



# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

## PLANNING AND ZONING COMMISSION

Wednesday, June 5, 2019

6:30 p.m.

1. Call to order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business

### A. Rezoning Application ZON-18-004 – TO REMAIN TABLED (Tabled May 2, 2018)

<b>Applicant:</b>	Maronda Homes Inc. of Ohio
<b>Owner</b>	Maronda Homes Inc. of Ohio
<b>Location:</b>	Wagon Avenue – Homesteads of the Border Place Subdivision
<b>Acreage:</b>	40.43 acres
<b>Zoning:</b>	PDD – Planned Development District
<b>Request:</b>	Requesting approval of a Preliminary Plan for Homesteads of the Border Place Section 3 pursuant to Section 1255.19 of the Pataskala Code.

### B. Rezoning Application ZON-19-001 – TO REMAIN TABLED (Tabled March 6, 2019)

<b>Applicant:</b>	Brian W. Kessler and Jack E. Paul
<b>Owner</b>	ZNC Construction LLC / Jerry N. Bookout
<b>Location:</b>	131 Oak Meadow Drive
<b>Acreage:</b>	0.35 acres
<b>Zoning:</b>	R-10 – High Density Residential District
<b>Request:</b>	Requesting approval of a Rezoning from R-10 – High Density Residential to GB – General Business pursuant to Section 1207.04 of the Pataskala Code in order to operate a used car sales business.

### C. Rezoning Application ZON-19-003 – TO REMAIN TABLED (Tabled March 6, 2019)

<b>Applicant:</b>	Grand Communities, LLC.
<b>Owner</b>	Columbus Metro Equities
<b>Location:</b>	Unimproved property at 6031 Summit Rd SW
<b>Acreage:</b>	84.18 acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of a Preliminary Plan for the 211-lot Planned Development District “Sage Pointe” pursuant to Section 1255.19 of the Pataskala Code.

### D. Transportation Corridor Overlay District Application TCOD-19-001 – REMOVE FROM TABLE

<b>Applicant:</b>	Jason Heitmeyer
<b>Owner</b>	Mid-Ohio Development Corp.
<b>Location:</b>	Unimproved property east of Watkins Rd SW(PID: 064-068442-00.047)
<b>Acreage:</b>	6.88 acres
<b>Zoning:</b>	R-M – Multi-Family Residential
<b>Request:</b>	Requesting approval of a Transportation Corridor Overlay District Permit pursuant to Section 1259.07(A) of the Pataskala Code for a 44-unit apartment complex.

**5. New Business**

**A. Preliminary Plan Amendment PP-19-002**

<b>Applicant:</b>	Grand Communities, LLC
<b>Owner</b>	P & G Pataskala Ltd.
<b>Location:</b>	200 W Broad Street, Pataskala, OH 43062
<b>Acreage:</b>	+/- 49 acres
<b>Zoning:</b>	R-10 – High Density Residential / GB – General Business
<b>Request:</b>	Requesting approval of an amendment to an approved Preliminary Development Plan pursuant to Section 1113.14 of the Pataskala Code for the Heron Manor subdivision.

**6. Other**

**A. Proposed Broad Street Planned Development District**

**B. Anne Rodgers – Parking on Grass and Inoperable Vehicles**

**7. Approval of meeting minutes**

**A. May 1, 2019 Regular Meeting Minutes**

**8. Adjournment to Wednesday, July 3, 2019**