



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects & Issues

➤ **Board of Zoning Appeals**

July 12, 2016 Hearing: The following applications are scheduled to be heard at the July 12, 2016 Board of Zoning Appeals hearing:

- Application VA-16-016: Ryan Lammers is requesting a variance from Section 1227.05(C)(1) of the Pataskala Code to allow for the construction of a single-family home that would fail to meet the required front yard setback for the property located at 110 Ashley Lane.
- Application VA-16-017: Tom Nighland is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property at 14441 East Broad Street.
- Application CU-16-005: The Board of Zoning Appeals will be The Board of Zoning Appeals will consider the revocation of a conditional use for Dwight Harlor and Yungrang Cheng for the property located at 12684 Broad Street

➤ **Planning and Zoning Commission:**

July 6, 2016 Hearing: The following application is scheduled to be heard at the July 6, 2016 Planning and Zoning Commission hearing:

- Application TCO-16-003: Matt and Tracy Dixon are requesting approval of a master sign plan pursuant to Section 1295.13 of the Pataskala Code for the property located at 263 Hazelton-Etna Road.
- The Planning and Zoning Commission will also consider the following under "other business":
 1. A preliminary plan extension request for the Ravines at Hazelwood Part 3
 2. A reconsideration of the entrance sign for Broadmoore Commons.

➤ **City Planner Position**

- Zachary Cowan, the Zoning Officer for the City of Salem, Ohio, has accepted the City Planner position.
- Mr. Cowan's start date will August 1, 2016.

- **Pataskala Community Survey**
 - A total of 1,813 residents responded to the community survey for a response rate of approximately 12 percent.
 - Staff is looking over the survey results and will be developing a summary.

- **Policies and Procedures Manual**
 - The Planning and Zoning Department continues to develop a policies and procedures manual.

- **Commercial Corridor Plan**
 - Staff is continuing work on a draft Commercial Corridor Plan.

- **Zoning Map**
 - Staff continues to find omission and errors on the zoning map and is working to update them.
 - Once the zoning map is determined to be correct, staff will present it to Council for adoption.

- **Zoning Forms and Processes**
 - The Planning and Zoning Department is continuing its work on updating forms to make the process easier to understand and more user-friendly.
 - Staff has developed a new residential construction checklist to assist builders and applicants in navigating the permitting process.
 - The checklist is designed to save time and money in the permitting process.

- **Pataskala Zoning Code**
 - Staff continues to look through the zoning code to identify areas of concern and formulate solutions.

- **Records Retention**
 - Staff continues to create databases for old zoning permits, BZA cases, PZC cases, etc. and scanning them to add to the new databases.

- **Office Clean-Up and Organization**
 - Staff continues a clean-up and organization project for the Planning and Zoning Department.
 - The clean-up and organization process has proved to be very helpful thus far as staff has been able to locate records, free up space and provide a system whereby important information can be easily located in the future.