



**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**

**August 3, 2022 Hearing:** No applications were submitted for the August 3, 2022 Planning and Zoning Commission hearing; therefore, the hearing has been canceled.

**September 7, 2022 Hearing:** The following application is scheduled to be heard at the September 7, 2022 Planning and Zoning Commission hearing:

- Application PM-22-001: Red Rock Investment Partners, LLC is requesting approval of a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code for the property located at 11591 Mill Street Road.

➤ **Board of Zoning Appeals**

**August 9, 2022 Hearing:** The following applications are scheduled to be heard at the August 9, 2022 Board of Zoning Appeals hearing.

- Application VA-22-021: Caleb Moore is requesting approval total of four (4) Variances. The first, from Section 1295.09(b)(2)(D)(1) to allow for the main wall sign to exceed the maximum permitted square footage. Two (2) variances from Section 1295.09(b)(2)(B) to allow for a second sign, and for said sign to exceed the maximum square footage. Lastly, from Section 1295.10(b)(1) for the secondary sign to use full-face illumination for the property located at 11308 Broad Street SW. (*Tabled July 12, 2022*).
- Application VA-22-022: Mark D. Snyder Jr. is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size for the property located at 12857 Havens Corners Road SW.
- Application VA-22-023: Michael Walker is requesting approval of a use variance pursuant to Section 1251.03 of the Pataskala Code to allow for the operation of a game store and event space for the property located at 6200 Taylor Road SW.

➤ **Ordinance 2022-4417**

- Karl Billisits, Harmony Development, is requesting to rezone 36.18-acres of the 48.9-acre property located at the southwest corner of Taylor Road and Kennedy Road from the PM – Planned Manufacturing district to the R-M – Multi-Family Residential district pursuant to Section 1217.13 of the Pataskala Code.

- A Council public hearing was held on April 18, 2022 at 6:15pm.
- Council tabled the ordinance at the May 2, 2022 meeting.
- Council removed the ordinance from the table at the July 18, 2022 meeting.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Ordinance 2022-4424**

- Joe Clase, Plan 4 Land, is requesting to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course)
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022 with the following condition:
  1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- A Council public hearing will be held on September 19, 2022 at 6:30pm.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Ordinance 2022-4425**

- Meredith Family Properties, LLC is requesting to rezone 3.07 +/- acres from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 0 Palmers Land Avenue (PID 063-141570-00.000).
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022.
- A Council public hearing will be held on September 6, 2022 at 6:30pm
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **FEMA FIRM Update**

- FEMA has released updated preliminary Flood Insurance Rate Maps (FIRM) for Licking County that include portions of Pataskala.
- A virtual community officials meeting was held on June 28, 2022 from 10:30am to 12:00pm
- A virtual flood plain map information open house was held on June 28, 2022 from 5:00pm to 7:00pm.
- A lengthy PowerPoint presentation explaining the process is available upon request.
- Staff will keep Council apprised as the process continues and more information is available.

➤ **JEDD Expansion**

- Staff is in the process of creating a resolution that would expand the existing Joint Economic Development District (JEDD) in the Pataskala Corporate Park to include the TPA property on the northeast corner of Mink Street and Refugee Road.
- As a stipulation of the CRA agreement (Ordinance 2021-4393), TPA was required to petition to join the JEDD, which they have done.

- In addition to Pataskala, both Harrison Township and the City of Newark must pass resolutions permitting the expansion of the JEDD to include the TPA property.
- After these three resolutions have passed, the petition will be presented to the JEDD Board for final approval.
- Staff anticipates the public hearing and resolution to be before Council sometime in September.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it will be presented to City Council.

➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
- The Planning and Zoning Department is prioritizing 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.
- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: "Consider the use of impact fees as a tool plan for and cover the cost associated with future development".
- Montrose is working on the creation of a CRA for the northern "innovation" district as outlined in the Comprehensive Plan as Action 4.2.2 which states: "Continue to market and explore opportunities for the northern innovation district".
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: "Establish the area as a primary showplace for the City through public and private improvements".

➤ **Summit Road TIF**

- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- 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.