

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, July 1, 2020**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, July 1, 2020.

Present were:

Rick Boggs, Chairman  
Robert Beggerow  
Frank Broering  
Charlie Davis

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning  
Jack Kuntzman, City Planner  
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, Robert Beggerow, Frank Broering and Charlie Davis. Jerry Truex, Emily Butler and Anne Rodgers were not present.

***First on the Agenda, remove from table Transportation Corridor Overlay District TCOD-20-001.***

Mr. Boggs made a motion to remove from the table Transportation Corridor Overlay District TCOD-20-001. Seconded by Mr. Davis. Mr. Broering, Mr. Beggerow, Mr. Boggs and Mr. Davis voted yes. The motion was approved.

***Next on the Agenda, Transportation Corridor Overlay District TCOD-20-001, Ohio Car Wash Holdings.***

Mr. Kuntzman gave an overview of the Staff Report, noting setbacks, buffer zones, parking requirements, and landscaping/design requirements. Concept renderings were reviewed. The May 12, 2020 approved conditional use was noted. The Applicant is also requesting waivers for front setbacks on Broad Street, Summit Ridge and Belmar Street, and a rear pavement setback, along with a waiver to have trash receptacles located in front of the building with added landscaping around dumpster. Minimum distance between building and parking areas were also noted. Agency and Departmental comments were noted.

Mr. Beggerow inquired as to cars backing up on to Broad Street.

Mr. Fulton noted cars will wrap around the building and does not believe there will be an issue.

Trent Walter, 1266 Middle Rowsbury Road, Ashland, Ohio was placed under oath.

Mr. Walter noted 60 to 75 cars will fit on the lot; however, 24 cars are an average.

Mr. Davis inquired as to staffing.

Mr. Walter indicated there would be at least two people on staff.

Mr. Boggs asked about noises coming from the car wash.

Mr. Walter noted muffling of the dryers, sound suppression, limited hours of operation and working with neighbors; however, it was noted he has not spoke to neighbors. Mr. Walter noted buffering along the northern perimeter.

Grading, fencing and trees were discussed.

Right-of-way dedication was noted.

Construction access and equipment were noted.

Mr. Fulton stated there will be a preconstruction meeting with the Public Service Director regarding requirements during construction.

Mr. Walter noted safety and traffic control.

Mr. Beggerow made a motion to approve Transportation Corridor Overlay District TCOD-20-001 with the following modifications:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Staff, the Public Service Director, and the City Engineer.
3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.

Seconded by Mr. Davis. Mr. Broering, Mr. Beggerow, Mr. Davis and Mr. Boggs voted yes. The motion was approved.

No new business or other business was noted.

***Next on the Agenda, excuse of absence of Frank Broering from the June 3, 2020 regular meeting.***

Mr. Boggs made a motion to approve the absence of Frank Broering from the June 3, 2020 regular meeting. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Beggerow and Mr. Davis voted yes. Mr. Broering abstained. The motion was approved.

***Next on the Agenda, approval of the June 3, 2020 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the June 3, 2020 regular meeting minutes. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Beggerow and Mr. Davis voted yes. Mr. Broering abstained. The motion was approved.

***Next on the Agenda, adjournment to Wednesday, August 5, 2020 meeting.***

Mr. Beggerow made a motion to adjourn the meeting. Seconded by Mr. Broering. Mr. Davis, Mr. Beggerow, Mr. Broering and Mr. Boggs voted yes. The hearing was adjourned at 7:10 p.m.

Minutes of the July 1, 2020 Planning and Zoning Commission hearing were approved on

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