

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, January 2, 2019

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, January 2, 2019.

Present were:

Rick Boggs, Chairman
Jerry Truex, Vice Chairman
Robert Beggerow
Dustin Epperson
Darin McGowan
Randall Ripley
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Jack Kuntzman, City Planner
Lisa Paxton, Zoning Clerk

Also Present:

Alan Haines, Public Service Director

Chairman Boggs opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Robert Beggerow, Darin McGowan, Randall Ripley, Dustin Epperson, Anne Rodgers and Jerry Truex.

Rezoning Application ZON-18-004 remained tabled.

First on the Agenda, remove from table Preliminary Plan Application ZON-17-007, Hunter's Crossing Subdivision.

Mr. Boggs made a motion to remove from the table Preliminary Plan Application ZON-17-007. Seconded by Mr. Ripley. Ms. Rodgers, Mr. McGowan, Mr. Epperson, Mr. Beggerow, Mr. Truex, Mr. Ripley and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Preliminary Plan Application ZON-17-007.

Mr. Kuntzman gave an overview of the Staff Report, noting the applicant's request to rezone the property from R-87 – Medium-Low Density Residential to PDD – Planned Development District, and for an approval of a Preliminary Plan. Traditional single-family homes and lifestyle ranch homes were noted. Divergences were reviewed. Department and agency comments were noted. Photos were submitted by White Feather Farms detailing flooding. Modifications were reviewed.

Mr. Truex commented on developments along Refugee Road that have turn lanes.

Mr. Haines noted the maintenance agreement between the City of Pataskala and Etna Township.

Mr. Epperson reviewed pictures from White Feather Farms and inquired as to the drainage issues.

Mr. Haines stated he had not seen the photos, and noted the water flow direction on the property. Mr. Haines also noted developments cannot exceed pre-development release rates.

Mr. Boggs stated the County bases turn lanes on the number of units in a development and the City bases turn lanes on speed and traffic volume.

Mr. Ripley noted concerns regarding the issues that have been presented.

Mr. Fulton explained the approval process regarding developments.

Ms. Rodgers expressed her concerns regarding the need for turn lanes, and the 2020 no-build traffic scenario.

Mr. Haines noted prior traffic access studies looked at access points of proposed developments, not adjacent intersections; however, the City is looking for a solution on how to address intersections.

A discussion was had regarding Licking County, Etna Township and City of Pataskala requirements.

Mr. Haines added that the City is potentially looking at adopting Licking County's requirements.

Comprehensive Plan was discussed.

Connie Klema, P.O. Box 991, Pataskala, was placed under oath.

Ms. Klema reviewed conditions, modifications and concerns.

Mr. Truex noted his concerns regarding no turn lanes and lining up the entrances.

Ms. Klema indicated the developer is willing to line up the entrances, if it is requested by the Planning and Zoning Commission.

Mr. Truex expressed concern regarding the traffic study being done during non-peak times.

Ms. Klema reported that the traffic study has been submitted and accepted.

Ms. Rodgers inquired as to the single family homes reduction and increased lifestyle homes.

Ms. Klema noted a discussion with Dr. Wagner regarding an increase in lifestyle homes.

Ms. Rodgers asked if the developer will require the lifestyle homes to be 55 and older.

Ms. Klema stated a state-type program would be required; however, amenities that are being offered for the lifestyle homes are aimed toward empty nesters.

Ms. Rodgers noted requiring 55 and older for the lifestyle homes and ensuring the attendance rate for schools are controlled.

Robert Matko, 13060 Old US 27, Dewitt, Michigan was placed under oath.

Mr. Matko gave an overview of the methodology of the traffic impact study. ODOT turn lane charts were noted. Mr. Matko stated the traffic study was conducted and approved to the City's guidelines.

No-Build and Build traffic scenarios were reviewed.

Mr. Truex commented that the 4th of July holiday, shift changes and schools not being in session were not taken into consideration for the traffic study.

Mr. Matko stated the hours that were used, and used a 4% growth rate instead of the typical 1% or 2% per year growth rate.

A discussion was had regarding fee based traffic generation.

Ms. Rodgers noted concerns regarding speed limit.

John Bills, DDC Management, LLC, 3601 Rigby Road, Miamisburg, Ohio was placed under oath.

Mr. Bills reported on the compromises that have been made and would like to move the project forward. A relook at the entrance and aligning with White Feather Farms without impacting wetland was noted. Restricting age is not something they are willing to entertain. Mr. Bills reported on an issue that arose regarding grandparents taking care of a grandchild and were kicked out of the community because the grandchild could not legally live there. The development is not targeting families for the lifestyle community.

Ms. Rodgers stated concerns regarding increasing student population.

Mr. Bills noted he has a young child and would not move into a community that targets an older community.

Ms. Rodgers inquired as to the lifestyle's price point.

Ms. Klema noted \$265- to \$300-.

Gary Kendall, 11254 Cable Road, was placed under oath.

Mr. Kendall inquired as to the interpretation of the traffic count.

Mr. Bills stated the software interprets the counts.

A further discussion was had regarding traffic study software.

Mr. Kendall noted his concern regarding the need for a turn lane at Mink Street and Refugee Road.

Mr. Boggs asked Staff if the traffic study data is conveyed to the County.

Mr. Haines indicated he does not know if it has been given to the County, but it certainly can be.

Sign divergences were discussed.

Mr. Epperson noted his concerns with the five-foot side yard setback.

A discussion was had regarding setbacks and the fire department dictating fire safety.

Ms. Rodgers again noted concerns regarding the need for turn lanes, guaranteeing a 55 and older age group for the lifestyle community, and the school's issue with density.

Adding modifications were discussed.

Ms. Rodgers inquired as to the proposal to exchange the required lamp post in the front yards for streetlights, and whom maintains those lights.

Mr. Haines indicated streetlights are maintained by the City.

Ms. Rodgers noted concerns regarding taxpayers' responsibility for maintaining streetlights. Ms. Rodgers also noted trees being placed in the right of way.

Mr. Fulton reviewed street tree requirements, noting the proposal to reduce the amount of trees so as not to interfere with driveways, fire hydrants, mailboxes, etc.

Further discussion was had regarding street trees and yard trees.

Ms. Rodgers stated concerns regarding taxpayers' maintaining street trees and placing the burden on taxpayers.

Mr. Fulton added that street trees are required by code.

Modifications were reviewed.

Mr. Truex made a motion to recommend to Council approval of Preliminary Plan Application ZON-17-007 with the following modifications:

1. The applicant shall address all comments provided by the Planning and Zoning department.
2. The applicant shall address all comments provided by the City Engineer.
3. The applicant shall address all comments provided by the Public Service Director.
4. The applicant shall address all comments provided by the West Licking Fire District.
5. The applicant shall provide a stormwater report to the Licking County Engineer for review.
6. All "Permitted Accessory Structures" as outlined in the development text shall meet all City of Pataskala code requirements and the more restrictive regulations as outlined in the development text shall be enforced by the Home Owner's Association.
7. The traffic study shall be conveyed to the Licking County Engineer.
8. The applicant shall consult with the City to determine the alignment of the eastern entrance of the subdivision with the entrance of the business to the south.

Seconded by Mr. Epperson. Mr. Ripley, Mr. Beggerow, Mr. McGowan, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. Ms. Rodgers voted no. The motion was approved.

A brief recess was taken.

Next on the Agenda, Remove from table Code Amendment Application ZON-18-010, Weeds and Other Nuisances.

Mr. Boggs made a motion to remove from the table, Code Amendment Application ZON-18-010. Seconded by Mr. Truex. Mr. Epperson, Mr. Beggerow, Mr. Boggs, Mr. Ripley, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Code Amendment Application ZON-18-010, Weeds and Other Nuisances.

Mr. Fulton gave an overview of the Staff Report, noting the proposed amendment would amend the existing regulations in Section 521.11 of the Pataskala Code to expand the scope of properties subject to the Weeds and Other Nuisances regulations. Concerns from the November 2018 hearing were noted and Mr. Fulton reviewed proposed revisions and exclusions. Occupied and vacant properties, along with properties that require maintaining grass and weeds were noted. Violation processes were reviewed.

A discussion was had regarding agricultural districts.

Mr. Epperson inquired as to business properties.

Mr. Fulton noted local business, downtown business, professional research office, general business fall under commercially zoned properties.

Mr. Epperson made a motion to recommend to Council motion to recommend to Council approval of Code Amendment Application ZON-18-010. Seconded by Ms. Rodgers. Ms. Rodgers, Mr. McGowan, Mr. Truex, Mr. Ripley, Mr. Boggs, Mr. Beggerow and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, New Business.

Mr. Fulton noted Heron Manor may be back before the Planning and Zoning Commission in February.

Next on the Agenda, Other Business.

An informal review for Beechwood Trails, Hazelwood North was noted by Mr. Kuntzman.

Steve Fox, Mannik Smith Group, 1160 Dublin Road, Columbus, was placed under oath.

Mr. Fox gave an overview of the property, noted the 2004 approval consisted of 230 lots; however, Mr. Fox stated he thinks the better use of the land is to have larger quality lots, less impact, preservation of trees, no through streets, custom homes, and custom builders.

Mr. Epperson stated the plan is refreshing.

Utilities were noted.

Access from Harrison Township was noted.

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

Mr. Boggs made a motion to approve the minutes from the December 5, 2018 meeting. Seconded by Mr. Ripley. Mr. McGowan, Ms. Rodgers, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Epperson. Mr. Epperson, Mr. Beggerow, Mr. Boggs, Mr. Ripley, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

The hearing was adjourned at 9:13 p.m.

Minutes of the January 2, 2019 Planning and Zoning Commission hearing were approved on

_____, 2019.
