

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, August 5, 2020

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, August 5, 2020.

Present were:

Robert Beggerow
Rick Boggs, Chairman
Frank Broering
Emily Butler
Charlie Davis
Jerry Truex, Vice Chairman

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 Robert Beggerow, Rick Boggs, Frank Broering, Emily Butler, Charlie Davis and Jerry Truex. Anne Rodgers was not present.

First on the Agenda, Final Plan Application FP-20-002, Westport Homes.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of a Final Development Plan for Phase 7 of Broadmoore Commons. Zoning history, summary of phases, street trees, area map and illustrative plan were reviewed. Departmental and Agency comments were noted.

Terry Andrews, 507 Executive Campus Drive, Westerville, was placed under oath.

Mr. Andrews had no comments.

Mr. Truex inquired as to the traffic light at the entrance of Broadmoore Commons.

Mr. Fulton noted the traffic light will become active once all the houses are constructed and Phase 7 is completed.

Mr. Truex made a motion to approve Final Plan Application FP-20-002 pursuant to Section 1225.13 of the Pataskala Code with the following modification:

1. The Applicant will submit mylar copies of the approved Final Plan to Planning and Zoning Staff.

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

Next on the Agenda, Planned Manufacturing District Application PM-20-002, 3000-3007 Etna Parkway.

Mr. Fulton gave an overview of the Staff Report, noting the Applicant's request for an approval of a Planned Manufacturing District application to allow for a race car manufacturing facility. It was noted

on March 5, 2020 the Applicant received approval for a Planned Manufacturing Application on the west side of Etna Parkway; however, it was stated that property is located in the JEDD-Joint Economic Development District, which holds a higher tax rate and the Applicant has chosen to relocate the facility on the northeast side of Etna Parkway, outside of the Joint Economic Development District. An overview of the proposed facility was reviewed. Mr. Fulton noted a variance would be required for landscaping. Noncompliance of driveway spacing was noted; however, they are working to resolve the issue. Site plan, development and elevations were reviewed. Departmental and Agency comments were noted. Site Design Approval, Performance Standards along with modifications were noted.

Mr. Truex asked if the horse farm would remain on the property.

Mr. Fulton believes there's an agreement between the Applicant and property owner regarding the barn.

Mr. Boggs noted original lane plans for Etna Parkway and presumed there would be no impact to those plans.

Mr. Fulton indicated no impact.

Ryan Badger, 88 W. Church Street, Newark, and Tony Fox, 1474 Highpoint Drive, Newark, were placed under oath.

Ms. Butler asked if the tax issue was not noticed prior to the previous application.

Mr. Fulton noted JEDD is split amongst Harrison Township, City of Pataskala and Newark. The City investigated refunding or rebating an amount of money; however, one of the issues is money has to come from nontax related revenue, civil forfeiture, zoning permits, park permits and could only be done in one instance and if there is not enough revenue to cover it, then that creates another issue and becomes complicated to make it work; moving across the street alleviates the issues.

A discussion was had regarding the Joint Economic Development District.

Mr. Truex inquired as to hours of operation.

Mr. Badger noted being at the racetrack Thursday through Sunday. There is no set schedule.

Mr. Davis reiterated from the previous hearing the vehicles would be covered up or inside the building and not hearing them.

Mr. Badger stated vehicles will be located inside the building. No testing outside.

Mr. Fox noted a small area will be created for pit practice.

Pit practice, noise and enforcement was discussed.

Mr. Truex made a motion approve a Planned Manufacturing District Application pursuant to Section 1253.07 of the Pataskala Code for application PM-20-002 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 Joint Fire District.
2. The applicant shall receive all necessary permits from the City of Pataskala and the Licking County Building Department.

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

No new business or other business was noted.

Next on the Agenda, excuse of absence of Anne Rodgers from the July 1, 2020 regular meeting.

Mr. Boggs made a motion to approve the absence of Anne Rodgers from the July 1, 2020 regular meeting. Seconded by Mr. Beggerow. Mr. Broering, Mr. Beggerow, Mr. Boggs and Mr. Davis voted yes. Ms. Butler and Mr. Truex abstained. The motion was approved.

Next on the Agenda, excuse of absence of Emily Butler from the July 1, 2020 regular meeting.

Mr. Boggs made a motion to approve the absence of Emily Butler from the July 1, 2020 regular meeting. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Beggerow, Mr. Broering and Mr. Davis voted yes. Ms. Butler and Mr. Truex abstained. The motion was approved.

Next on the Agenda, excuse of absence of Jerry Truex from the July 1, 2020 regular meeting.

Mr. Boggs made a motion to approve the absence of Jerry Truex from the July 1, 2020 regular meeting. Seconded by Mr. Broering. Mr. Beggerow, Mr. Broering, Mr. Davis and Mr. Boggs voted yes. Ms. Butler and Mr. Truex abstained. The motion was approved.

Next on the Agenda, approval of the July 1, 2020 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the July 1, 2020 regular meeting minutes. Seconded by Mr. Davis. Mr. Beggerow, Mr. Boggs, Mr. Broering and Mr. Davis voted yes. Mr. Truex and Ms. Butler abstained. The motion was approved.

Next on the Agenda, adjournment to Wednesday, September 2, 2020 meeting.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Davis. Mr. Davis, Mr. Beggerow, Mr. Boggs, Mr. Truex, Mr. Broering and Ms. Butler voted yes. The hearing was adjourned at 7:04 p.m.

Minutes of the August 5, 2020 Planning and Zoning Commission hearing were approved on

_____, 2020
