

# CITY OF PATASKALA, OHIO



City of Pataskala  
Administrative Offices  
[www.cityofpataskalaohio.gov](http://www.cityofpataskalaohio.gov)

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 October 17, 2016, at 6:30 P.M. at City Hall located at 621 W. Broad Street, Pataskala, Ohio.

The following application will be considered:

**Rezoning Application ZON-16-005:** Fraker Family Trust is requesting to rezone property from AG-Agriculture to R-20 – Medium Density Residential, per Section 1217.10 of the Pataskala Codified Ordinances, for property located at 7000 Creek Road in the City of Pataskala.

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

All interested citizens are welcome to attend.

Kathy M. 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, September 7, 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-16-005:** Fraker Family Trust is requesting to rezone property from AG – Agriculture to R-20 – Medium Density Residential, per Section 1217.10 of the Pataskala Code, for property located at 7000 Creek Road.

The application is available for review at the Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available on line at:

<http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/planning-zoning-commission/>

Please contact the 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.



***Planning and Zoning  
Department***

September 9, 2016

Fraker Family Trust  
6 Mill Street  
Pataskala, Ohio 43062

RE: Zoning Application ZON-16-005

Fraker Family Trust,

Your request for recommendation of approval to rezone property located at 7000 Creek Road, Parcel No. 064-068808-02.000, from Agricultural (AG) to Medium Density Residential (R-20), per Section 1217.10 of the Pataskala Code, was given a public hearing by the Pataskala Planning and Zoning Commission on Wednesday, September 7, 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 2016-4270* for a public hearing on Monday, October 17, 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](mailto:lpaxton@ci.pataskala.oh.us).

Sincerely,

Lisa Paxton  
Zoning Clerk

cc: File  
Todd Fraker



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

September 7, 2016

#### Rezoning Application ZON-16-005

<b>Applicant:</b>	Fraker Family Trust – Chris Gray
<b>Owner:</b>	Lewis & Betty Fraker
<b>Location:</b>	7000 Creek Rd.
<b>Acreage:</b>	4.3 acres
<b>Zoning:</b>	AG – Agriculture District
<b>Request:</b>	Requesting to rezone property from AG - Agriculture to R-20 – Medium Density Residential per Section 1217.10 of the Pataskala Code.

#### Description of the Request:

The applicant is seeking to rezone the properties from AG - Agriculture to R-20 – Medium Density Residential in order to split the property to sell the main dwelling and keep the existing pole barn in the family.

#### Staff Summary:

The property located at 7000 Creek Road contains a 1,147 square foot home constructed in 1988 and an approximately 3,100 square foot pole barn. The pole barn is currently being used as storage and as a workshop. The main dwelling is a single-family home. The minimum lot requirements in an R-20 District is a width of 100 feet and a minimum square footage of 20,000. The property would conform with the approval of the proposed zone change requirements. The applicant has submitted Variance Application VA-16-019 to allow for the pole barn to be located on a lot without a principle structure.

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

The Future Land Use Map designates the property for Mixed Use. The proposed R-20 zoning would be in line with the Future Land Use Map. The future land use of the area south of the property is R-20. 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	AG – Agriculture	Recreation Center
East	R-7 – Village Single Family Residential	Vacant
South	AG – Agriculture	Sewer Plant
West	M-1 – Light Industrial AG – Agriculture	Manufacturer Cemetery

**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
- Public Service – No Comments
- Utilities Department – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Southwest Licking Heights School District – 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-16-005 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: 7000 Creek Rd. Pataskala, OH 43062		
Parcel Number: 064-068808-02.000		
Current Zoning: Residential	Proposed Zoning: <del>Single</del> R-20	Acres: 4.30
Water Supply: 'A9.		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

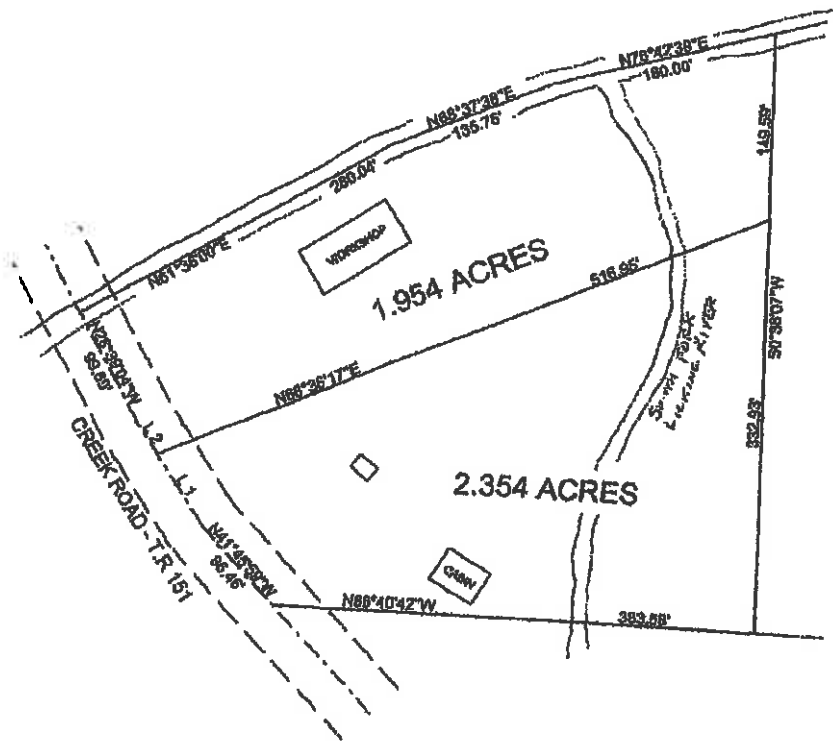
Staff Use
Application Number: ZON-16-005
Fee: \$750
Filing Date: 8-5-16
Hearing Date: 9-7-16

Applicant Information		
Name: Fraker Family Trust - Chris Gray		
Address: Le Mill St		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-404-2018	Email: Chrisgray100@gmail.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: Lewis & Betty Fraker - Estate		
Address: 7000 Creek Rd		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-404-2018	Email: chrisgray100@gmail.com	

Rezoning Information
Request (Include Section of Code): #2
Describe the Project (Include Current Use and Proposed Use): lot to be split into 2 lots with shared entrance driveway. Lot w/ house to remain at 2.354 acres. Lot w/ pole barn to be 1.954 acres.



Line	Bearing	Distance
1	N32°47'06\"W	68.53'
2	N32°47'06\"W	31.48'





OWNER1	OWNER2	Address	City	State	Zip Code
FRAKER TR, LEWIS P	FRAKER TR, BETTY F	7000 CREEK RD	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,		PO BOX 561	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,		PO BOX 561	PATASKALA	OH	43062
VILLAGE OF PATASKALA,		621 W BROAD ST STE 2B	PATASKALA	OH	43062
VAMPIRE OPTICAL COATINGS INC,		63 E MILL ST	PATASKALA	OH	43062
VILLAGE OF PATASKALA,		621 W BROAD ST STE 2B	PATASKALA	OH	43062
VILLAGE OF PATASKALA,		621 W BROAD ST STE 2B	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,		PO BOX 561	PATASKALA	OH	43062
VAMPIRE OPTICAL COATINGS INC,		63 E MILL ST	PATASKALA	OH	43062
VILLAGE OF PATASKALA,		621 W BROAD ST STE 2B	PATASKALA	OH	43062
PATASKALA CEMETERY ASSOCIATION,		PO BOX 561	PATASKALA	OH	43062

*Bryan A. Long*  
*Licking County Recorder*



The Licking County Recorder is proud to offer access to the Public Record via the internet. Please note that Social Security Numbers have been "masked" to protect our citizens from Identity Theft. A true & accurate copy of the Public Record can be obtained by contacting or visiting the office of the County Recorder.

**Web Services Detailed Data Results**

Results per page: 25 [50](#) [100](#)

**Instrument:** 200710020025823

**Volume Page:**

[Display Use](#)

**Recorded:** 10/2/2007 11:56:39 AM

**Prepared:**

**Pages:** 2

**Document Type:** DEED

**Consideration:**

**Grantor:** FRAKER, LEWIS P / FRAKER, BETTY F

**Grantee:** FRAKER, LEWIS P-TR / FRAKER, BETTY F-TR / FRAKER FAMILY TRUST

**Legal Description:** Sub: PATASKALA, Acr: 4.300, EPIN: 0114PA01100000008000

**Marginal:**

**Search Criteria:** Find all documents where the Instrument Number = 200710020025823

[Main Menu](#) [Simple Search](#) [Advanced Search](#) [Instrument Search](#) [Help](#) [Reports](#)

**Licking County Recorder's Support:**

County Recorder [recorder@lickingcounty.com](mailto:recorder@lickingcounty.com) (740)670-5300

**Developed By:**



Copyright © 1997-2008 Document Technology Systems, Ltd.



Introduced: 10/17/2016  
Revised:  
Adopted:  
Effective:

CITY OF PATASKALA

**ORDINANCE 2016-4270**

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7000 CREEK ROAD, PARCEL NUMBER 064-068808-02.000, TOTTALLING 4.3 ACRES, IN THE CITY OF PATASKALA, FROM THE AGRICULTURAL (AG) ZONING CLASSIFICATION, TO MEDIUM DENSITY RESIDENTIAL (R-20) ZONING CLASSIFICATION.**

*WHEREAS*, the Fraker Family Trust filed rezoning application number ZON-16-005, parcel number 064-068808-02.000, totaling 4.30 ± acres, from Agricultural (AG) zoning classification to the Medium Density Residential (R-20) zoning classification, pursuant to Section 1217.02, and

*WHEREAS*, a public hearing was held by the City of Pataskala Planning and Zoning Commission on September 7, 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 August 25, 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 on September 7, 2016, and

*WHEREAS*, a public hearing was held by Council on October 17, 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 7000 Creek Road, parcel number 064-068808-02.000 totaling 4.30 ± acres, Pataskala, Ohio, belonging to the Fraker Family Trust, is hereby rezoned to the Medium Density Residential (R-20) zoning classification from the Agricultural (AG) 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 Agricultural (AG) zoning classification to the Medium Density Residential (R-20) 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