

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

**Wednesday, February 6, 2019**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, February 6, 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 PP-18-002.***

Mr. Boggs made a motion to remove from the table Preliminary Plan Application PP-18-002. Seconded by Mr. Truex. 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 PP-18-002, 200 West Broad Street, Grand Communities, LLC.***

Mr. Kuntzman gave an overview of the Staff Report. Revised preliminary plan and landscaping plans were noted. Responses to Commission members' questions were reviewed along with comments from the City Engineer, Public Service Department and Utility Department. Mr. Kuntzman noted the traffic access study.

Ms. Rodgers asked if the water department has the capacity to handle the new subdivision.

Mr. Fulton stated the utility department has indicated they can service the property.

Cluster housing code was noted.

Mr. Truex inquired as to density.

Mr. Kuntzman noted greenspace included in the density equation.

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

Ms. Klema reported ten acres of greenspace. Traffic access study was noted. Similarities in Heron Manor and The Settlement were noted.

Mr. Boggs inquired as to the homeowners' association agreement regarding the developer maintaining the HOA and the vacant lots at the end of Isaac Tharp not being developed until the street is connected.

Ms. Klema did not know the answer, but will follow up.

Ms. Rodgers asked if the current zoning regulations would require an impact study.

A discussion was had regarding zoning regulations.

Ms. Klema stated the traffic access study noted an access was not needed.

Mr. Haines indicated an access to Broad Street being more appropriate.

Ms. Rodgers reported concerns regarding the intersection at Columbia Road and Broad Street and the need for an impact study.

Todd Mountain, 332 Enos Loomis, was placed under oath.

Mr. Mountain noted concerns regarding homes being too close, construction traffic and safety of children.

David Pace, 377 Enos Loomis, was placed under oath.

Mr. Pace noted concerns regarding traffic on Broad Street. Would like to see an impact study. Also noted increase in traffic to Foundation Park.

Noelle Gremling, 215 John Reese Parkway, was placed under oath.

Ms. Gremling noted concerns regarding increased traffic and The Settlement being used as a "cut-through".

Steven Fisher, 331 Isaac Tharp, was placed under oath.

Mr. Fisher noted concerns with the current low water pressure in the Settlement. Noted no public access to greenspace. Lot size concerns. Also noted concerns regarding the pond behind his home and the need for it to be maintained and aerated.

Chris Crawford, 373 Enos Loomis, was placed under oath.

Mr. Crawford indicated once Phase 3 is complete, the HOA is then taken over by the residents of the Settlement, which is non-existent and stated the HOA may be voted out. Asked if HOA goes away is Heron Manor taking care of the retention pond. School concerns were also noted.

Mr. Fulton indicated no comments were presented by Southwest Licking Schools.

Mr. Crawford noted concerns regarding the trees that are proposed near his property and will not last in the soil or moisture conditions. Mr. Crawford stated prairie grass should be planted in the reserves.

Ms. Klema noted Heron Manor not using the full density of houses that is permitted. Houses are the same value as The Settlement. Trails and access to greenspace was noted. Ms. Klema indicated taking into consideration what type of trees/grasses should be planted.

A discussion was had regarding The Settlement's water pressure and utility department comments.

A discussion was had regarding construction traffic, access and enforcement.

Turn lanes were discussed.

Mr. Epperson inquired as to drainage issues.

Mr. Haines indicated drainage would be addressed in the final engineering plans.

Signage was discussed.

A discussion was had regarding cluster development.

Mr. Epperson noted concerns regarding future cluster developments.

Mr. Boggs noted previous Planned Unit Development District.

Turn lane clarifications were noted.

Mr. Truex noted concerns regarding construction traffic access and tree selection to be reviewed.

Ms. Rodgers also noted cluster housing concerns.

Ms. Klema indicated smaller lots, less yard maintenance with large houses are becoming popular.

Ms. Rodgers stated concerns with not having a right turn lane and would like an impact study.

Mr. Crawford inquired as to when the traffic study was prepared and projections that were used.

Gina Balsamo, Project Engineer, Carpenter Marty Transportation, 6612 Singletree Drive, Columbus, Ohio, was placed under oath.

Ms. Balsamo noted preparing the traffic study, projected 20 years in the future, as suggested by MORPC. It was noted for the 20-year projection a westbound right-turn lane was not warranted, based on ODOT methodology. Ms. Balsamo stated adding turn lanes when not warranted can have a negative impact.

Ms. Rodgers again noted concerns with no right turn lane.

Sharlene Doucette, 335 Enos Loomis Street, was placed under oath.

Ms. Doucette noted concerns regarding rush hour traffic at Broad Street and John Reese Parkway, along with overpopulation of area schools.

Mr. Boggs stated when The Settlement was first approved there was discussion regarding a signal at John Reese Parkway at some point in the future, based on the percentage of development, which also included office and retail.

Mr. Haines stated he believes the original traffic access study did not include the secondary access and a signal was not warranted.

Ms. Balsamo noted it did not meet signal warrants at that time as well as not warranting a signal in the 20-year projection. Negative impact was also noted by installing unwarranted signals.

Mr. Crawford noted the previous approval and has concerns with that changes that are being requested. Homeowners' Association concerns were noted.

Ms. Klema indicated the HOA will be managed by Fisher Homes and will be turned over once it's required to be turned over. Ms. Klema also noted the previous approval was for 10-unit per acre condominiums and it has been changed to a much lower density.

Mr. Truex noted the major topic for discussion is the cluster housing and traffic. Mr. Truex noted Broad Street will always be a mess until there is enough population that forces Broad Street to be widened. Mr. Truex stated the original plan included more homes.

Ms. Rodgers again noted concerns with the intersection of Broad Street and Columbia Road, and requiring a right turn lane. Ms. Rodgers also commented on traffic flow from Etna Parkway signal causing issues at the intersection of Broad Street and Columbia Road.

Speed limits were discussed.

Mr. Pace noted, in his opinion, the density doesn't move the City in the direction that he would want to stay a part of. Would like to see the community grow, more infrastructures, better schools, better parks, better services. Would like to see more retail and business in the community

Mr. Epperson stated he understands both sides, and noted concerns with cluster developments. Modifications were noted along with adding a condition for tree replacement.

Sidewalks were noted.

Ms. Rodgers stated she would like a right turn lane added in the modifications.

Mr. Epperson asked if a business were to go in, would a traffic study be addressed.

Mr. Fulton indicated in the affirmative.

A discussion was had regarding a condition for a turn lane.

Ms. Rodgers indicated she would like to table the application to read the traffic study and have an impact study prepared.

Mr. Truex made a motion to approve Preliminary Plan Application PP-18-002, pursuant to Section 1113.11 of the Pataskala Code, with the following modifications:

1. The applicant shall address all comments and questions of the Planning and Zoning Department.
2. The applicant shall address all comments and questions of the City Engineer.
3. The applicant shall address all comments and questions of the Utility Department.
4. The applicant shall address all comments and questions of the Public Service Department.
5. Rezoning Application ZON-18-012 shall be approved by City Council.
6. Variance for Street Tree requirements shall be approved by the Board of Zoning Appeals; or shall meet requirements of Section 1283.05(A).
7. The applicant shall verify the tree species to fit the environmental habitat in the open space.

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

***Next on the Agenda, remove from table Rezoning Application ZON-18-012.***

Mr. Epperson made a motion to remove from the table Rezoning Application ZON-18-002. 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, Rezoning Application ZON-18-012, 200 West Broad Street, Grand Communities, LLC.***

Mr. Kuntzman gave an overview of the Staff Report, noting the applicant is seeking to rezone a 4.85-acre portion of the property located at 200 West Broad Street from GB – General Business to R-10 – High Density Residential to allow for a residential subdivision. It was noted the property was originally Phase 4 of The Settlement at Pataskala, however the developer has chosen to title it under Heron Manor.

Ms. Klema remained under oath and had no further comments.

Mr. Mountain remained under oath and stated his disappointment in the approval for Preliminary Plan PP-18-002.

Pamela Parkinson, no address was given, was placed under oath.

Ms. Parkinson noted properties she owns along Broad Street. Ms. Parkinson indicated developing property on Broad Street, along with widening Broad Street. Noted concerns with development in Pataskala.

Mr. Ripley made a motion to recommend to City Council approval for Rezoning Application ZON-18-012, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Truex. Mr. McGowan, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. Ms. Rodgers voted no. The motion was approved.

***Next on the Agenda, New Business.***

No new business was given.

***Next on the Agenda, Other Business.***

A discussion was had regarding future deviations and cluster developments.

***Next on the Agenda, Approval of Minutes from the January 2, 2019 organizational meeting minutes.***

Mr. Boggs made a motion to approve the organizational meeting minutes from the January 2, 2019 meeting. Seconded by Mr. Ripley. Mr. Truex, Mr. Beggerow, Mr. Boggs, Mr. McGowan and Mr. Ripley voted yes. Ms. Rodgers and Mr. Epperson abstained. The motion was approved.

***Next on the Agenda, Approval of Minutes from the January 2, 2019 regular meeting minutes.***

Mr. Epperson made a motion to approve the regular meeting minutes from the January 2, 2019 meeting. Seconded by Mr. Truex. Mr. Boggs, Ms. Rodgers, Mr. Epperson, Mr. Ripley, Mr. McGowan, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

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

The hearing was adjourned at 8:41 p.m.

Minutes of the February 6, 2019 Planning and Zoning Commission hearing were approved on

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