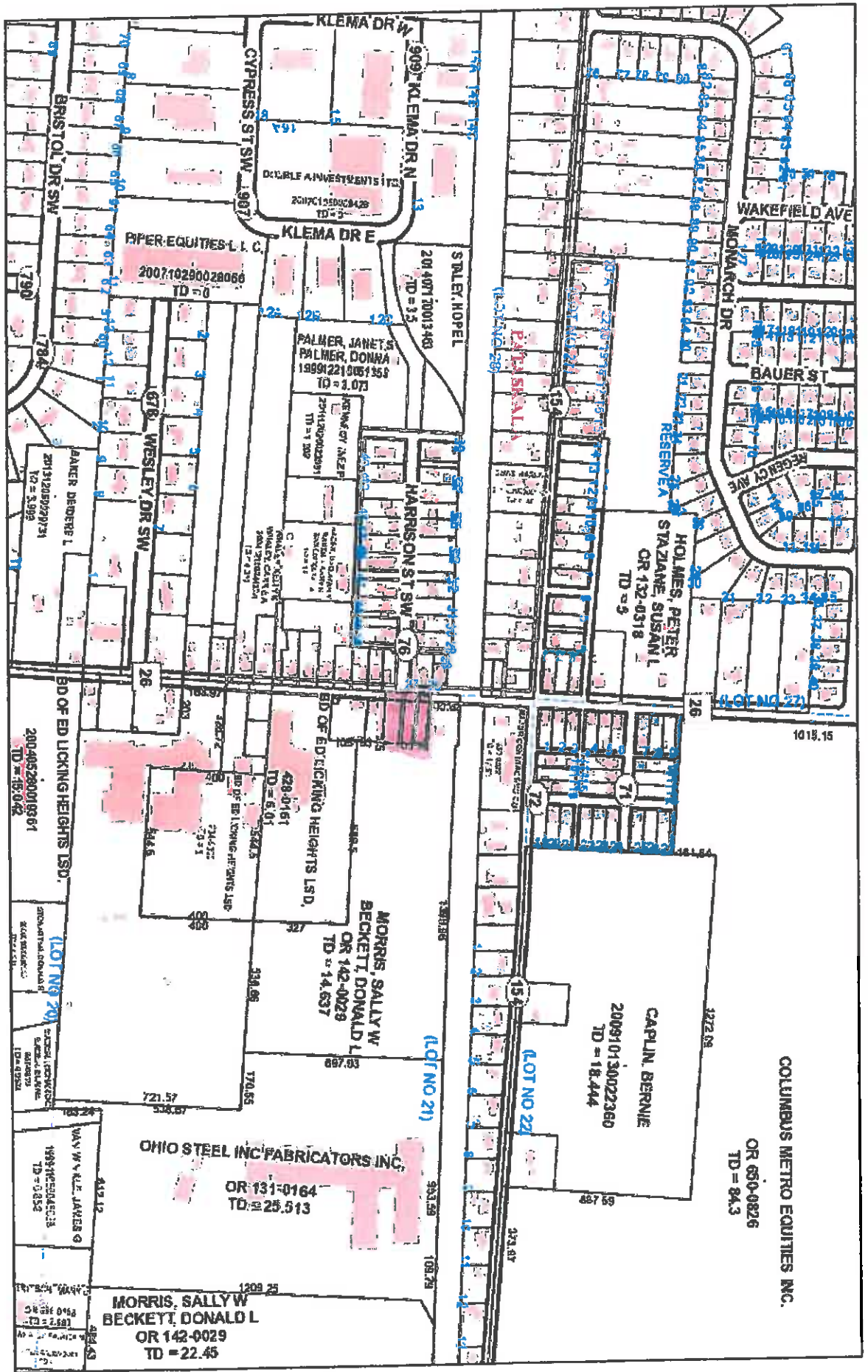
4/14/16

Licking County Tax Parcel Viewer



PATA SK ALA

April 12, 2016



COLUMBUS METRO EQUITIES INC.
OR 650-0826
TD = 94.3

CAPLIN, BERNIE
20091013002360
TD = 18,444

MORRIS, SALLY W
BECKETT, DONALD L
OR 142-0029
TD = 14,637

OHIO STEEL INC FABRICATORS INC.
OR 131-0164
TD = 25,513

MORRIS, SALLY W
BECKETT, DONALD L
OR 142-0029
TD = 22.45

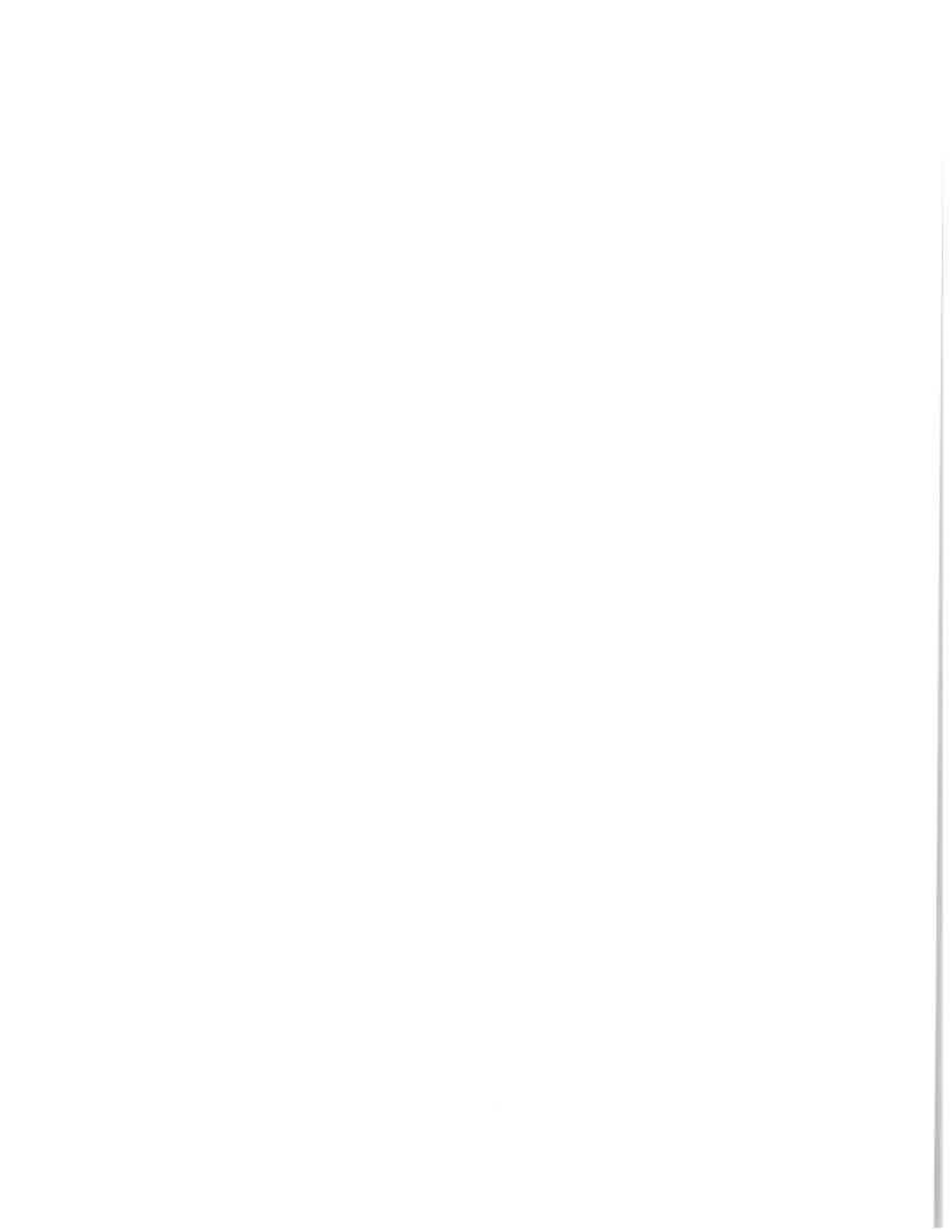
BD OF ED LICKING HEIGHTS LSD.
420-0161
TD = 5.01

BD OF ED LICKING HEIGHTS LSD.
200405280019561
TD = 15,042

(LOT NO 20)
200405280019561
TD = 15,042

WANN, W & L JAMES G
1999102504573
TD = 0,833

1999102504573
TD = 0,833



BD OF ED LICKING HEIGHTS LSD,
6539 SUMMIT RD
PATASKALA, OH 43062

NEWTON, WILLIAM A-III-CO-TR
12933 JUG ST
JOHNSTOWN, OH 43031

HOWELL, JACQUELINE
PO BOX 212
SUMMIT STATION, OH 43073

DELIBERA, BEVERLY J
PO BOX 202
SUMMIT STATION, OH 43073

MAJOR CONTRACTING CO,
PO BOX 1013
BRICE, OH 43109

WONSICK, BEVERLY J
PO BOX 93
SUMMIT STATION, OH 43073

JOSEPH, JILL
PO BOX 158
SUMMIT STATION, OH 43073

JONES, JOHN H
PO BOX 265
ETNA, OH 43018

MAVB, L L C,
4832 KELLER RD
HEBRON, OH 43025

MAYNARD, DOUGLAS BRYAN-JR
6442 SUMMIT RD
PATASKALA, OH 43062

ZINK, CRETA F
6364 SUMMIT RD
PATASKALA, OH 43062

GOODMAN, DAMIAN SCOTT
6454 SUMMIT RD
PATASKALA, OH 43062

JONES, JOHN H
PO BOX 265
ETNA, OH 43018

MAVB L L C,
4832 KELLER RD
HEBRON, OH 43025

MORRIS, SALLY W
41 S HIGH ST FL 32
COLUMBUS, OH 43215

JONES, JOHN H
PO BOX 265
ETNA, OH 43018

BD OF ED LICKING HEIGHTS LSD,
6539 SUMMIT RD
PATASKALA, OH 43062

NEWTON, WILLIAM A-III-CO-TR
12933 JUG ST
JOHNSTOWN, OH 43031

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PATASKALA, OH 43062

MAVB L L C,
4832 KELLER RD
HEBRON, OH 43025

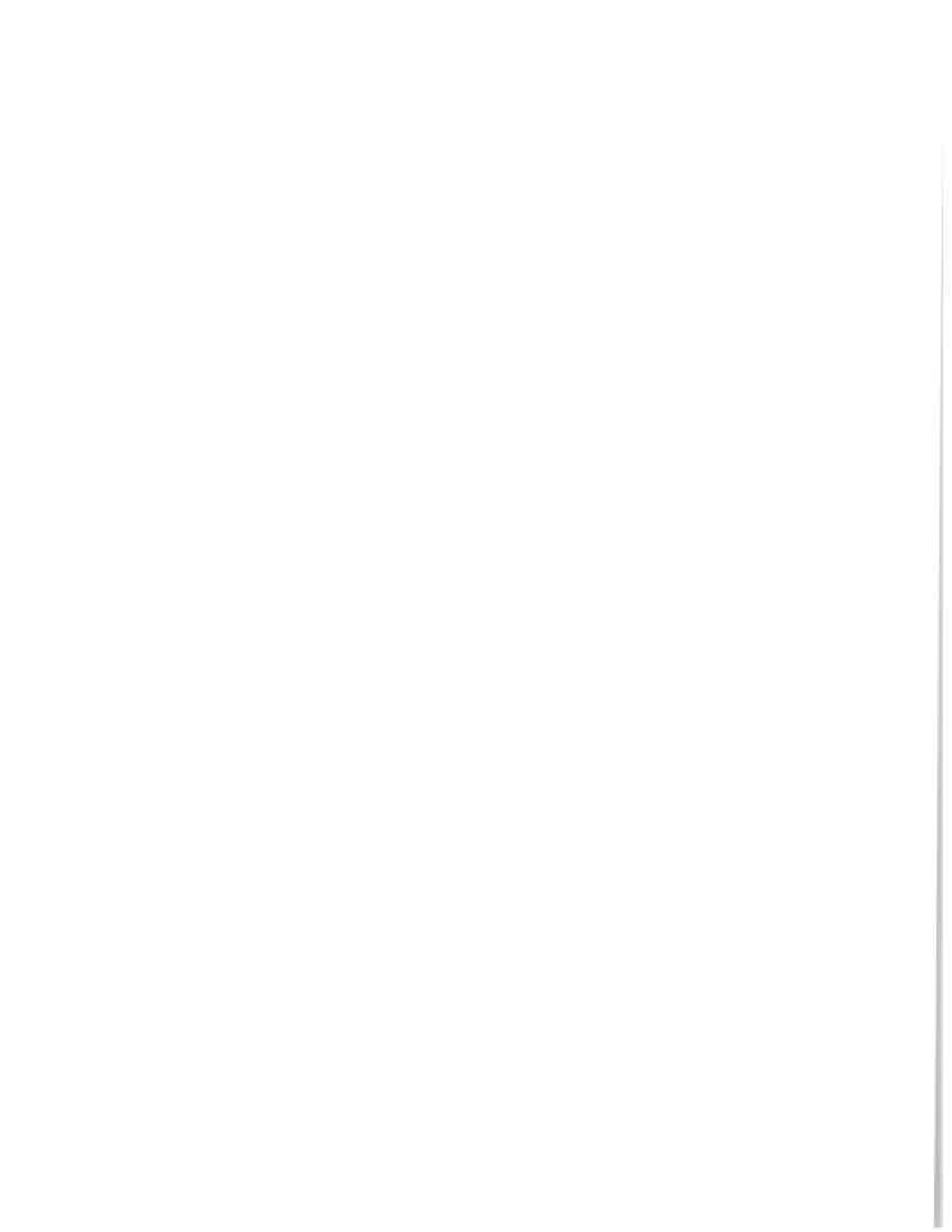
MORRIS, SALLY W
41 S HIGH ST FL 32
COLUMBUS, OH 43215

BOURIZK, MAURICE
6466 SUMMIT RD
PATASKALA, OH 43062

HAGER, LENA
PO BOX 134
SUMMIT STATION, OH 43073

WEST LICKING HISTORICAL SOCIETY,
PO BOX 1025
PATASKALA, OH 43062

Marked 4/21





***Planning and Zoning
Department***

May 5, 2016

John H. Jones
9446 Mink Street
Reynoldsburg, Ohio 43068

RE: Zoning Application ZON-16-002

Mr. Jones,

Your request for recommendation of approval to rezone property located at 6407, 6409 and 6431 Summit Road from Light Manufacturing (M-1) to General Business (GB), per Section 1217.10 of the Pataskala Code, was given a public hearing by the Pataskala Planning and Zoning Commission on Wednesday, May 04, 2016.

The City of Pataskala Planning and Zoning Commission recommended approval of the request.

The recommendation shall be forwarded to Pataskala City Council for consideration as *Ordinance Number 2016-4265* for a public hearing on Monday, June 20, 2016.

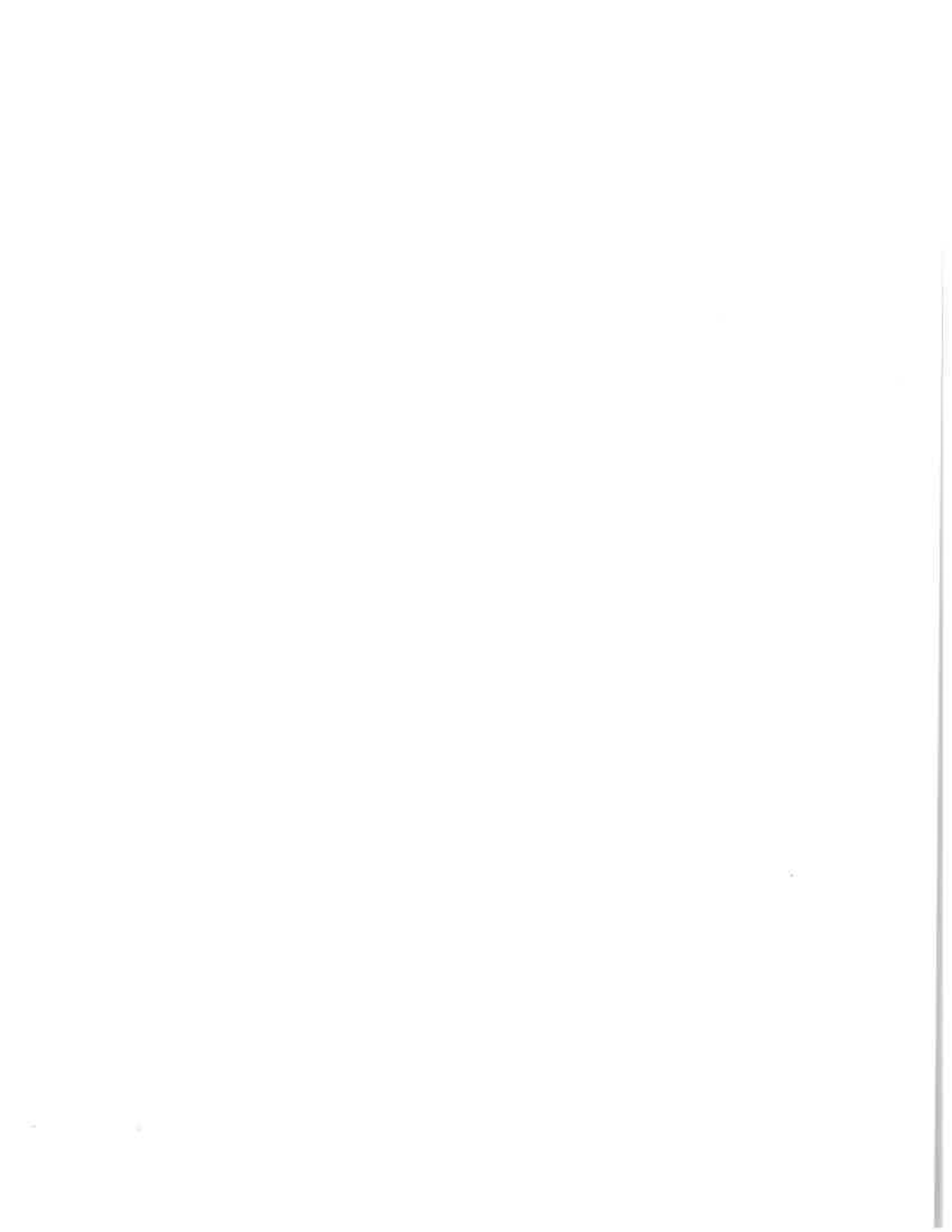
Keep this letter for your records as it constitutes your official notification of the decision by the City of Pataskala Planning and Zoning Commission.

Should you have any questions, please feel free to contact me by phone at 740-927-4910 or via email at lpaxton@ci.pataskala.oh.us.

Sincerely,

Lisa Paxton
Zoning Clerk

cc: File





Introduced: 6/20/2016
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2016-4265

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6407, 6409 and 6431 SUMMIT ROAD, PARCEL NUMBERS 063-141900-00.000, 063-141906-00.000 AND 063-142896-00.000, TOTTALLING 5.5 ± ACRES< IN THE CITY OF PATASKALA FROM THE LIGHT MANUFACTURING (M-1) ZONING CLASSIFICATION TO THE GENERAL BUSINESS (GB) ZONING CLASSIFICATION.

WHEREAS, John H. Jones filed rezoning application number ZON-16-002, parcel numbers 063-141900-00.000, 063-141906-00.000 and 063-142896-00.000 totaling 5.5 ±, from the Light Manufacturing (M-1) zoning classification to the General Business (GB) zoning classification pursuant to Section 1217.02, and

WHEREAS, a public hearing was held by the City of Pataskala Planning and Zoning Commission on May 4, 2016 pursuant to Section 1217.07, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on April 21, 2016, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 200 feet or two parcels of the subject property at least 10 days prior to the public hearing pursuant to Section 1217.09, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment of May 4, 2016, and

WHEREAS, a public hearing was held by Council on June 20, 2016 pursuant to Section 1217.11, and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12, and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located at 6407, 6409 and 6431 Summit Road, parcel numbers 063-141900-00.000, 063-141906-00.000 and 063-142896-00.000 totaling 5.5 ±, Pataskala, Ohio, belonging to John H. Jones, is hereby rezoned to the General Business (GB) zoning classification from the Light Manufacturing (M-1) zoning classification.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio, is hereby amended and revised by changing the zoning of the property from the Light Manufacturing (M-1) zoning classification to the General Business (GB) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director