

CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.ci.pataskala.oh.us



621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on March 15, 2021, at 6:30 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following rezoning application will be considered:

Rezoning Application ZON-21-001: To rezone the properties located at 8065 Mink Street SW (Parcel No. 063-141516-00.000), 7621 Mink Street SW (Parcel No. 063-140682-00.000) and 7625 Mink Street SW (Parcel No. 063-140682-00.001), totaling 93.79 ± acres, in the City of Pataskala from Planned Development District (PDD), Medium-Low Density Residential (R-87), and General Business (GB) to Planned Manufacturing (PM) Zoning Classification.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson
Clerk of Council



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

February 3, 2021

Rezoning Application ZON-21-001

Applicants:	TPA Ventures, LLC.
Owner:	Magoo Properties, LLC.
Location:	8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001)
Acreage:	93.79-acres total
Zoning:	PDD – Planned Development District, R-87 – Medium-Low Density Residential, GB – General Business
Request:	Requesting a recommendation of approval for a rezoning of the three (3) properties above to Planned Manufacturing (PM) district pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone three (3) properties: 8065, 9621 and 7625 Mink Street SW from GB, R-87 and PDD to PM – Planned Manufacturing pursuant to Section 1217.10 of the Pataskala Code.

Staff Summary:

There are three (3) individual lots, all owned by Magoo Properties, LLC., that the Applicant is seeking to rezone. They are as follows:

1. 8065 Mink Street SW (PID: 063-141516-00.000)
 - Acreage: 53.79
 - Zoning: Split Zoned GB – General Business/ R-87 – Medium-Low Density Residential. Southwest corner of property currently occupied by the single-family home and barns is zoned GB – General Business.
 - Summary: Currently occupied by a single-family home, 2,556-square feet in size and built in 1863. Six (6) accessory buildings and barns totaling approximately 86,000-square feet in size in the southwest corner of the property. Remaining acreage used as agricultural field. Two frontages: Mink Street SW, to the west, and Refugee Road SW to the south.
2. 7621 Mink Street SW (PID: 063-140682-00.000)
 - Acreage: 38.00
 - Zoning: PDD – Planned Development District
 - Summary: Planned Development District approved approximately ~10 years ago for small industrial buildings. Currently occupied by a 2,206-square foot single-family home built in 1876 and several small accessory buildings. Lot has frontage along Mink Street SW to the west and encompasses 7625 Mink Street SW. Currently used as agricultural field.
3. 7625 Mink Street SW (PID: 063-140682-00.001)
 - Acreage: 2.00-acres
 - Zoning: PDD – Planned Development District

- **Summary:** Planned Development District approved approximately ~10 years ago for small Industrial buildings. Currently occupied by 1,404-square foot single-family home built in 1992 and two (2) small accessory buildings. Lot has frontage along Mink Street SW to the west and is surrounded by 7621 Mink Street SW to the north, east and south.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone the three (3) properties above to PM – Planned Manufacturing District.

In the Narrative Statement supplied by the Applicant; they have stated that the purpose of this Rezoning Application is to allow for the construction of an approximately 1.2 million square foot distribution center with on-site parking and associated amenities. Further stated; the Applicant believes the proposed rezoning is in accordance with the objectives of the City of Pataskala Comprehensive Plan (2006), that the proposed Rezoning will not be hazardous or disturbing to existing or future uses as the area is currently developing as industrial, will not create excessive requirements at public cost, and that adequate public facilities and services are available at the property.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends the three (3) properties as Heavy Industrial; therefore, the proposed rezoning from GB – General Business, R-87 – Medium-Low Density Residential, and PDD – Planned Development District to PM – Planned Manufacturing District is in line with the recommendation of City's Comprehensive Plan (2006).

The Applicant has included a site plan with their Rezoning Application; however, this is only conceptual and subject to change. There are several more steps that the Applicant will need to take before a site plan could be approved, with subsequent public hearings determining compliance of the actual layout of the site with City Code and the Comprehensive Plan.

The parcels requested to be rezoned are also subject to the Transportation Corridor Overlay District (TCOD), which will require a public hearing with the Planning and Zoning Commission, any required Variances from the Zoning Code will require a public hearing with the Board of Zoning Appeals, and as the Applicant is requesting a rezoning to the PM – Planned Manufacturing District, Pursuant to Section 1253.07 of the Pataskala Code, the Planning and Zoning Commission shall review the Planned Manufacturing Application. This leaves at the least, two (2) additional public hearings before approval, and three (3) if any Variances are required.

Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Southwest Licking Community Water and Sewer District

Water and Sanitary services are available to the site. The District has no additional comments at this time.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Agricultural
East	R-87 – Medium-Low Density Residential PM – Planned Manufacturing	Single-Family Homes Agricultural
South	Etna Township (M-1 – Light Manufacturing)	Agricultural
West	R-87 – Medium-Low Density Residential GB – General Business	Single-Family Homes Agricultural

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments.
- City Engineer – No Comments.
- Public Service – No Comments.
- SWLCWSD – See Attached.
- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- Licking Heights School District – No Comments.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-21-001 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Scott Fulton](#); [Steven Blake](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Phillip Wagner](#); [Chad Brown](#); [Alan Haines](#)
Subject: RE: Pataskala PZC Review Memo for 02-03-2021
Date: Wednesday, January 20, 2021 12:37:57 PM
Attachments: [Image001.png](#)

Jack,

Please see the District's comments below:

REP-21-001: Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

ZON-21-001: Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

If you have any questions, please feel free to contact me at any time.

Thanks,

CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178 Cell: 614-348-6627



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, January 13, 2021 10:56 AM
To: Scott Fulton <sfulton@ci.pataskala.oh.us>; Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <brown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 02-03-2021

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the February 3,



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 8065 E 7621 ¹⁶²⁶ HUNK ST. SW PATASKALA OH 43001		
Parcel Number: 063-141516-00.000 & 063-140682-00.000		
Current Zoning: PDD ₆₅ ^{R 87}	Proposed Zoning: PM	Acres: 93.79 total
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use	
Application Number:	ZON-21-001
Fee:	\$750.00
Filing Date:	01/08/2021
Hearing Date:	02/03/2021
Receipt Number:	21641

ATTORNEY: CONNIE J. KLEMA, P.O. BOX 991 PATASKALA OH 43001
614-374-8488 cklemaattorney@gmail.com

Applicant Information		
Name: TPA VENTURES LLC		
Address: 1776 Peachtree St. NW SUITE 100		
City: ATLANTA	State: GA	Zip: 30309
Phone: 770-436-7650	Email: jbreese@tpa-grp.com	

Documents	
<input checked="" type="checkbox"/> Application	
<input checked="" type="checkbox"/> Fee	
<input checked="" type="checkbox"/> Narrative	
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Deed	
<input checked="" type="checkbox"/> Area Map	

Property Owner Information		
Name: MAEOD PROPERTIES, LLC		
Address: P.O. BOX 09764		
City: Bexley	State: OH	Zip: 43209
Phone:	Email:	

Rezoning Information	
Request (Include Section of Code):	REQUEST REZONING TO PLANNED MANUFACTURING DISTRICT (PM)
Describe the Project (Include Current Use and Proposed Use):	
SEE ATTACHED	

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application. *SEE ATTACHED*

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following: *SEE ATTACHED*

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/> *SEE ATTACHED*

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyoio.us/> *SEE ATTACHED*

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):



Date:

12/16/20

Property Owner (Required):

see attached

Date:

Documents to Submit

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Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
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Signatures

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Applicant (Required):

Date:

Property Owner (Required):

Date:

M. J. Mumber

12/16/2020

8065, 7621 & 7625 Mink Street SW

Pataskala, Ohio

REZONING APPLICATION

ATTACHMENT

REQUEST: To zone the Property (93+acres) to Planned Manufacturing District (PM)

THE PROJECT: The Property is currently farmed. The Applicant wants to develop a 1,203,350 square foot distribution center with on-site parking and associated amenities on the Property.

HOW THE PROPOSED ZONING RELATES TO AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN: The Property is currently zoned PDD, GB, & R87. The current Comprehensive Plan shows the Property as being used for "heavy industrial". The Draft Comprehensive Plan shows the Property as being used for Innovation which includes the requested PM District.

HOW THE PROPOSED ZONING WILL IMPACT ADJACENT AND PROXIMATE PROPERTIES: The Property is located in the industrial center of the City where the JRS site and land adjacent to it are zoned for manufacturing/industrial uses. Much of the undeveloped land in this "center" is farmed.

NARRATIVE STATEMENT:

>The rezoning is being requested so an approximate 1.2 million square foot distribution center can be constructed.

1. The proposed industrial use is harmonious and in accordance with the objectives of the comprehensive plan and draft comprehensive plan.
2. The project will be designed, constructed, operated, and maintained to be harmonious with the character of this industrial area.
3. The project will not be hazardous or disturbing to existing or future uses. The City has welcomed and wants industrial development in this center.
4. Public facilities and services are available at the Property. The Applicant is working with service providers and the City to confirm and establish adequacy of the same.
5. The project will not create excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The project will actually be beneficial to the economic welfare of the community.
6. The project will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential explosion.
7. The project will have vehicular approaches to the Property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.
8. The project will not result in destruction, loss, or damage of a natural, scenic, or historic feature.



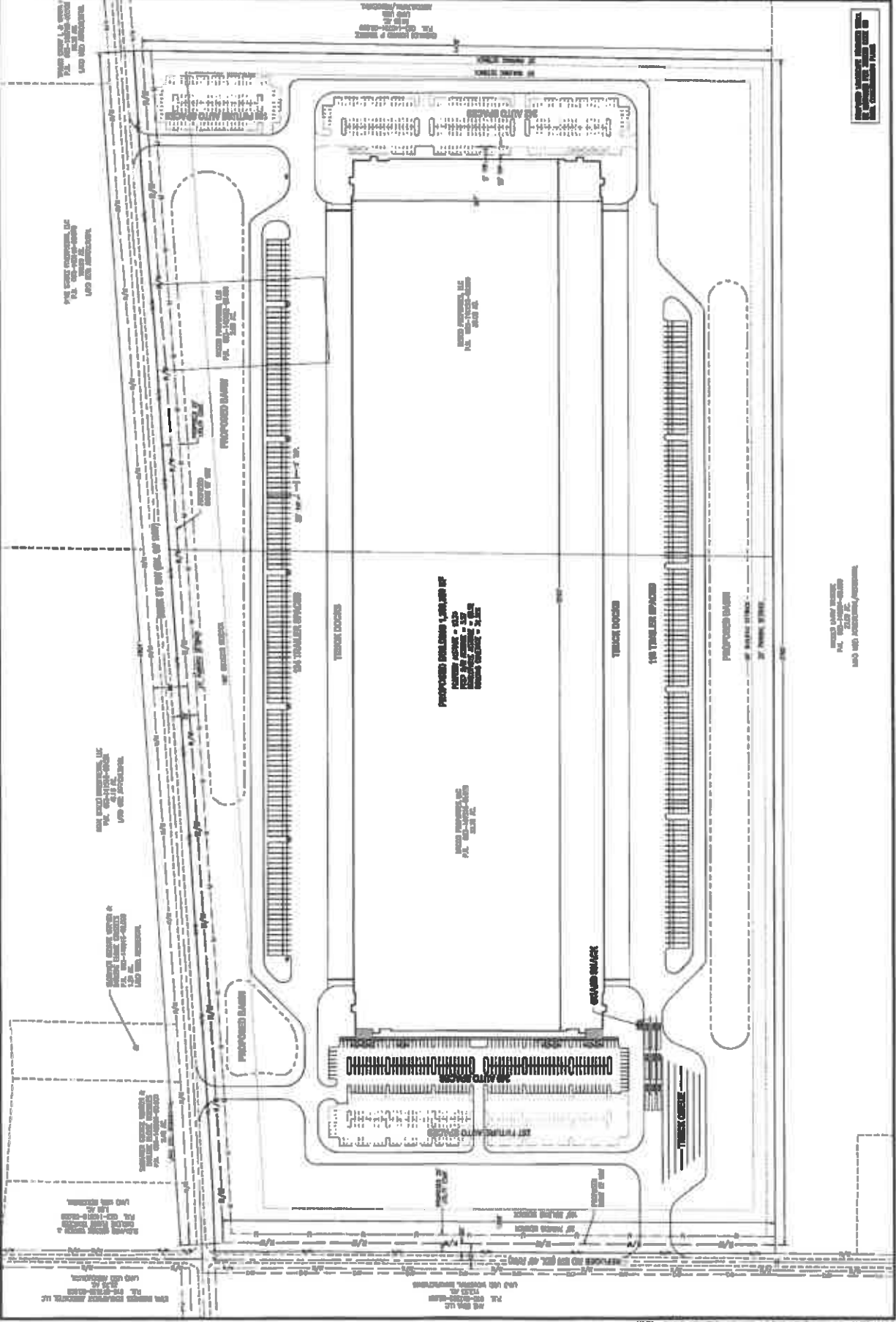
DATE	DESCRIPTION

SCALE	

HULL
 ARCHITECTS
 10000 W. HULL ROAD
 CLEVELAND, OHIO 44130
 TEL: (216) 752-1100
 FAX: (216) 752-1101
 WWW.HULLARCHITECTS.COM

**MANK ST. & REFUGEE RD.
 PATASKALA, Licking County, OHIO
 SITE LAYOUT**

1
 TYPICAL



PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

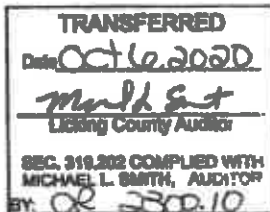
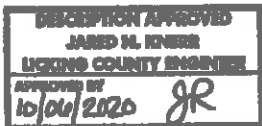
PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROPOSED BUILDING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



202010069026336
 Page 5 \$42.00 TR040021214
 10/06/2020 10:43 AM KEPTTILE CD L.
 Bryan A. Long Licking County Recorder

53.793

[RESERVED FOR COUNTY AUDITOR'S/RECORDER'S USE]

FIDUCIARY DEED

GEORGE VERNON SLONAKER, TRUSTEE OF THE GEORGE VERNON SLONAKER LIVING TRUST AND DARLENE ELOISE SELLS SLONAKER, TRUSTEE OF THE DARLENE ELOISE SELLS SLONAKER LIVING TRUST, by the power conferred by the Trust and every other power, for valuable consideration paid, grant(s) with fiduciary covenants, all right, title and interest of grantor(s), to MAGOO PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax-mailing address is P.O. Box 09764, Columbus, Ohio 43209

_____ the real property described on Exhibit A, attached hereto and incorporated herein.

Prior Instrument References: Instrument No. 200405200017929. Instrument No. 200405200017930, Instrument No. 200405200017931, Instrument No. 200405200017932 and rerecorded in Instrument No. 200406110021210, Instrument No. 200406110021211, Instrument No. 200406110021212 and Instrument No. 200406110021213, Licking County Recorder Street Address: 8065 and 8062 Mink Street, SW, Pataskala, Ohio 43062
 Permanent Parcel Nos.: Part of 003-121516-00,000

Subject to (i) restrictions, covenants, conditions, reservations, easements, if any, (ii) zoning ordinances, if any, and (iii) taxes and assessments, both general and special, which are a lien but not yet due and payable.

IN WITNESS WHEREOF, pursuant to RC. 147.011, the signer(s) below hereby acknowledges that the signer(s) has/have signed the document, that the signer(s) understands the document, and that the signer(s) is/are aware of the consequences of executing the document by signing it.

George Vernon Slonaker
 George Vernon Slonaker, Trustee of the George Vernon Slonaker Living Trust
Darlene E. Slonaker
 Darlene Eloise Sells Slonaker, Trustee of the Darlene Eloise Sells Slonaker Living Trust

STATE OF OHIO)
) SS:
 COUNTY OF Clerk)

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, on this 5 day of October, 2020, by George Vernon Slonaker, Trustee of the George Vernon Slonaker Living Trust and Darlene Eloise Sells Slonaker, Trustee of the Darlene Eloise Sells Slonaker Living Trust. No oath or affirmation was administered to the signer(s) with regard to this notarial act.



Tonya Blumenschein
 Notary Public

This instrument is a part of the record of J. Bradford Liville, Esq., Silkora Law LLC, 175 South Third Street, Suite 870, Columbus, Ohio 43215. Telephone: 614.266.7772



**DESCRIPTION OF 53.793 ACRES
EAST SIDE OF MINK STREET
NORTH SIDE OF REFUGEE ROAD
PATASKALA, LICKING COUNTY, OHIO**

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot No. 1, Quarter Township 3, Township 1, Range 13, United States Military Lands, being part of that 104.412-acre tract of land (Licking County parcel number 063-141516-00.000) as described in a deed to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021212, all references herein being to the records of the Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail set at the centerline intersection of Mink Street, 60 feet in width, with Refugee Road, 40 feet in width, being also in the southerly Corporation Line of the City of Pataskala and in the line between the United States Military Lands and the Refugee Lands, being also at the southeasterly corner of Parcel No. 1 as described in a deed also to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021213 (also as an exception in the referenced source deed);

Thence North $0^{\circ}16'22''$ West, along the centerline of Mink Street and the easterly lines of Parcels No. 1, 3 and 2, a distance of 553.33 feet to a Mag Nail set at the northeasterly corner of Parcel No. 2;

Thence North $0^{\circ}42'54''$ West, continuing along said centerline, a distance of 1125.01 feet to a Mag Nail set in the northerly line of said 104.412-acre tract, at the southeasterly corner of that 98.539-acre tract of land as described in a deed to Mink Street Investments LLC, of record in Instrument Number 200309240046380 and at the southwestery corner of that 38-acre tract of land as described in a deed to Magoo Properties, LLC, of record in Instrument Number 201401310001978;

Thence South $86^{\circ}14'19''$ East, along the southerly line of said 38-acre tract, passing an iron pin set in the easterly right-of-way line of Mink Street at a distance of 30.16 feet, a total distance of 1464.27 feet to an iron pin set in the westerly line of that 38.33-acre tract, less exception, as described in a deed to The DeRolf Keystone Inheritance Trust, of record in Instrument Number 201007140013413 and as restated in an Affidavit of Facts, of record in Instrument Number 201710030021157;

Thence South $3^{\circ}26'22''$ West, along said westerly line, passing an iron pin set in the northerly right-of-way line of Refugee Road at a distance of 1643.57, a total distance of 1663.57 feet to an iron pin found with an unreadable cap in the centerline;

Description of 53.793 acres, page 2

Thence North 86°39'50" West, along said centerline, a distance of 1346.92 feet to the place of beginning and containing 53.793 acres of land, 1.761 acres of which lie within the rights-of-way of Mink Street and Refugee Road.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 86°39'50" West for Refugee Road.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from an actual field survey of the premises performed in August and September 2020.



Robert S. Wynd 9/10/20
Robert S. Wynd Date
Registered Surveyor No. 6872

Approved by the City of Pataskala
Planning and Zoning Commission
No Plat Required

At the
Signature

9-25-20
Date #LOT-20-007

PRE-APPROVAL	
Licking County Engineer	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	DATE: 09/10/20

DESCRIPTION APPROVED
WILLIAM C LOZIER
LICKING COUNTY ENGINEER
APPROVED BY
W.C. Lozier 1-31-14

201401310001977
Page: 2 \$48.00 T20140002186
01/31/2014 11:57AM NEPCUYR008A Y
Bryan R. Long
Licking County Recorder

2.00

GENERAL WARRANTY DEED

TRANSFERRED
January 31, 2014
Licking County Auditor TH

KNOW ALL MEN BY THESE PRESENTS, That

Sean Brogan and Barbara Brogan, husband and wife, for their joint lives, remainder to the survivor of them

SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
TH E.M.

of the City of Pataskala, County of Licking, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to

Mago Properties, LLC, an Ohio Limited Liability Company

Whose tax-mailing address is: P.O. Box 09764, Bexley, OH 43209

The following REAL PROPERTY:

LOCATED IN PATASKALA
A CITY

Being a part of Lot 2, Section 3, Township 1, Range 15 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck Property as described in Vol. 98 pg. 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the south line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N 05 degrees 00 inches W, along the centerline of County Road 41, 425.88 feet to a P. K. nail (set) said nail being the True Place of Beginning of the herein described tract.

Thence N 05 degrees 00 W. 200.00 feet, along the centerline of County Road 41, to P.K. nail (set).

Thence N 87 degrees 38 feet 06 inches E. passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

Thence S 05 degrees 00 feet E. 200.00 feet to an iron pin (set);

Thence S 87 degrees 38 feet 06 inches W. 435.60 feet passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres

The bearings are based on an assumed bearing on the centerline of County Road 41. All iron pins set are 5/8 inches by 30 inches rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove Inc and based on a survey made by same in Dec., 1991.

Tax district and Parcel No.: 63-140682-00.001
Property Address: 7625 SW Mink St Pataskala OH 43062
Prior instrument reference: 209707170018484
Filed 7/17/2007

Executed this 23rd day of December, 2013.

Sean Brogan
Sean Brogan

Barbara Brogan
Barbara Brogan



0115PA00600000014000

STATE OF OHIO ss:
COUNTY OF Lynchburg

BE IT REMEMBERED, That on this 23rd day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, Sean & Barbara Brogan who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/her/their) voluntary act and deed.

MT

Notary Public

This instrument was prepared by:
Richard M. Weinberg, Attorney at Law
2000 Auburn Dr. Ste. 330
Cleveland, OH 44122

RICHARD M. WEINBERG, ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
My notary commission has no expiration date.
Section 147.33 R.C.



CONDITION: APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
WILLIAM C. LOZIER, LICKING COUNTY ENGINEER

WCL

1-31-14

GENERAL WARRANTY DEED

201401310001978
Page: 2 \$48.00 T2814082106
01/31/2014 11:30AM REC'D JVN/HOR T
Bryan R. Lemp
Licking County Recorder

38.00

KNOW ALL MEN BY THESE PRESENTS, That Sean Brogan and Barbara Brogan, husband and wife, for valuable consideration paid, grants with general warranty covenants, to Mago Properties, LLC, an Ohio Limited Liability Company whose tax-mailing address is: P.O. Box 09764, Bexley, OH 43209 the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking and in the township of Lima:

See the attached Exhibit A for legal description, which is incorporated as part of this deed.

Parcel Numbers: ~~63-140682-00-000~~

Prior Instrument Reference: Instrument -Number 199711060006101, Recorder's Office, Licking County, Ohio. Filed 11/06/1997

Subject to: a) Unpaid taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Executed this 23 day of December, 2013.
[Signature]
Sean Brogan

TRANSFERRED
Date JANUARY 31, 2014
[Signature]
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL J. SMITH, AUDITOR
BY *[Signature]*

[Signature]
Barbara Brogan

STATE OF OHIO, ss:
COUNTY OF Licking

BE IT REMEMBERED, That on this 23 day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, Sean & Barbara Brogan who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/hers/their) voluntary act and deed.

[Signature]
Notary Public

RICHARD M. WEINBERG, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission expires _____
Subscribed 1/31/2014

This instrument was prepared by:
Richard M. Weinberg, Attorney at Law
2000 Auburn Dr. Ste. 330
Cleveland, OH 44122

AC 1976
[Circular Notary Seal]

0115PA00600000013000

Situated in the County of Licking, State of Ohio, and in the Village of Pataskala, and bounded and described as follows:

being in Range 18, Township 1 and Section 3, U.S.M. LANDS ADDING IN Lot No. 2, and being all of said Lot No. 2 that lies East of the public road running North and South through said Lot No. 2, excepting twenty (20) acres off of the North end of the said part of Lot No. 2, lying East of said public road, said excepted twenty acres being now (or formerly) owned by one George Wickliff.

The land hereby intended to be conveyed being about forty (40 A) acres out of the Southeast corner of said Lot No. 2, and being all of the land lying East of the said public road, which was conveyed to Henry Gieseck by deed from Smith Osborn and wife, recorded in Volume 86, page 380 (&c), and here referred to. See Volume 138, Pages 48 and 49, Licking County Deed Records.

Subject to all legal highways, all limitations of access to public roads or highways, leases and rights of way, zoning regulations, easements of record and restrictive covenants.

SAVE AND EXCEPT THEREFROM two (2) acres situated in the State of Ohio, County of Licking and in the Village of Pataskala and bounded and described as follows:

Being a part of Lot 2, Section 3, Township 1, Range 18 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck property as described in Volume 98, Page 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the South line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N. 05° 00' W., along the centerline of County Road 41, 435.88 feet to a P.K. nail (set) said nail being the True Place of Beginning of the herein described tract;

Thence N. 05° 00' W., 200.00 feet, along the centerline of County Road 41, to a P.K. nail (set);

Thence N. 87° 38' 06" E., passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

Thence S. 05° 00' E., 200.00 feet to an iron pin (set);

Thence S. 87° 38' 06" W., 435.60 feet, passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres, more or less.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record. The bearings are based on an assumed bearing on the centerline of County Road 41. All iron pins set are 5/8" x 30" rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove, Inc. and based on a survey made by same in December, 1991.



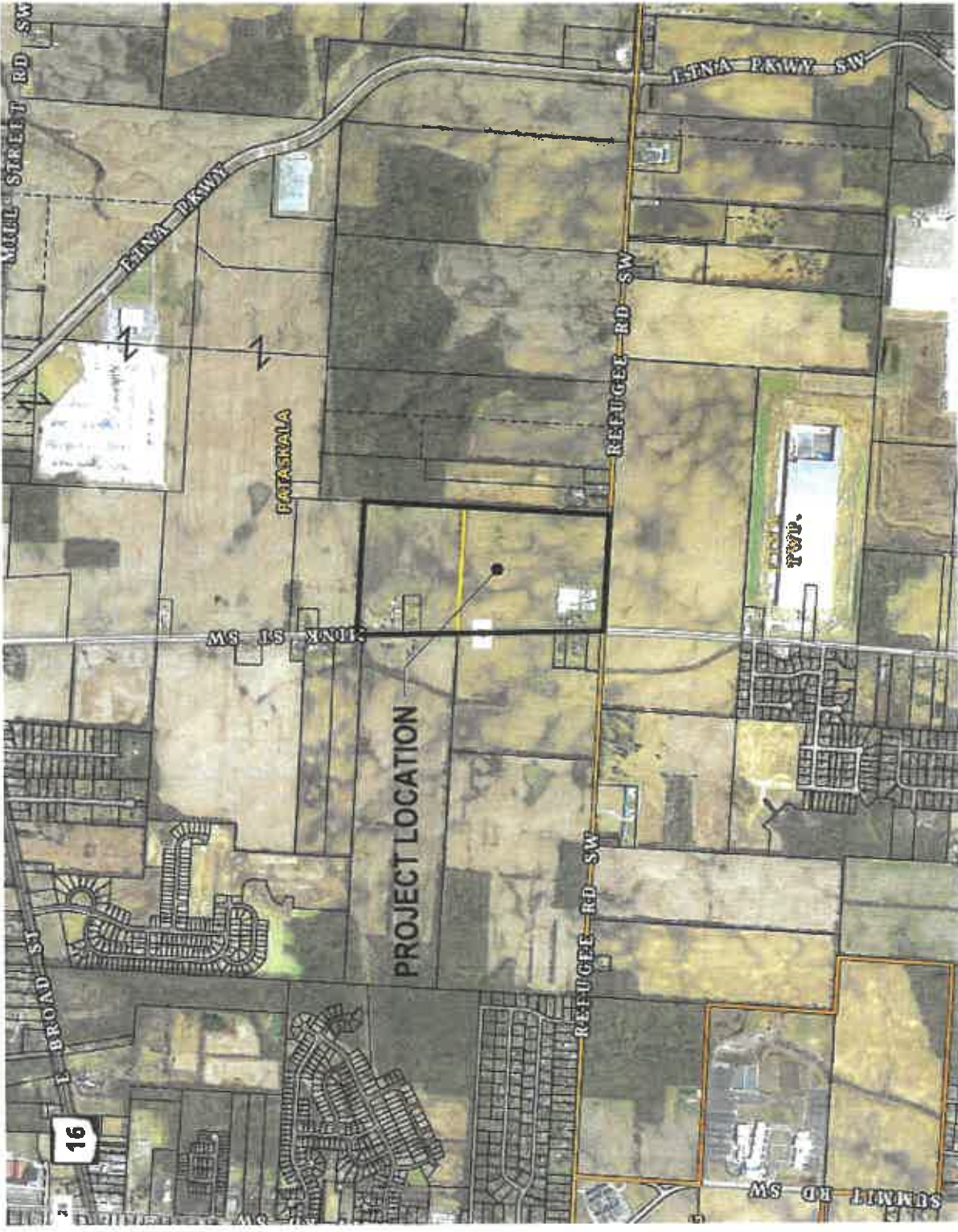
NOT TO SCALE

DATE	BY	REVISION

HULL
 ENGINEERING & SURVEYING
 1000 N. HULL ST. CANTON, OHIO 44705
 (330) 499-1111

MINK ST. & REFUGEE RD.
 PATASKALA, Licking County, Ohio
 AREA MAP

3
 SHEET TOTAL 10



16

To Whom This Concerns,

This is the "speech" we, Phil and Eileen DeRolf, gave at the Planning and Zoning meeting on 2/3/21 in regards to the rezoning of the land recently purchased by TPA Ventures, LLC. In this speech we expressed our concerns about the impact of this project on us and our property.

PLEASE NOTE: At the time we spoke to Planning and Zoning we had NOT seen the site plan.

My husband, Phil, and I have a long, thin 27 acre property, which abuts up to the acreage TPA wishes to have rezoned. We bought it 39 years ago this spring. It had a house that didn't even have gutters or soffits but it did have a hornets' nest in the attic. There was enough cat urine in the carpet to knock you over. On top of that we bought it during the Jimmy Carter years, when interest rates were at 17 1/2 % and we were newly married and poor.

We rolled up our sleeves, saved every penny we could and began slowly to remodel the house, build a horse barn and pastures, have a pond dug, renovate a smaller out building, and have an indoor riding arena built. You don't even want to ask my husband, Phil, some of the things he did to earn money (although it was all very legal) and the incredible hours he had to work. In the end we created a beautiful property complete with 15 acres of woods. We love this property and know for a fact it would take a lot of money, time, and effort to recreate it elsewhere.

Still we always knew our location would eventually be overrun with some kind of development and now it stares at us from across the street to our south on the Etna township side of Refugee in the form of a million square foot Amazon building, soon to be followed by another even larger building. But we are not trying to stop the development. Pataskala needs a tax base desperately. BUT that does not mean we want TPA to destroy our ability to use and enjoy our property.

We know there will be immense construction noise during the long construction stage, later to be followed by the sound of trucks and cars coming and going from the facility.

Between the two buildings in front of our home and now this TPA building to our west side, we know this building will be lit up like a Christmas tree, so it will never be dark at night at our house ever again. This is further aggravated by the coming and going during the twilight hours of cars and trucks needing to use their headlights.

We know there will be, especially during construction, an immense amount of dust and dirt created by TPA's activities.

We know, if TPA does not do a good job dealing with drainage, we will have a terrible issue with run off onto our property.

And last but not least, our property values and our taxes will increase, while the pleasure-ability of our property will decrease.

This is why we are here tonight. We need you on the P+Z board to protect us in any way you can to minimize these issues. We also need TPA to be a good neighbor to us and to listen carefully to us and to the recommendations eventually presented to them by the P+Z board.

Now my husband will share with you the things we believe are needed to minimize the issues this project will create.

To deal with the noise, to block the view of the parking lots and building we are asking P+Z to mandate that TPA put up a 20 foot tall decorative wall embedded into a mound and landscaped with 7 ft. tall evergreen trees, which will mature to at least 30 feet in height. This wall should be engineered on the "known worst case future noise level and should be at least 20 feet off of the shared property line. This need is triggered by the reality as seen over at the Amazon distribution center, where a simple mound with trees proved inadequate and has to be replaced.

The mature trees that have grown on the shared property line, which make a natural screening, should stay.

We also need to know there will be an adequate retention pond which extends along the length of the shared property line to manage the drainage.

As my wife shared earlier, we will still have to deal with a certain amount of noise, dust and dirt, and who knows what else since this is all new to us. For this we expect compensation for this inconvenience.

Refugee road will require improvements which will mean tax assessments to us. The costs for these assessments should be borne by the developer.

The closer to Mink St. the facility is built, the better for reduction of light and noise pollution.

We want to express our thanks to the members of the zoning board for their attention in this matter.

To Whom This Concerns,

Addendum to the "speech" Phil and Eileen DeRolf gave in front of Planning and Zoning on 3/2/2021.

We (Phil and Eileen DeRolf) did not see the site plan diagram until the P+Z meeting at 6:30 on February 3, 2021, and then only from a distance. Thus we did not know some very significant details of this plan until the next day when we had time to see TPA's plan and process just how great would be the impact of this "liveability" of our property. Consequently we would like to share with you additional thoughts based on the new information.

From looking at the site plan diagram, it would appear the truck queue is only about 130 feet off of the shared property line. This parking queue is located immediately adjacent to our home. This will be where all of the semi-trailers will be towed from their parking spaces to be hooked

onto the semi-truck cabs. That means this will be the busiest, noisiest, most noxious area of the whole property-and it is only about 130 feet from our house. The starting, stopping, idling, and the fumes from the truck engines will be life-altering. I recently talked to a couple, who owns a home in the Mayflower Housing Development in Etna. Mayflower backs up to the Amazon Fulfillment center on St Rt 40. The truck queue on the Amazon Fulfillment Center is up against the property line shared with the housing development. The couple, whose home backs up to the Amazon property, said, when they sit out on their porch, they would swear bombs are going off so loud are some of the noises-and their home is a ways down from the queue.

Behind our home, also about 130 feet off of the shared property line and extending on a north-south line to the back of TPA property are parking spaces for 125 semi-trailers. There are an additional 125 semi parking spaces on the west side of the building plus parking for 856 cars! Again, more noise, smells, and headlights.

The building itself we believe will be approximately 60 feet tall and very wide. Even though it is centered in the center of the TPA property, it will only be about 250 feet from the shared property line. Again, more light pollution and a HUGE visible obstruction to our west.

All that said the fumes, noise, light, dust and dirt will be a serious problem unless mitigated. It would be of some help, if the location of the truck queue was moved from the most east entrance on the property to the most west entrance onto the property. This would move the truck queue much further from our home site. Still to most effectively mitigate almost all of the issues is to build a decorative engineered 20 foot sound-proofing wall, which is engineered to deal with the worst- case future noise level and is embedded into the dirt mound.(Note: when the wall is embedded, only about 12-15 foot of the wall will be exposed). The mound would then have 7 foot tall trees planted, which should mature at least 25 feet tall, along with any other appropriate landscaping. The mound should start at least 20 feet off of our property line and extend the length of our property.

Then there is the very real concern about people trespassing to fish in the roughly half mile long retention pond. Even a person visiting our neighbor, when recently told about the pond, immediately said, "Wow, that will be a great place to fish." Without a wall trespassers once they enter onto TPA's property can wander along the entire length of the retention pond for a half mile, and at any point along the way can decide to head east to "visit our horses", wander our woods, or "mess with" our lumber mill. This is totally unacceptable to have TPA Venture's attractive nuisance create liability issues for us. Yet another reason for a very high SOLID barrier.

A wall is the best way to maximize the mitigation of these many issues. Even then, these issues will not be totally eliminated. Our horses in particular will have an especially difficult time during construction. Having all those massive machines and all that construction noise right beside their pasture will be hard on them and dangerous for us. We will do our best, but we expect TPA Ventures to offer some kind of compensation for the reduction in the quality of our life.

Finally, we have a wonderful well and aeration system. An improved road, with its accompanying sewer and water assessment, is actually a liability to us. Thus we expect TPA Ventures to pay for any assessment fees accrued.

In summary, TPA Ventures needs to move the truck queue to the west entrance into the property, build the wall as described, compensate us for what will no doubt be a reduced quality of life, and pay any assessments incurred due to road improvements.

**Respectfully submitted, Eileen and Phil DeRolf
12520 Refugee Rd SW
614-204-4730**

PS: A Cautionary Tale: Several residents of the Mayflower Development told me as Amazon was being built unbeknownst to the residents a 2 building plan became a one building plan and the semi-trailer bays were moved from the west side (where there was only one house) to the east side (up against the Mayflower Development). It is hoped Pataskala will keep a close eye to make sure nothing like this happens with the TPA Ventures project.



**Planning and Zoning
Department**

*You are receiving this public notice because you own property within
300 feet of the property requesting a public hearing*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021 at 6:30 p.m., First Floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street.

The hearing will be livestreamed via "City of Pataskala" YouTube page.

Due to Covid-19 restrictions, public access to Council Chambers during the hearing will be limited. The Planning and Zoning Commission will discuss the following application:

Rezoning Application ZON-21-001: Pursuant to Section 1217.10 of the Pataskala Code, TPA Ventures, LLC., is requesting a recommendation of approval for rezoning three properties: 8065 Mink Street SW, 7621 Mink Street SW and 7625 Mink Street SW to the Planned Manufacturing (PM) District. (Parcel ID Nos. 063-141516-00.000, 063-140682-00.000, 063-140682-00.001).

The application will be available January 27, 2021 on our homepage, www.cityofpataskalaohio.gov, under the "Planning and Zoning Commission Info" tab.

If you have questions or comments you would like presented to the Board regarding Rezoning Application ZON-21-001, please email those to jkuntzman@ci.pataskala.oh.us on or before Tuesday, February 2, 2021. All questions and comments received will be presented to the Board in their entirety.

Please contact the Zoning Clerk at 740-927-4910 or lpaxton@ci.pataskala.oh.us if you have any questions.



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021 at 6:30 p.m., First Floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The hearing will be livestreamed via City of Pataskala YouTube page. Due to Covid-19 restrictions, public access to Council Chambers during the hearing will be limited. The Planning and Zoning Commission will discuss the following applications:

Replat Application REP-21-001: Pursuant to Section 1113.48 of the Pataskala Code, Ho Diep Duy Bui is requesting approval of a replat of four lots within the Blanche's East Broad Street Addition for property located at 169 West Avenue SW. (Parcel ID Nos. 063-1515723-00.000, 063-151584-00.000, 063-151590-00.000 and 063-151632-00.000).

Rezoning Application ZON-21-001: Pursuant to Section 1217.10 of the Pataskala Code, TPA Ventures, LLC., is requesting a recommendation of approval for rezoning three properties: 8065 Mink Street SW, 7621 Mink Street SW and 7625 Mink Street SW to the Planned Manufacturing (PM) District. (Parcel ID Nos. 063-141516-00.000, 063-140682-00.000, 063-140682-00.001).

The applications will be available January 27, 2021 on our homepage, www.cityofpataskalaohio.gov, under the "Planning and Zoning Commission Info" tab.

If you have questions or comments you would like presented to the Board regarding **Replat Application REP-21-001** and **Rezoning Application ZON-21-001**, please email those to jkuntzman@ci.pataskala.oh.us on or before Tuesday, February 2, 2021. All questions and comments received will be presented to the Board in their entirety.

Please contact the Zoning Clerk at 740-927-4910 or lpaxton@ci.pataskala.oh.us if you have any questions.

OWNER	OwnerAddr	OwnerAdd	OwnerAdd	OwnerAdd	Address	CITY	STATE	ZIP
MAGOO PROPERTIES LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
MINK STREET INVESTMENTS LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062
MINK STREET INVESTMENTS LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
MAGOO PROPERTIES LLC	PO BOX 09764				PO BOX 09764	BEXLEY	OH	43209
MAGOO PROPERTIES LLC	PO BOX 09764				PO BOX 09764	BEXLEY	OH	43209
ETNA BUSINESS DEVELOPMENT ASSI	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
AHS ETNA LLC	1776 PEACHTREE ST NW SUITE 100				1776 PEACHTREE ST NW	ATLANTA	GA	30309
MINK STREET INVESTMENTS LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
MADDEN LARRY TRUS 12520	REFUGEE	RD			12520 REFUGEE RD	PATASKALA	OH	43062
SHACKLES FRED L 12510	REFUGEE RD SW				12510 REFUGEE RD SW	PATASKALA	OH	43062
MAGOO PROPERTIES LLC	PO BOX 09764				PO BOX 09764	BEXLEY	OH	43209
MAGOO PROPERTIES LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
MINK STREET INVESTMENTS LLC	PO BOX 09764				PO BOX 09764	COLUMBUS	OH	43209
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062
SLONAKER GEORGE V 8082	MINK	ST	SW		8082 MINK ST SW	PATASKALA	OH	43062



Introduced: 3/15/2021
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2021-4382

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 8065 MINK STREET SW PARCEL NUMBER 063-141516-00.000, 7621 MINK STREET SW PARCEL NUMBER 063-140682-00.000, AND 7625 MINK STREET SW PARCEL NUMBER 063-140682-00.001 TOTALING 93.79 ± ACRES IN THE CITY OF PATASKALA FROM THE GENERAL BUSINESS (GB), MEDIUM LOW DENSITY RESIDENTIAL (R-87), AND PLANNED DEVELOPMENT DISTRICT (PDD) ZONING CLASSIFICATIONS TO THE PLANNED MANUFACTURING (PM) ZONING CLASSIFICATION

WHEREAS, TPA Ventures, LLC. filed application number ZON-21-001, on behalf of property owner Magoo Properties, LLC, parcel numbers 063-141516-00.000, 063-140682-00.000 and 063-14068-00.001, totaling 93.79 ± acres, from the General Business (GB), Medium-Low Density Residential (R-87), and Planned Development District (PDD) zoning classifications to the Planned Manufacturing (PM) zoning classification, pursuant to Section 1217.02; and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on February 3, 2021; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on January 21, 2021; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on February 3, 2021 pursuant to Section 1217.10; and

WHEREAS, a public hearing was held by Council on March 15, 2021 pursuant to Section 1217.11; and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the

recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The properties located at 8065 Mink Street SW, parcel number 063-141516-00.000, 7621 Mink Street SW, parcel number 063-14082-00.000, and 7625 Mink Street SW, parcel number 063-140682-00.001, belonging to Magoo properties is hereby rezoned to the Planned Manufacturing (PM) zoning classification from the General Business (GB), Medium-Low Density Residential (R-87), and Planned Development District (PDD) zoning classifications as shown on Exhibit A.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the properties from the General Business (GB), Medium-Low Density Residential (R-87), and Planned Development District (PDD) zoning classifications to the Planned Manufacturing (PM) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director

ORDINANCE 2021-4382—EXHIBIT A



