

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, May 4, 2022**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 4, 2022.

Present were:

Rick Boggs  
Frank Broering  
Stephanie Daugherty  
Charlie Davis  
Anne Rodgers  
Jerry Truex  
Brian Wilkinson

City of Pataskala Planning and Zoning Department Staff:

Jack Kuntzman, City Planner  
Lisa Paxton, Zoning Clerk

Mr. Boggs opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Frank Broering, Stephanie Daugherty, Charlie Davis, Anne Rodgers, Jerry Truex and Brian Wilkinson.

***Rezoning Application ZON-21-005, 10391 Hollow Road SW, remained tabled.***

***Next on the Agenda, Final Plan Application FP-22-002, Homesteads of the Border Place, Section 4 Parts 1 & 2.***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Final Plan, pursuant to Section 1255.14 of the Pataskala Code, for Section 4, Parts 1 and 2, of the Homesteads of the Border Place subdivision. Area map was reviewed. Zoning history of the subdivision was given, noting Section 2's approval in 1998; Sections 3 and 4 were approved in 2002, and Section 3 was replatted and constructed in 2002 and the proposal is to finish Section 4. Current engineering standards were noted along with previous and current plans. Total home sites and density were noted. Two Courts, Spur and Hereford were re-oriented due to wetlands and Jersey Street was renamed to Lasso Street. It was also noted, the City's Law Director determined tree replacements were unenforceable due to a decision by the US 6<sup>th</sup> Circuit Court of Appeals. Departmental and Agency comments were noted.

A discussion was had regarding Southwest Licking Community Water and Sewer District's comments regarding the District not guaranteeing sanitary sewer capacity at this time. It was further noted, the District is in the preliminary stages of planning a wastewater treatment facility in Wagram.

Christopher Tebbe, Tebbe Civil Engineering, LLC., 4700 Lakehurst Court, Dublin, Ohio, was placed under oath.

Mr. Tebbe noted the sanitary sewer should not be an issue.

Ms. Rodgers inquired as to the tree replacements.

Mr. Tebbe stated the intention is to keep the tree replacement as best as they can.

A discussion was had regarding the US District Court's ruling on tree replacement.

Mr. Truex made a motion to approve Final Plan application number FP-22-002 pursuant to Section 1225.14 of the Pataskala Code with the following modification:

1. The Applicant shall address all comments from Planning and Zoning Staff, the Public Service Director, and the West Licking Joint Fire District prior to submission of the Final Development Plan mylars.

Seconded by Ms. Daugherty. Mr. Wilkinson, Mr. Davis, Mr. Truex, Ms. Rodgers, Ms. Daugherty, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

***Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the April 6, 2022 Meeting.***

Mr. Boggs made a motion to approve the absence of Stephanie Daugherty from the April 6, 2022 Meeting. Seconded by Mr. Broering. Mr. Davis, Ms. Rodgers, Mr. Boggs, Mr. Truex, Mr. Broering and Mr. Wilkinson voted yes. Ms. Daugherty abstained. The motion was approved.

***Next on the Agenda, approval of the April 6, 2022 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the April 6, 2022 Regular Meeting Minutes. Seconded by Mr. Truex. Mr. Truex, Mr. Broering, Mr. Boggs, Mr. Wilkinson and Ms. Rodgers voted yes. Ms. Daugherty abstained. The motion was approved.

***Next on the Agenda, adjournment to the Wednesday, June 1, 2022 meeting.***

Mr. Truex made a motion to adjourn the meeting to the June 1, 2022 meeting. Seconded by Mr. Broering. Mr. Broering, Ms. Rodgers, Mr. Wilkinson, Mr. Truex, Mr. Boggs, Mr. Davis and Ms. Daugherty voted yes.

The hearing was adjourned at 6:50 p.m.

Minutes of the May 4, 2022 Planning and Zoning Commission hearing were approved on

\_\_\_\_\_, 2022.

---

***Chairperson***