

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, June 1, 2022**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, June 1, 2022.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning and Zoning Director  
Jack Kuntzman, City Planner  
Lisa Paxton, Zoning Clerk

Mr. Boggs opened the hearing at 6:30 p.m. Ms. Daugherty led the Pledge of Allegiance.

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

***First on the Agenda, remove from table Rezoning Application ZON-21-005 – 10391 Hollow Road SW.***

Mr. Boggs made a motion to remove from the table Rezoning Application ZON-21-005. Seconded by Mr. Truex. 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, Rezoning Application ZON-21-005 – 10391 Hollow Road SW.***

Mr. Kuntzman, gave an overview of the Staff Report, noting the Applicant's request to rezone a 160 +/- acre parcel, formally the Highlands Golf Course, from the AG – Agricultural District to a PDD – Planned Development District. Area Map was reviewed. The application was heard and tabled at both the December 1, 2021 and April 6, 2022 hearings. Existing and Proposed zoning maps were reviewed. Concept plan was noted. Access locations were reviewed, including emergency access, landscaping and architectural standards. Mr. Kuntzman reviewed the Staff letter, indicating previous comments have been resolved and additional comments are listed in red. It was noted the Preliminary Plan has met most, if not all, of the previous comments; however, Staff has some reservations regarding the Development Text. Departmental and Agency comments were reviewed. Surrounding properties were noted.

A discussion was had regarding landscaping and tree survey and replacement.

Joe Clase, Plan 4 Land, LLC, 1 South Harrison Street, PO Box 306, Ashley, Ohio 43003 was placed under oath.

Mr. Clase noted meeting with Staff and having no issues with addressing the Development Text concerns.

The Board noted their appreciation with the Developer taking into consideration their comments.

Concerns with open-ended Conditional Uses were discussed.

A discussion was had regarding tabling the Application.

Gerald Raack, 472 Green Hollow Drive, Pataskala, was placed under oath.

Mr. Raack noted concerns, including square footage of new homes, wetlands, landscaping and setbacks.

James Sarosy, 21 Highland Hollow Road, Pataskala, was placed under oath.

Mr. Sarosy stated items need clarified before approving the application.

Jeffrey Hedley, 3698 Alward Road SW, Pataskala, was placed under oath.

Mr. Hedley noted concerns with the emergency access turning into full access.

Mr. Fulton stated emergency access is limited to emergency vehicles only and are restricted in the plans.

A discussion was had regarding tabling the Application.

Mr. Truex made a motion to table Rezoning Application ZON-21-005 to the July 6, 2022 hearing. Seconded by Ms. Daugherty. Ms. Rodgers, Ms. Daugherty, Mr. Davis, Mr. Boggs, Mr. Truex, Mr. Broering and Mr. Wilkinson voted yes. The motion was approved.

***Next on the Agenda, Final Plan Application FP-22-003 – Heron Manor Section 4.***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Final Development Plan for Section 4. An Amended Preliminary Plan was approved by the Planning Commission on June 5, 2019, along with the Board of Zoning Appeals approving two variances, one from Section 1283.05(A) to allow spacing of street trees every 50-feet, instead of the required 30-feet and the second, from Section 1295.09(b)(8) to allow for the installation of a permanent subdivision identification sign to be a hanging sign instead of the required monument sign. As approved, the entire proposed Heron Manor consists of approximately 46.60-acres of land and 145 proposed lots. Departmental and Agency comments were reviewed. Surrounding property were noted.

David Denniston, Advanced Civil Design, 781 Science Boulevard, Suite 100, Gahanna, Ohio 43230.

Mr. Denniston had no comments or questions.

Steven Fisher, 331 Isaac Tharp, Pataskala, was placed under oath.

Mr. Fisher noted concerns with construction traffic driving through The Settlement.

A discussion was had regarding construction traffic.

Ms. Daugherty made a motion to approve Final Plan Application FP-22-003, pursuant to Section 1225.13 of the Pataskala Code, with the following modifications:

1. The Applicant shall address all comments from Planning and Zoning Staff.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

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

***Next on the Agenda, approval of the May 4, 2022 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the May 4, 2022 regular meeting minutes. Seconded by Mr. Broering. Mr. Broering, Ms. Rodgers, Mr. Wilkinson, Mr. Truex, Mr. Boggs, Mr. Davis and Ms. Daugherty voted yes. The motion was approved.

***Next on the Agenda, Informal Summit Station Commercial Development Concept Plan.***

Jess Miller, 1001 Eastwind Drive, Westerville, Ohio was placed under oath.

Mr. Miller gave a slide show presentation, noting proposed office space for Parcel No. 063-142056-00.002, Phases 1 and 2. Concept Plan and area map were reviewed.

A discussion was had regarding the conceptual plans.

***Next on the Agenda, Other Business – Informal Redwood Residential Development Concept Plan.***

Jacob Shields, 2929 East Pleasant Valley Road, Independence, Ohio was placed under oath.

Mr. Shields gave a brief history of Redwood Living.

Todd Foley, POD Design, 100 Northwest Blvd, Columbus, was not placed under oath.

Mr. Foley gave an overview of the two proposed site plan locations.

A discussion was had regarding the conceptual plans.

***Next on the Agenda, Adjournment to Wednesday, July 6, 2022.***

Mr. Truex made a motion to adjourn the meeting to July 6, 2022. Seconded by Mr. Davis.  
Mr. Davis, Ms. Daugherty, Ms. Rodgers, Mr. Boggs, Mr. Truex, Mr. Broering and Mr. Wilkinson voted yes.

The hearing was adjourned at 8:49 p.m.

Minutes of the June 1, 2022 Planning and Zoning Commission hearing were approved on

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

\_\_\_\_\_  
***Chairperson***