

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, May 1, 2019

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 1, 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

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.

Applications ZON-18-004, ZON-19-001, ZON-19-003 and TCO-19-001 remained tabled. Application ZON-19-004 was been withdrawn.

First on the Agenda, Final Plan Amendment FP-19-003:

Mr. Kuntzman gave an overview of the Staff Report, noting Carrington Ridge One, LLC, is requesting to replace signs at the two entries, remove existing fence and change entryway landscaping. Concerns from the Pataskala Cemetery Association were noted.

Ms. Rodgers noted concerns including the need for more screening between the cemetery and apartments.

Will Sharer, Carrington Ridge One, LLC, was placed under oath.

Mr. Sharer stated the sign request is due to the company rebranding their properties. Tree replacement was also noted. "Introducing a New Look for Redwood Apartment Neighborhoods" video was viewed.

Sign illumination and sign visibility was discussed.

Sherry Engle, 966 Villas Drive, Pataskala Cemetery Trustee, was placed under oath.

Ms. Engle had concerns regarding replacement of trees.

Mr. Fulton gave an overview of previous plans noting "Conservation Area" and issues that needed to be addressed and the need for updated plans.

Ms. Rodgers had concerns regarding brightness of sign.

A discussion was had regarding fencing, signage and landscaping.

Mr. Fulton noted foot-candle requirements.

Modifications were reviewed.

Mr. Truex made a motion to approve Final Amendment Application FP-19-003 with the following modifications:

1. The Applicant shall address all comments from Planning and Zoning Staff.
2. The Applicant shall submit the revised pages to Planning and Zoning Staff.
3. The Applicant shall revise plans to correct inconsistencies with the previously approved plan.
4. The Applicant shall replace all dead trees within one year and maintain landscaping in perpetuity.
5. Any tree within the buffering zone of the cemetery shall be replaced with a tree in like size and width.

Seconded by Mr. McGowan. 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-19-005:

Mr. Kuntzman gave an overview of the Staff Report, noting the developer requesting approval of a preliminary plan for a 60-lot Planned Development District know as Scenic View Estates. It was noted the property was previously considered for a 224-unit subdivision. Access, signage and landscaping were reviewed. Divergences were also noted. Planning and Zoning Staff, City Engineer, Public Service Director, Public Utilities Director, Licking County Engineer, Harrison Township and the West Licking Joint Fire District comments were noted.

Cul-de-sac maintenance and private driveways were discussed.

Gary Smith, G2 Planning and Design, 720 East Broad Street, Columbus, was placed under oath.

Mr. Smith reviewed the proposed development along with a letter submitted from the developer.

Mr. Ripley asked if the developer had similar projects.

Mr. Smith stated this is a unique project for the developer.

Ms. Rodgers inquired as to the comments regarding the fire hydrants.

Mr. Smith stated the developer will work with the fire department to solve any issues they may have.

A discussion was had regarding no parking on streets and issues with deliveries to a gated community.

A discussion was had regarding the Preliminary Plan and Final Plan timeline.

Mr. Truex made a motion to recommend approval to City Council Rezoning Application ZON-19-005, with the following modifications:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, Public Utilities Director, Licking County Engineer, Harrison Township, and the West Licking Joint Fire District
2. The Planning and Zoning Commission shall grant a divergence from Section 1255.10(c) of the Pataskala Code to allow for less than 50% of the lots to abut common open space.
3. Parking shall be prohibited on the Cul-de-sacs and Common Access Drives.

Mr. McGowan, Ms. Rodgers, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

Next on the Agenda, Other Business – Parking on Grass and Inoperable Vehicles.

A discussion was had regarding clarifying the Zoning Code regarding parking in yards and inoperable vehicles.

Ms. Rodgers made a motion to consider to amend the Zoning Code for parking and inoperable vehicles. Seconded by Mr. Epperson. Mr. McGowan, Ms. Rodgers, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

Next on the Agenda, Approval of the March 6, 2019 Regular Meeting Minutes.

Rick Boggs made a motion to approve the March 6, 2019 Regular Meeting Minutes. Seconded by Mr. McGowan. Mr. McGowan, Ms. Rodgers, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

Next on the Agenda, Approval of the April 3, 2019 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the April 3, 2019 Regular Meeting Minutes. Seconded by Mr. Truex. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Beggerow, Mr. Boggs, Mr. McGowan, Mr. Ripley voted yes. The motion was approved.

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

The hearing was adjourned at 9:00 p.m.

Minutes of the May 1, 2019 Planning and Zoning Commission hearing were approved on

_____, 2019.
