

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, December 4, 2019

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, December 4, 2019.

Present were:

Rick Boggs, Chairman
Jerry Truex, Vice Chairman
Charlie Davis
Dustin Epperson
Robert Beggerow
Darin McGowan
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Lisa Paxton, Zoning Clerk

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

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

Application ZON-18-004 remained tabled.

Next on the Agenda, Final Plan Application FP-19-004, Broadmoore Commons Phases 4 and 6.

Mr. Fulton gave an overview of the Staff Report, noting the Applicant's request for approval of the Final Development Plan for Phases 4 and 6 of Broadmoore Commons. Area maps were reviewed, noting 28 single-family homes, 29 detached lifestyle homes and six attached two-family homes. Street tree divergences were noted. Staff and Department comments were reviewed.

Mr. Truex inquired as to when the traffic light would become active.

Mr. Fulton noted upon completion of the subdivision.

Kyle Shreves, EMH&T, 5500 New Albany Road, Columbus, Ohio was placed under oath.

No questions were presented.

Paula Olson, 148 Broadmoore Boulevard, was placed under oath.

Aerials of Phases 4 and 6 was reviewed.

No questions were presented.

Mr. Truex made a motion to approve Final Plan Application FP-19-004 with the following modifications:

1. The Applicant shall address all comments from Planning and Zoning Staff.

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

Next on the Agenda, Code Amendment Application ZON-19-006.

Mr. Fulton gave an overview of the Staff Report, noting the request to add Chapter 1223 – Distressed properties to the Pataskala Code, to protect the health, safety and welfare of the citizens of Pataskala, to reduce potential economic decline, protect aesthetic standards and preserve and protect property values. Regulation standards, violation process, enforcement and abatement plans were noted.

Mr. Rodgers stated concerns regarding the 1.5 acre limit.

Securing vacant properties were discussed.

Ms. Rodgers noted concerns regarding tarps.

Mr. Fulton noted areas in need of maintenance is something that now can be addressed.

Mr. McGowan indicated homeowner associations enforce rules for their subdivisions.

Mr. Fulton noted a lot of homeowner associations contact the zoning department regarding items that are against HOA rules.

Mr. Davis inquired as to challenges of abatements.

Mr. Fulton noted financial resources could be a challenge; however, the goal is not to be punitive but to work toward resolutions with residents.

Mr. Boggs asked if it would be based on complaints or obvious safety issues.

Mr. Fulton stated it is not an attempt to police everything. It's geared towards problem properties and having resources to address those properties. Mr. Fulton noted complaints will be investigated, and not an attempt to be nitpicky; the situation would have to be bad to qualify.

Mr. Truex agrees with Ms. Rodgers regarding the acreage, but also wants it to be consistent. Mr. Truex also noted issues with roofs with tarps, and taking into consideration situations needing tarps, along with the hazards of not properly fastening tarps down.

A further discussion was had regarding the 1.5 acreage limit.

Mr. Fulton noted a similar ordinance previously proposed and repealed and Council wanting to keep it consistent and begin with the basics and work from there.

Mr. Truex made a motion to recommend approval of application number ZON-19-008, pursuant to Section 1217.10 of the Pataskala Code. Mr. Epperson seconded the motion. Mr. Epperson, Mr. Beggerow, Mr. Boggs, Mr. Davis, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Other Business.

The 2020 hearing calendar was reviewed.

Next on the Agenda, Excuse of Absence for Rick Boggs from the November 6, 2019 regular meeting.

Mr. McGowan made a motion to approve the absence of Rick Boggs from the November 6, 2019 meeting. Seconded by Mr. Beggerow. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Beggerow, Mr. Boggs, Mr. McGowan and Mr. Davis voted yes. The motion was approved.

Next on the Agenda, Approval of the November 6, 2019 regular meeting minutes.

Mr. Boggs made a motion to approve the minutes from the November 6, 2019 meeting. Seconded by Mr. Truex. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Beggerow, Mr. McGowan and Mr. Davis voted yes. Mr. Boggs abstained. The motion was approved.

A discussion was had regarding design standards for the Old Village.

Ms. Rodgers made a motion to request design standards be defined for the Old Village. Seconded by Mr. Epperson. Ms. Rodgers, Mr. McGowan, Mr. Epperson, Mr. Beggerow, Mr. Truex, Mr. Davis and Mr. Boggs voted yes. The motion was approved.

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

The hearing was adjourned at 7:10 p.m.

Minutes of the December 4, 2019 Planning and Zoning Commission hearing were approved on

_____, 2020.
