



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects**

➤ **Planning and Zoning Commission**

**September 1, 2021 Hearing:** The following applications are scheduled to be heard at the September 1, 2021 Planning and Zoning Commission hearing:

- Application TCOD-21-005: Ice Queens of Smith Mill, LLC c/o Todd M. Parker is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for a Dairy Queen restaurant for the property located at 15000 East Broad Street.
- Application PM-21-004: Trevor Extine is requesting approval of a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an office/warehouse facility for the property located at 0 Etna Parkway (PID 064-152856-00.000).

➤ **Board of Zoning Appeals**

**September 14, 2021 Hearing:** The following applications are scheduled to be heard at the September 14, 2021 Board of Zoning Appeals hearing:

- Application VA-21-025: Prem Lagon is requesting a variance from Section 1219.03(a)(1) of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height for the property located at 601 Keltonhurst Drive.
- Application VA-21-024: George Moore is requesting variances from Sections 1221.05(A) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum number permitted and to exceed the maximum square footage permitted on a lot less than two (2) acres in size for the property located at 6408 Columbia Road SW. (*Tabled August 10, 2021*)

➤ **0 Summit Road (Harold Lines property)**

- The Licking County Land Bank has reimbursed the City for costs for mowing the property in the amount of \$2,977.01.
- The Licking County Land Bank has been working to acquire this property due to its tax delinquent status.
- This property has repeatedly been in violation for high grass/weeds over the years as Mr. Lines is deceased yet still listed as the property owner on the Auditor's website.

- Once acquired the property will be mowed and the Licking County Land Bank will look to sell the property to an adjacent property owner.
- The Licking County Land Bank expects to acquire the property by the end of July.
- The Licking County Land bank has acquired the property and has mowed the lawn. They also plan on removing the dilapidated garage on the property.
- Staff is working with the Land Bank to recoup the lien money placed upon the property for mowing.

➤ **Pataskala CRA's**

- The Planning and Zoning Department is compiling information on the existing CRA's within the City for assessment.
- This assessment will assess the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.

➤ **Impact Fees**

- The Planning and Zoning Department has begun to prepare the appropriate forms to implement the approved ordinance for Impact Fees which will become effective on September 16, 2021

➤ **Comprehensive Plan**

- The Planning and Zoning Department has started to prioritize the Economic Development goals outlined in the Comprehensive Plan for implementation.
- The Planning and Zoning Department has started to prioritize the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.

➤ **Zoning Inspector Position**

- The new Zoning Inspector, Felix Dellibovi, began work on August 23, 2021 and will be at the September 20, 2021 Council meeting for an introduction.

➤ **Summit Road TIF**

- Staff spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.

- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.