

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, May 6, 2020

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 6, 2020.

Present were:

Jerry Truex, Vice Chairman
Emily Butler
Charlie Davis
Robert Beggerow
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

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

Vice Chairman Truex opened the hearing at 6:36 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were Robert Beggerow, Emily Butler, Charlie Davis, Anne Rodgers and Jerry Truex. Rick Boggs was not present.

First on the Agenda, Zoning Application ZON-18-004, Homesteads of the Border Place.

The application has been withdrawn by the Applicant.

Next on the Agenda, Rezoning Application ZON-19-003 – Revised Plans - 6031 Summit Road.

Mr. Kuntzman gave an overview of the Staff Report, noting the submitted revisions. The current layout was noted, including site statistics, lot size, signage, landscaping and removal of the dedicated ten acres. Mr. Kuntzman noted the property had previously been considered for residential development and all proposals were not approved by City Council. Departmental and Agency comments were noted. Modifications were reviewed.

Ms. Butler inquired as to traffic Impact Study monies and what they would go towards.

Mr. Fulton noted the intersection improvements along the Summit Road corridor.

Ms. Butler asked if stoplights would be included.

Mr. Fulton noted any improvements would be determined by the City Manager or Designee.

A discussion was had regarding R-87 requirements.

Mr. Broering inquired as to improvement plans on Cleveland Road.

Mr. Fulton indicated he believes there are no plans for Cleveland Road at this time; however, it would be at the discretion of the Public Service Director to allocate funds.

A discussion was had regarding architectural standards and phasing completion.

Connie Klema, PO Box 991, Pataskala, Ohio was placed under oath.

Ms. Klema listed multiple modifications the developer has made, including the open space. An illustrative site plan was reviewed.

Mr. Beggerow stated he appreciated the 10-acres being removed from the proposal.

A discussion was had regarding Planned Development District and code requirements.

Ms. Rodgers noted her issues and concerns with the intersection of Broad Street and Summit Road.

Ms. Klema noted the developer's road improvements, along with the City working with other developers on establishing improvements at Broad Street and Summit Road.

Mr. Fulton noted traffic studies and impacts to intersections. It was further stated the City not having impact fees in the Code; however, the Applicant has offered to provide money for improvements. The City is in the process of identifying intersections, and it was noted the intersection of Broad Street and Summit Road is one of the top two that on the list.

Ms. Rodgers stated concerns regarding previous development plans being denied.

Ms. Klema noted previous concerns were due to water issues.

Mr. Broering inquired as to phasing timeline.

Ms. Klema stated the project could take two to five years.

Mr. Truex noted a possible issue with the cluster mailboxes being by the fire hydrants, and suggested buffering for the parcel south of Burdock Drive.

Hesehel Zuckerman, 6368 Summit Road, was placed under oath.

Mr. Zuckerman noted concerns, including water, flooding issues, crime, school overcrowding and traffic.

Jerika Zuckerman, 6368 Summit Road, was placed under oath.

Ms. Zuckerman read from a letter she presented to the Commission; the comprehensive plan was noted along with traffic concerns, school issues and drainage.

Matthew Rosenberg, 6302 Summit Road, was placed under oath.

Mr. Rosenberg noted concerns regarding the intersection of Cleveland and Summit, the impact on police and fire departments, traffic and school issues.

Jody Bowen, 13645 Cleveland Road, was placed under oath.

Ms. Bowen noted concerns regarding density, traffic issues, road conditions, construction impact to roads, and being unclear on what is in compliance.

Ms. Klema noted the development is in conformance with the Future Land Use plan that is currently in place. It was stated Pataskala is a City, not a rural township. Stormwater, schools and roads are issues that are always brought up; stopping development does not take away those issues.

Ms. Rodgers inquired as to plans for improving drainage or replacing Summit Road.

Mr. Fulton stated the Public Service Director indicated the retention ponds proposed will help the drainage issues in the area.

Ms. Rodgers noted improvements will cost millions of dollars and concerns where the revenue will come from.

Mr. Truex asked if requirements have been met.

Mr. Fulton stated all the comments have been addressed.

A discussion was had regarding school overcrowding and road issues.

Ms. Rodgers reiterated her concerns regarding road and water issues.

Mr. Davis noted listening to neighbor concerns and understanding the impact by the number of homes, and suggested decreasing the number of homes and enlarging the lots.

Mr. Beggerow made a motion to move to recommend approval of Application Number ZON-19-003, with the following modifications: 1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Join Fire District. 2. Any subdivision identification signs shall comply with Section 1295.09(b)(8) of the Pataskala Code.

Ms. Butler seconded the motion. Mr. Truex and Mr. Beggerow voted yes. Ms. Rodgers, Ms. Butler, Mr. Davis and Mr. Broering voted no. The motion failed.

Next on the Agenda, Rezoning Application FP-20-001, 200 W. Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Amended Preliminary Plan and variance approval for street trees and signage. Mr. Kuntzman reviewed the approval and conditions and noted Staff comments that need addressed. Departmental and Agency comments were noted. Modifications were reviewed.

A discussion was had regarding The Settlement sign.

Mailbox locations were discussed.

A discussion was had regarding Mr. Davis living in The Settlement and being allowed to comment.

A discussion was had regarding the HOA.

Troy Cameron, 7965 N. High Street, Columbus, Ohio was placed under oath.

Mr. Cameron noted the size of the sign with low-voltage illumination and landscaping.

Mr. Davis inquired as to phasing.

Mr. Cameron noted Phase 1 will be top priority and it is driven by demand in sales.

Deed restrictions were noted.

School district split was noted.

Ms. Butler made a motion to approve Application Number FP-20-001 pursuant to Section 1225.13 of the Pataskala Code, with the following modifications: 1. The Applicant shall address all comments from Planning and Zoning Staff and West Licking Joint Fire District. 2. Applicant shall revise plans to reflect Cluster Box Unit locations as approved by the USPS.

Mr. Davis seconded the motion. Ms. Butler, Mr. Truex, Mr. Beggerow, Ms. Rodgers and Mr. Davis voted yes. Mr. Broering abstained. The motion was approved.

Next on the Agenda, Other Business.

Mr. Fulton noted Application Number TCOD-19-001, 0 Watkins Road, Parcel No. 064-068442-00.047, was appealed and the decision was overturned by the Common Pleas Court of Licking County. The City was directed to approve the application; however, the Applicant must abide by all proposed conditions in Staff Report.

A discussion was had regarding the Court's decision and the merits of the Application.

Mr. Truex suggested the Commission have a workshop with the Law Director.

A discussion was had regarding updated Ordinances.

A discussion was had regarding parking on grass, junked and inoperable vehicles, HOA enforcement and code enforcement.

Next on the Agenda, approval of March 4, 2020 Regular Meeting Minutes.

Ms. Butler noted correction to be made to the minutes.

Mr. Truex made a motion to approve the March 4, 2020 regular meeting minutes. Seconded by Ms. Rodgers. Mr. Davis, Ms. Rodgers, Ms. Butler, Mr. Truex and Mr. Beggerow voted yes. Mr. Broering abstained. The motion was approved.

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

The hearing was adjourned at 8:47 p.m.

Minutes of the May 6, 2020 Planning and Zoning Commission hearing were approved on

_____, 2020
