



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

August 9, 2022

Variance Application VA-22-022

Applicant:	Caleb Moore, Moore Signs
Owner:	DMK Development – Pataskala, LLC.
Location:	11309 Broad Street SW, Pataskala, OH 43062 (PID: 063-150882-00.000)
Acreage:	+/- 4.98-acres
Zoning:	GB – General Business
Request:	Requesting approval of a total of Three (3) 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. A Variance from Section 1295.09(b)(2)(B) to allow for a second sign, and, Lastly, from Section 1295.10(b)(1) for the secondary sign to use full-face illumination.

Description of the Request:

The applicant is seeking approval of four 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.

Staff Summary:

From July 12, 2022, Board of Zoning Appeals Hearing:

The approximately 4.98-acre property located at 11309 Broad Street SW is currently under development. A new Tractor Supply Company is being built on-site, as approved by the Planning and Zoning Commission under Transportation Corridor Overlay District Application TCOD-21-002, approved April 7, 2021. The eventual site will consist of a 19,097-square foot retail store and an approx. 20,100-square foot outdoor garden sales center with associated parking amenities.

The structure itself will be set back from the front property line 217.83-feet, 164-feet from the rear property line, 10-feet from the east (side) property line, and 53.67-feet from the west (side) property line. Access to the development will be via a single two-way access at the west of the property onto Broad Street SW, which is the property's only frontage. As part of this development, the Applicant is proposing the following wall signage:

Main Wall Sign:

- Size – 108-square feet.
 - 1295.09(b)(2)(B): Maximum wall sign size is 32-square feet.
- Illumination – Three (3) goose neck lamps mounted above sign on face of building.
- Colors: White background, red logo, black lettering.

Garden Center Wall Sign:

- Size – 37.4-square feet.
 - 1295.09(b)(2)(B): Only one (1) wall sign per business.
- Illumination – Internally illuminated cabinet.
 - 1295.10(b)(1): Internally illuminated cabinet signs in which the entire sign face glows is not permitted.
- Colors – Green with white lettering.

According to the Narrative Statement as submitted by the Applicant; they believe, that due to the building's setback from the main road, visibility will be severely hindered. They believe that the increased square footage of the main building signage and illuminated garden center sign will provide the exposure needed. Further stated, they believe that neither sign will cause a detriment to the public good, nor will it impair the purpose or intent of the sign ordinance.

For August 9, 2022, Board of Zoning Appeals Hearing:

At the July 12, 2022, Board of Zoning Appeals hearing, the Board tabled this application in order to give the Applicant the opportunity to revise their requested Variances. The Board had concerns at that hearing with the size of the main wall size (see minutes of July 12, 2022, Regular Meeting, included in Hearing Packet).

For the August 9, 2022, Hearing, the Applicant has reiterated their desire for the originally requested Variances and has provided additional information within the Application. The Applicant has stated that although the requested 125% increase is significant, they feel the current Pataskala Code is flawed regarding larger buildings with larger setbacks and has included an image showing the size of the permitted 48-square feet in relation to the building.

Further stated, the Applicant draws attention to two existing signs: one for 84 Lumber, located at 11745 W Broad Street, approximately 0.72-miles east of the subject location; and the other for Stewart Auto Group, located at 361 W Broad Street, approximately 0.92-miles from the subject location. The Applicant believes that these existing signs are as large, if not larger, than the proposed signage for the Tractor Supply Building, and that 84 Lumber also has a pole sign at the road, which is referenced by the Applicant in regard to the notion that a ground sign lessens the need for a wall sign.

Also included are photographs of how the building (as of July 12th, 2022) appears from the road, photographs of the existing signage for 84 Lumber, a rendering showing what the maximum permitted sign size of 48-square feet would look like, and an alternative sign size of 75-square feet. The alternative sign, the Applicant would like to be considered if the Board chooses to deny the request for the 108-square foot sign.

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

From July 12, 2022, Board of Zoning Appeals Hearing:

As mentioned above, Pataskala Code Section 1295.09(b)(2)(B) states that one (1) wall sign shall be permitted for each separated business unit, not to exceed 32-square feet. As this structure itself is only one business unit, they are only permitted one (1) wall sign. As proposed the Applicant intends to install two (2) signs; the main business sign of 108-square feet, and the 'garden center' sign at 37.4-square feet.

Regarding the main business sign, it is eligible for an increase square footage allowable under Section 1295.09(b)(2)(D)(1) of the Pataskala Code. For buildings with large setbacks, the maximum allowable sign area for a wall sign may be increased by 25% for each 100-feet, or fraction thereof, that the building is set back from the front property line, with a limit not to exceed more than 200% of the maximum allowable. As the structure itself will be set back from the front property line 217.83-feet (The site plan submitted as part of this application lists 250-feet, however, this is incorrect, the Zoning Permit #21-681 and Construction Plans Application CON-21-002 are correct at 217.83-feet). With this distance, the main building sign would be eligible for an approximately 50% increase of the maximum allowable sign area, or 16-square feet, for a total area of 48-square feet.

The proposed main building sign is 108-square feet, therefore; the Applicant is requesting a Variance from Section 1295.09(b)(2)(B) to allow for a wall sign to exceed the maximum allowable square footage (48-square feet, in this case) by 60-square feet, or a 125% increase.

For the 'garden center' signage, as mentioned above; Section 1295.09(b)(2)(B) also states that each business is permitted a maximum of one (1) wall sign, as such, they will need another Variance from Section 1295.09(B)(2)(b) to allow for one (1) additional wall sign, for a total of two (2).

The third and final Variance is also regarding the 'garden center' signage. As proposed, the sign will be an internally illuminated cabinet sign in which the entire sign face is illuminated which is illustrated by the photo of a similar sign during nighttime included in the Applicant's submittal. As stated above, pursuant to Section 1295.10(b)(1), this is not permitted. As such, the Applicant has requested a Variance from this section of code.

Should this Variance be approved, the Applicant will need to apply for a Sign Permit for their proposed signage package. Staff has reviewed the proposed signage and finds it is compliant with all other applicable sections of Chapter 1295 of the Pataskala Code.

For August 9, 2022, Board of Zoning Appeals Hearing:

The existing signs for 84 Lumber at 11745 W Broad Street and Stewart Auto Group at 361 W Broad Street are existing non-conforming (e.g. "grandfathered") as they do not meet current Pataskala Code. The 84 Lumber Building was built in 1959, with subsequent additions in 1982 and 1997. Stewart Auto Group was constructed in 1963. Current Pataskala Code regarding signs was codified by ordinance in 2012.

Should the 75-square foot alternate main wall sign be considered, the proposed signage would exceed the maximum permitted by 27-square feet. Therefore, the Variance request would be for an increase in allowable square footage by 27-square feet, or a 56.25% increase. The other Variances as requested would remain the same.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agricultural	Agricultural
East	GB – General Business	Misc. Commercial
South	AG - Agricultural	Agricultural
West	GB – General Business	Misc. Commercial

Variance Requirements:

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) *Whether the variance requested is substantial;*
- d) *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) *Whether the variance, if granted, will be detrimental to the public welfare;*
- g) *Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- i) *Whether the property owner's predicament can be obviated through some other method than variance;*
- j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
- k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-22-021:

- 1211.07(2)(g): To increase the maximum allowable height or area of signs on a lot (it is suggested that the same should not be increased by more than 25%)

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- SWLCWSD – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking School District – No comments

Conditions:

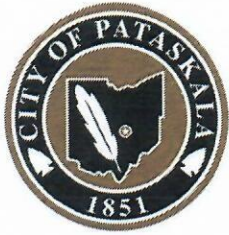
Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve two (2) Variances from Section 1295.09(b)(2)(B) and one (1) Variance from Section 1295.10(b)(1) of the Pataskala Code for Variance Application VA-22-021 ("with the following conditions" if conditions are to be placed on the approval)."



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information		
Address: 11309 BROAD ST. SW		
Parcel Number: 063-150882-00.000		
Zoning: COMMERCIAL / GB	Acres: 4.98	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Applicant Information		
Name: CALEB MOORE / MOORE SIGNS		
Address: 6060 WESTERVILLE RD.		
City: WESTERVILLE	State: OH	Zip: 43081
Phone: 614-325-5091	Email: CALEB@MOORESIGNS.BIZ	


Owner Information		
Name: DMK DEVELOPMENT - PATASKALA LLC.		
Address: 4927 E. STARINA DR. STE B		
City: NORTON SHORES	State: MI	Zip: 49441
Phone:	Email:	

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:
Receipt Number:

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

Variance Information
Request (Include Section of Code): (2) VARIANCES
• MAIN TSC BUSINESS SIGN, LARGER THAN 32 SQ FT, RESTRICTED BY 1295.09 (b) & (d)
Describe the Project:
• "GARDEN CENTER" IDENTIFICATION SIGN AS A 2 ND WALL SIGN LARGER THAN 6 SQ FT, RESTRICTED BY 1295.04 (c) & (d)
• 1295.04 INTERNALLY ILLUMINATED W/ TRANSLUCENT BACKGROUND, RESTRICTED BY 1295.04 (c) & 1295.10 (b)(1)

Documents to Submit
Variance Application: Submit 1 copy of the variance application.
Narrative Statement: Submit 1 copy of a narrative statement explaining the following: <ul style="list-style-type: none"> • The reason the variance is necessary • The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code: <ol style="list-style-type: none"> <i>Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;</i> <i>Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;</i> <i>Whether the variance requested is substantial;</i> <i>Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;</i> <i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i> <i>Whether the variance, if granted, will be detrimental to the public welfare;</i> <i>Whether the variance, if granted, would adversely affect the delivery of governmental services;</i> <i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i> <i>Whether the property owner's predicament can be obviated through some other method than variance;</i> <i>Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,</i> <i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i>
Site Plan: Submit 1 copy of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> • All property lines and dimensions • All existing and proposed buildings and structures. • Setbacks from property lines for all existing and proposed buildings, structures and additions • Easements and rights-of-way • Driveways • Floodplain areas • Location of existing wells and septic/aerator systems. • Any other information deemed necessary for the variance request
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec .
Address List: Submit 1 copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.
Area Map: Submit 1 copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default .

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 variance request.	
Applicant: 	Date: 6/8/2022
Owner:	Date:

June 2, 2022

RE: Variance request for Tractor Supply Co.
11309 Broad St.
Pataskala, OH 43062

To Whom It May Concern:

Tractor Supply Co. is respectfully requesting a variance to the sign code ordinance for the storefront and garden center signage located at 11309 Broad St. in Pataskala.

Due to Tractor Supply Co.'s building setback distance from the main road, visibility will be severely hindered. The proposed garden center sign and storefront sign will provide the exposure needed that might not otherwise be seen due to the hindered visibility. Overall, the proposed signage is proportioned to a building of this size and is aesthetically pleasing from the surrounding business neighborhood.

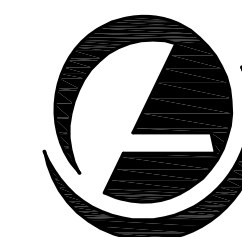
The Garden Center is a key component of Tractor Supply Co business model and a driver for Lawn and Garden sales. The Garden Center sales was factored into the store's overall proforma. Removing the sign will be detrimental to sales and hurt their brand. The Garden Center facade is not part of the masonry building face and is a separate steel structure. We cordially request that the Garden Center sign be accepted for installation as proposed.

Further, we believe neither of the proposed signage will cause no detriment to the public good, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this special exception.

Thank you,

Steve Ausdenmoore

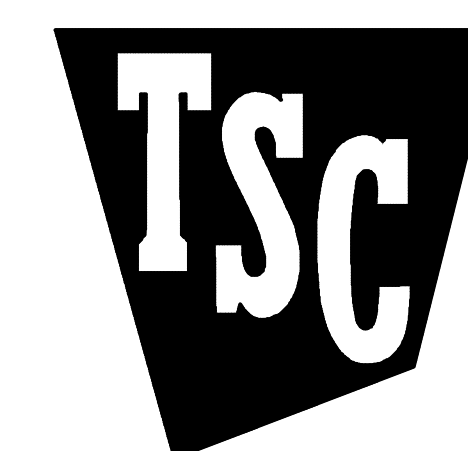
Steve Ausdenmoore
Director of Construction



GLEN P. OXFORD
ARCHITECT

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

PATASKALA
OHIO

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Job Number: 2110

Date: 04.30.2021

Revisions:

Revisions:

Revisions:

ARCHITECTURAL ELEVATIONS

Sheet Number: A2.0

UNLESS PREVIOUSLY DIRECTED BY THE BUILDING OWNER IN WRITING, DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING ANY PARTIALLY COMPLETED MASONRY WALL(S) (CMU, BRICK, ETC.) WITH STRONG WEATHER RESISTIVE MATERIAL DURING ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS AND ESPECIALLY AT THE END OF EACH WORK DAY TO PREVENT WATER/MOISTURE FROM ENTERING THE MASONRY WALL(S). THE COVER SHALL BE DRAPED OVER THE WALL AND EXTEND A MINIMUM OF (2) TWO FEET DOWN FROM BOTH SIDES AND SECURELY HELD IN PLACE. CONTINUE THIS PROCESS UNTIL MASONRY WALL IS WEATHER-TIGHT AND/OR THE ROOFING MEMBRANE IS INSTALLED AND SECURED.

1a ELEVATION
SCALE: 1/8"=1'-0"

FRONT MASONRY

1 ELEVATION
SCALE: 1/8"=1'-0"

FRONT

2 ELEVATION
SCALE: 1/8"=1'-0"

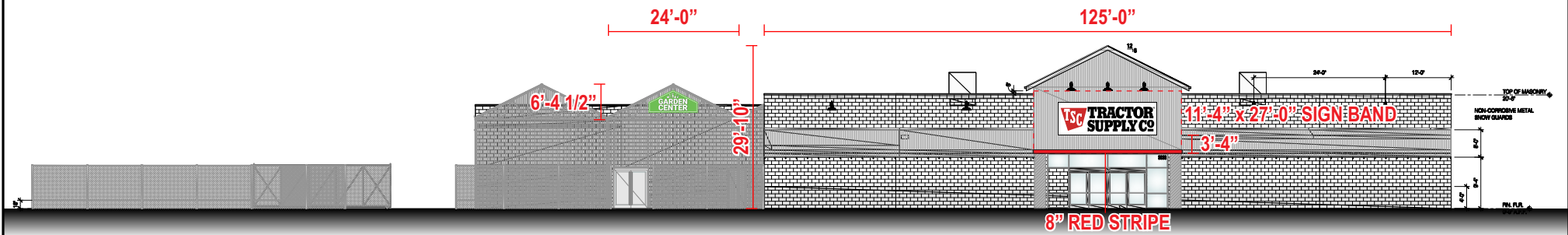
LEFT SIDE

3 ELEVATION
SCALE: 1/8"=1'-0"

RIGHT SIDE

4 ELEVATION
SCALE: 1/8"=1'-0"

REAR



NOTES:

NON-ILLUMINATED 6'-0" X 18'-0" X 5" DEEP SINGLE FACE CABINET
2" ALUMINUM RETAINERS
FLEXIBLE SIGN FACE / VINYL GRAPHICS FIRST SURFACE
CABINET FRAMED W/ ALUMINUM TUBE

COLORS:

CABINET - GLOSS BLACK
BACKGROUND WHITE
LOGO - RED VINYL WITH WHITE COPY
TRACTOR SUPPLY CO. - BLACK



NOTES:

4'-2" X 8'-11 11/16" X 8" DP. SINGLE FACE WALL SIGN
FLAT WHITE LEXAN FACE W/ GRAPHICS FIRST SURFACE
INTERNALLY ILLUMINATED WITH LEDS
PRIMARY FRAME - BENT ALUMINUM
ALUMINUM RETURNS AND 2" RETAINERS

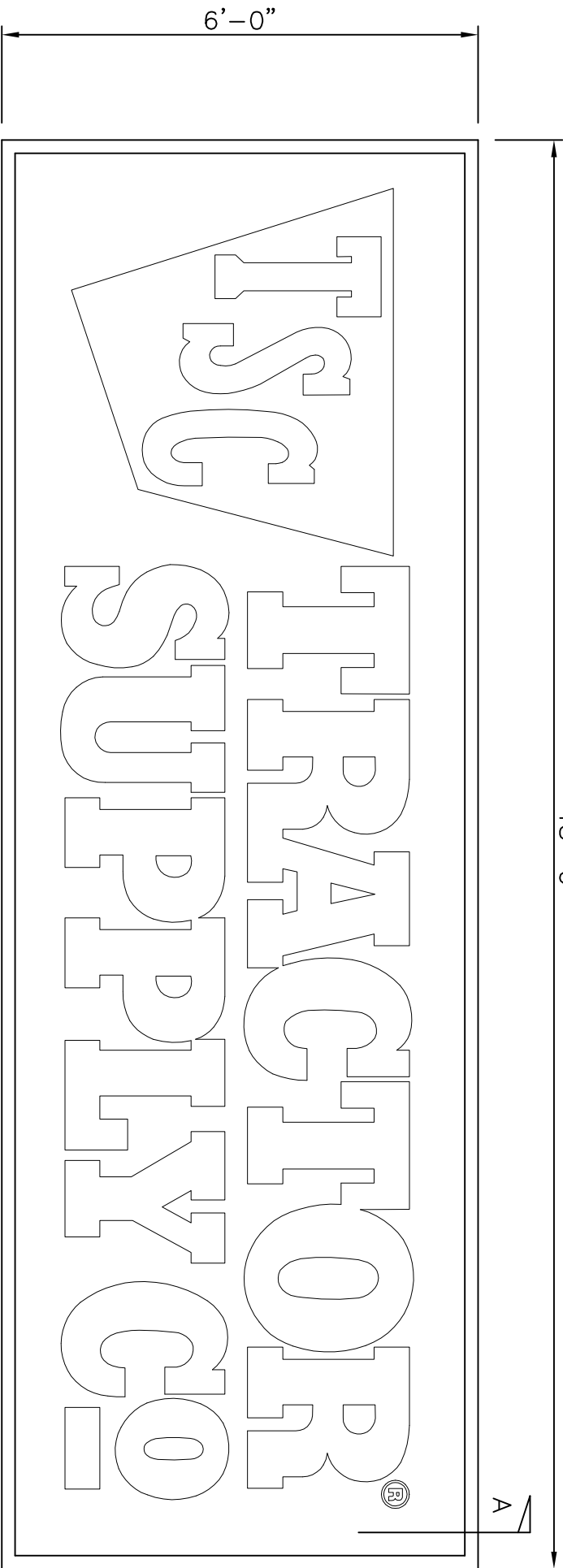
COLORS:

CABINET AND RETAINERS - PAINTED GREEN (MATCH SIGN FACE COLOR)
FACE - FLAT LEXAN FACES W/ DIGITALLY PRINTED GRAPHICS

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO	STORE NO:		REV.		REV.		REV.		REV.	
LOCATION:	PATASKALA, OH	DATE:	06/06/22	REV.		REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	BRC	REV.		REV.		REV.		REV.	
DRAWING NO:	TSC-PATASKALA, OH-OVERALL			REV.		REV.		REV.		REV.	
EXHIBIT APPROVED BY:											

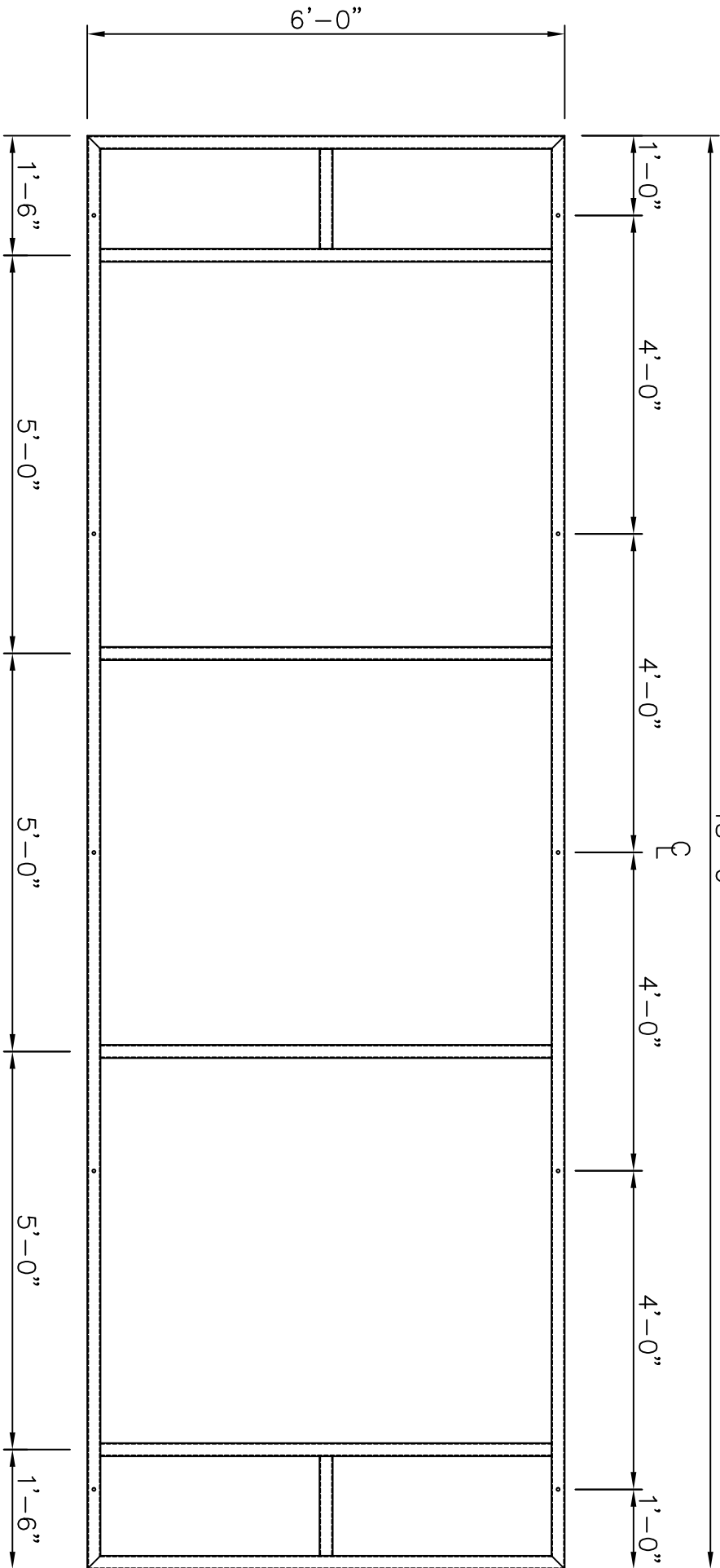
18'-0"



6'-0" X 18'-0" SF FACE LAYOUT

18'-0"

(10) MOUNTING POINTS: 5 TOP, 5 BOTTOM



CABINET BODY FRAME

NOTES

6'-0" X 18'-0" X 5" DP. CABINET W/ 2" X 5" RETAINERS (.050 BLK/WHI ALUM.)

SINGLE FACE (SEE DETAIL) PANAGRAPHS III SUBSTRATE MATERIAL W/ VINYL OVERLAYS

CABINET BODY FRAMED W/ 2" X 2" X 1/8" ALUM. TUBE.

BACK BRACING IS 2" X 2" X 1/8" ALUM. TUBE

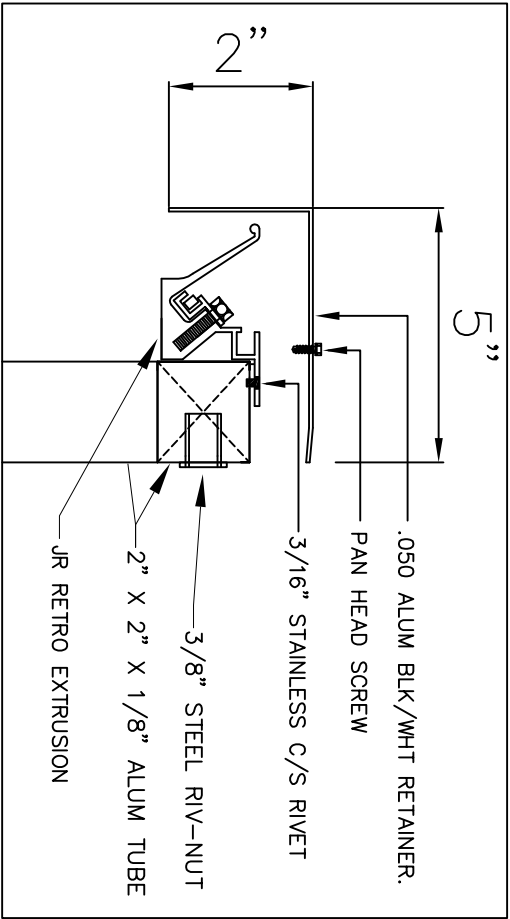
COLORS

CABINET (RETAINER/TUBE COVER)-GLOSS BLACK



BKG'D-WHITE

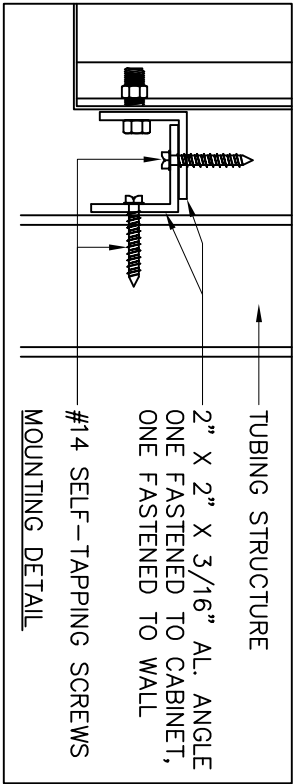
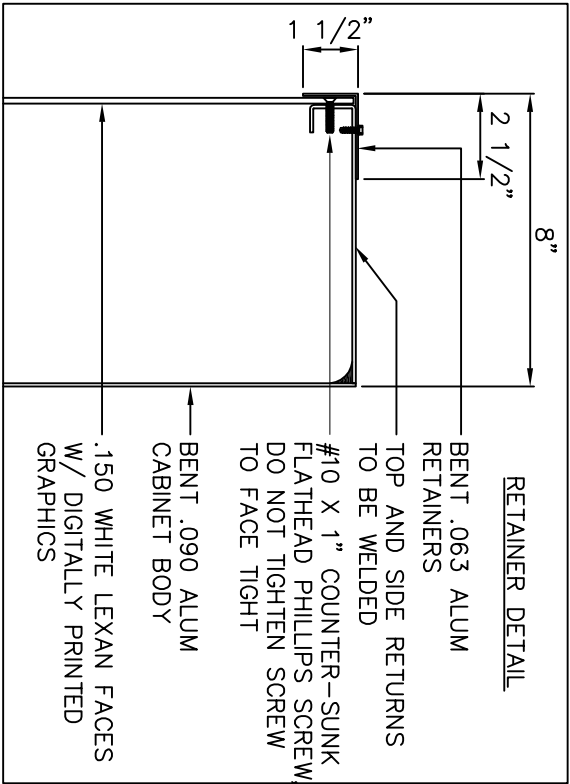
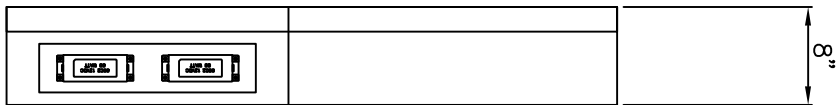
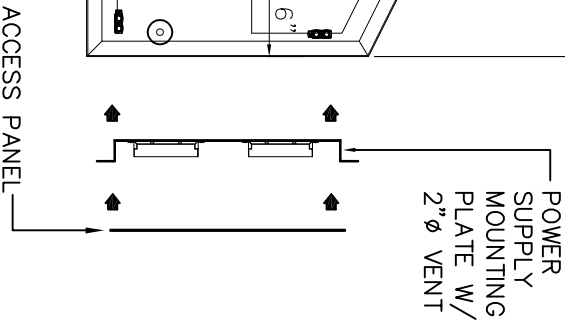
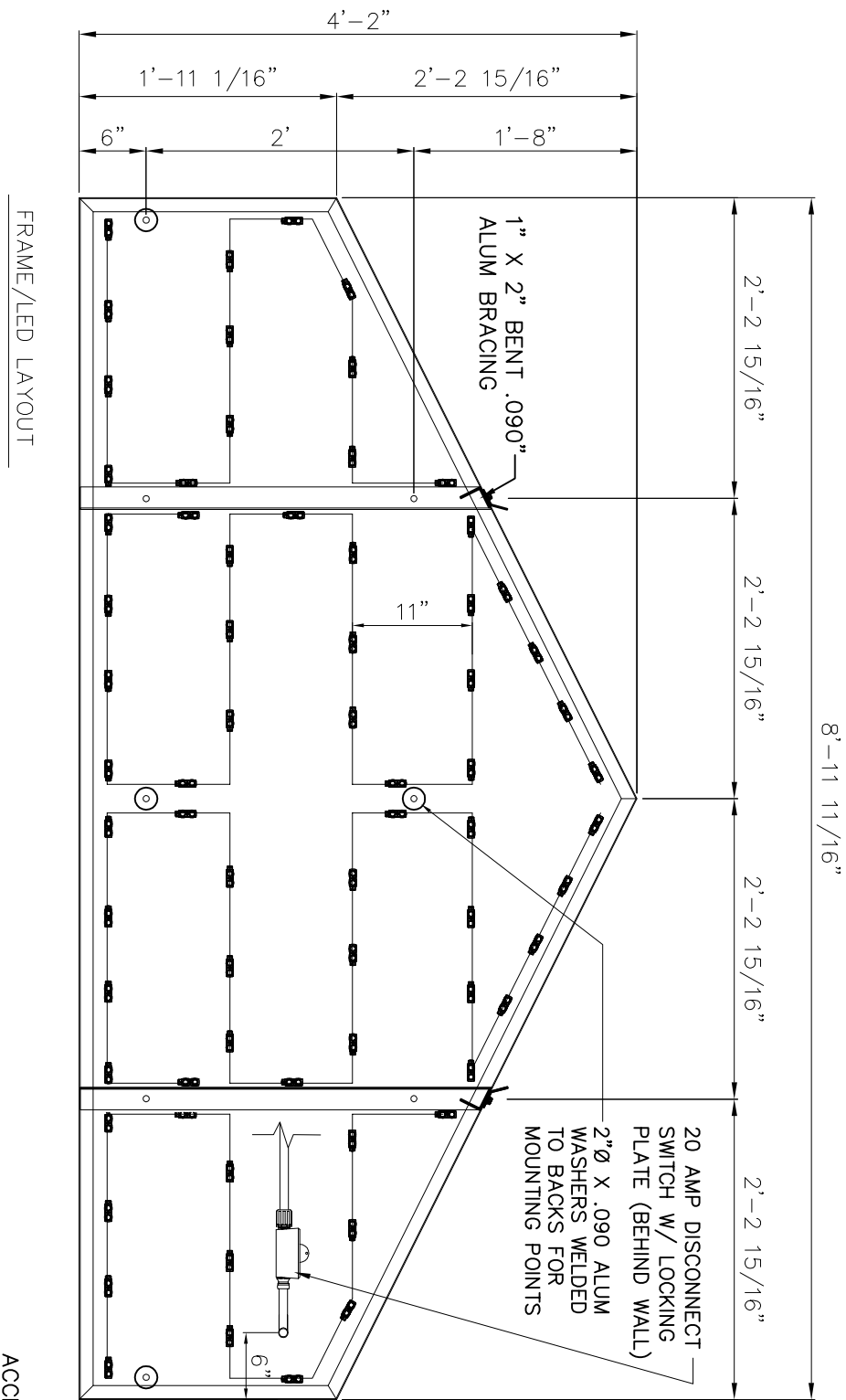
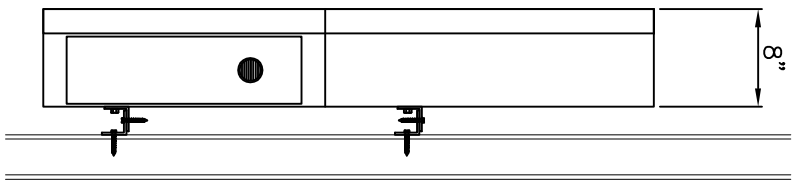
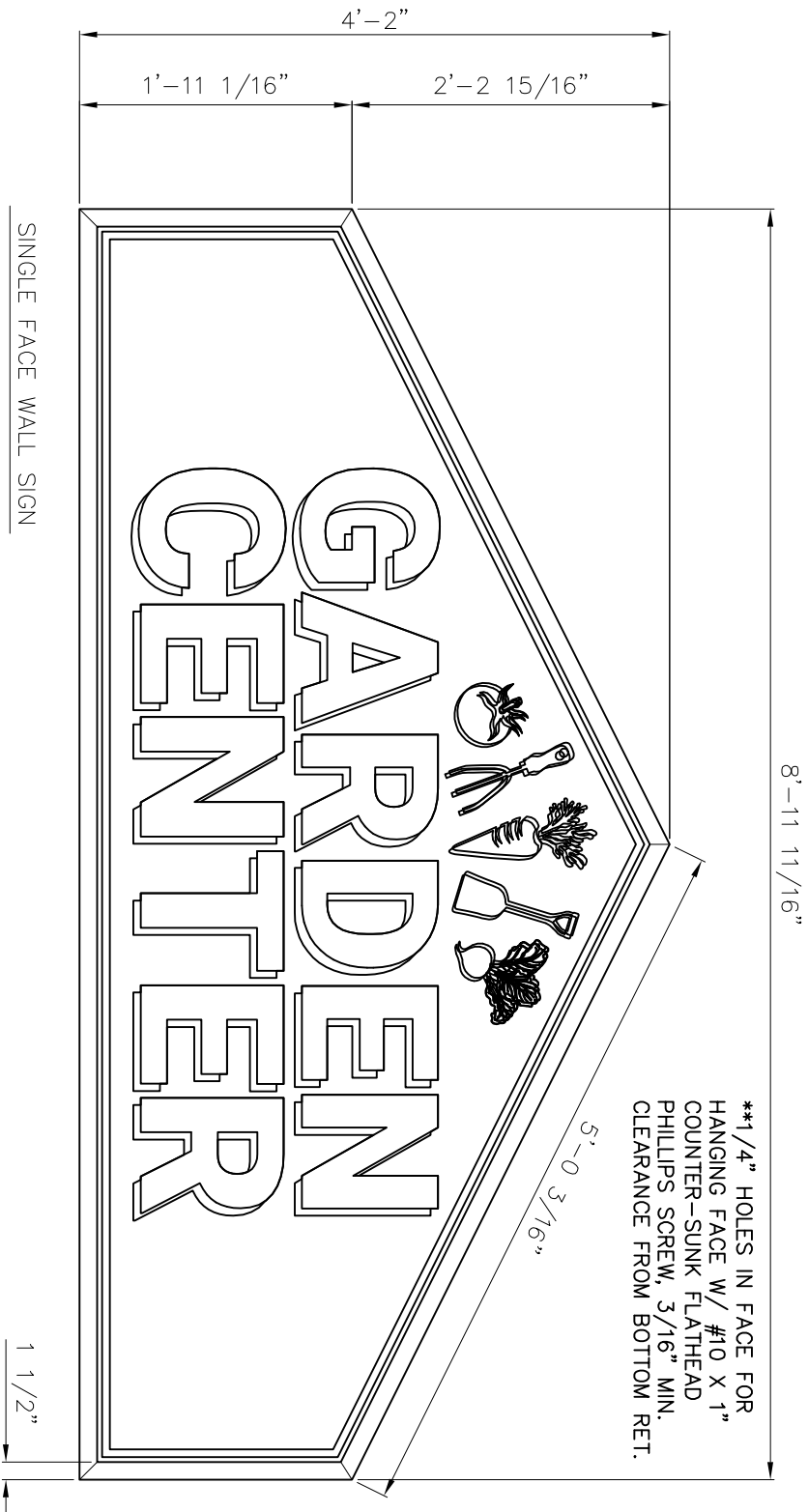
LOGO-3M 3630-33 RED VINYL W/ WHITE COPY

TRACTOR SUPPLY CO-3M 7725-12 BLACK VINYL



SECTION "A"

 ID ASSOCIATES <small>AMONG THE WORLD'S LEADERS TO THE</small>		CUSTOMER:	
1771 INDUSTRIAL ROAD DOTHAN, AL 36303 PHONE: (334) 836-1400 FAX: (334) 836-1401		TRACTOR SUPPLY CO	
DATE: 11/04/19		LOCATION: STANDARD-NOV 2019	
BY: RMS		ACCOUNT MANAGER: B. HOLLAND	
REVISED: 1/2"-1'-0"		ESTIMATED WEIGHT: 175 LBS	
REVISED: 1/2"-1'-0"		SCALE: 1/2"-1'-0"	
REVISED: 1/2"-1'-0"		APPROVED BY: TSC-108-SF-NI	
REVISED: 1/2"-1'-0"		APPROVED DATE:	
BY: BY:		PAGE NUMBER: 1 OF 2	
			



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRICAL NOTES:
70 MODS TOTAL SLOAN VL4 65K WHITE
(2) SLOAN 60C2 60W POWER SUPPLIES
120V/277V MULTI-TAP-0.80 AMPS MAX EA
1.60 MAX AMPS TOTAL

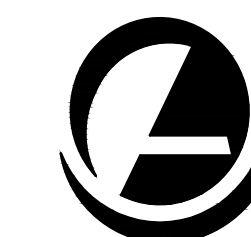
NOTES:
4'-2"T X 8'-11 11/16"W X 8"D S/F CABINET.
PRIMARY FRAME .090" BENT ALUM.
BACK VERTICAL BRACES 2" X 1" X .090" BENT ALUM
MOUNTING ANGLES 2" X 2" X 3/16" ALUM BOLTED TO FRAME
WALL ANGLES 2" X 2" X 3/16" ALUM #14 TO MTG ANGLES
CABINET BACK PAINTED GREEN TO MATCH FACE
RETURNS .063" ALUM, PAINTED GREEN TO MATCH FACE
RETAINERS 2" .063 ALUM, PAINTED GREEN TO MATCH FACE
FLAT WHITE LEXAN FACE WITH DIGITAL PRINT
ARTWORK SHOWN IS REPRESENTATIVE, SEE PRODUCTION
ART FOR DIGITAL REPRODUCTION FILES

ID. ASSOCIATES ATTENDING THE REALTY STANDARDS TO LIFE		TRIGATOR SUPPLY CO	
1771 INDUSTRIAL ROAD DOTHAN, AL 36303 PHONE: (334) 836-1400 FAX: (334) 836-1401		STANDARD	
DATE: 8/25/21	BY: MRJ	ACCOUNT MANAGER: B. HOLLAND	ESTIMATED WEIGHT:
REVISED: FLEX FACE BENT BODY 12/02/21	BY: RMS	SCALE: 3/4"=1'-0"	ITEM NUMBER: GC-57-LEXAN
REVISED: LED SPACE 1/29/22	BY: MRJ	APPROVED BY:	APPROVED DATE:
REVISED: 03/08/22	BY: DMS	UL Laboratories Inc.	PAGE NUMBER: 1 OF 1



GARDEN
CENTER

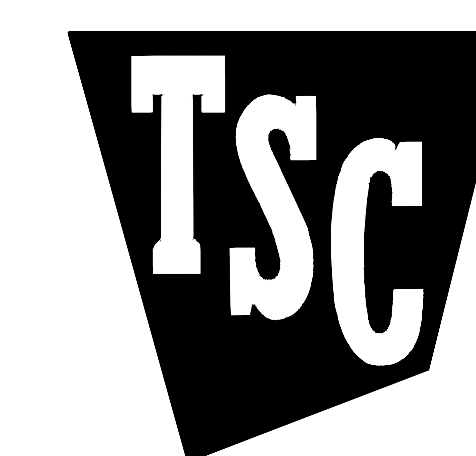




GLEN P. OXFORD
ARCHITECT

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

PATASKALA
OHIO

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Job Number: 2110

Date: 04.30.2021

Revisions:

Revisions:

Revisions:

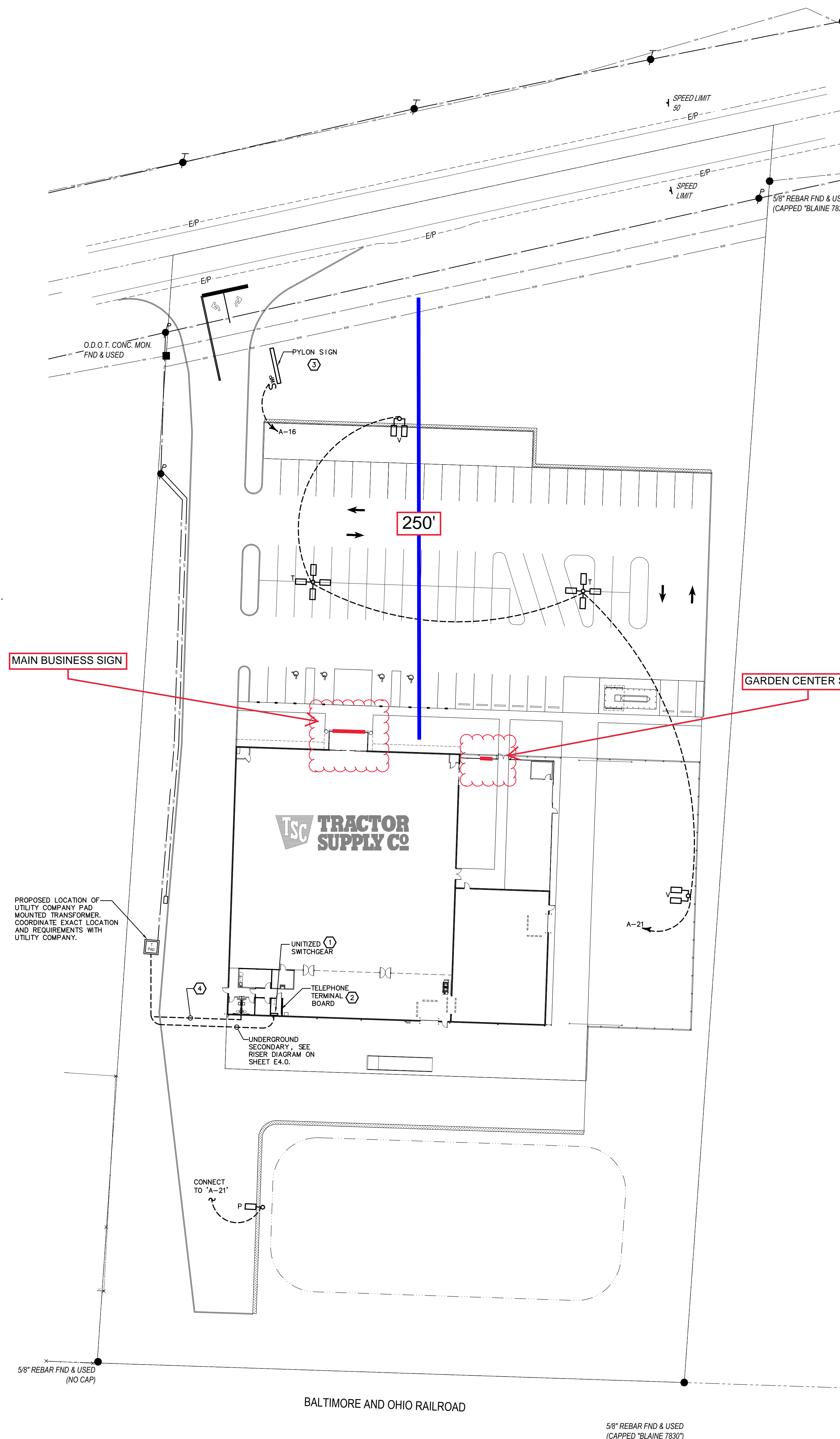
ELECTRICAL SITE PLAN

Sheet Number: **ES1.0**



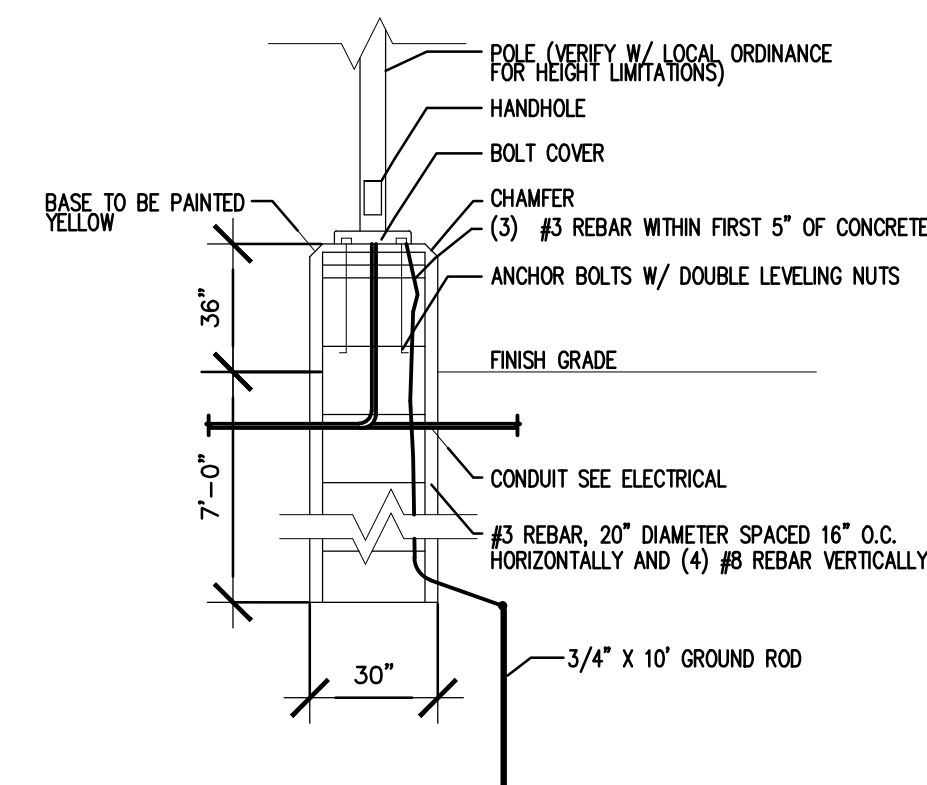
PARSONS
ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

PRELIMINARY
NOT FOR CONSTRUCTION



○ SITE PLAN NOTES

- COORDINATE INSTALLATION OF NEW UNDERGROUND SERVICE WITH LOCAL ELECTRIC UTILITY COMPANY. PROVIDE TRENCHING, CONDUIT, CONDUCTORS, METER BASE, CT ENCLOSURE, CONCRETE PAD, AND OTHER ITEMS AS REQUIRED. INSTALL SERVICE IN ACCORDANCE WITH CURRENT UTILITY COMPANY REQUIREMENTS. SEE RISER DIAGRAM ON SHEET E4.0.
- COORDINATE INSTALLATION OF TELEPHONE SERVICE CONDUITS WITH LOCAL TELEPHONE COMPANY. INSTALL (2) 2" CONDUITS FROM TELEPHONE SERVICE POINT TO TELEPHONE TERMINAL BOARD.
- VERIFY LOCATION OF PYLON SIGN WITH OWNER. VERIFY EXACT ELECTRICAL REQUIREMENTS WITH VENDOR. PROVIDE CIRCUIT PER VENDOR'S RECOMMENDATIONS. PROVIDE DISCONNECTING MEANS IF NOT PROVIDED WITH SIGN AND LOCATE PER VENDOR'S RECOMMENDATIONS.
- PROVIDE A 1-1/2" CONDUIT FROM IRRIGATION CONTROLLER TO OUTSIDE OF CURBLINE. COORDINATE EXACT LOCATION WITH GC.



POLE BASE DETAIL

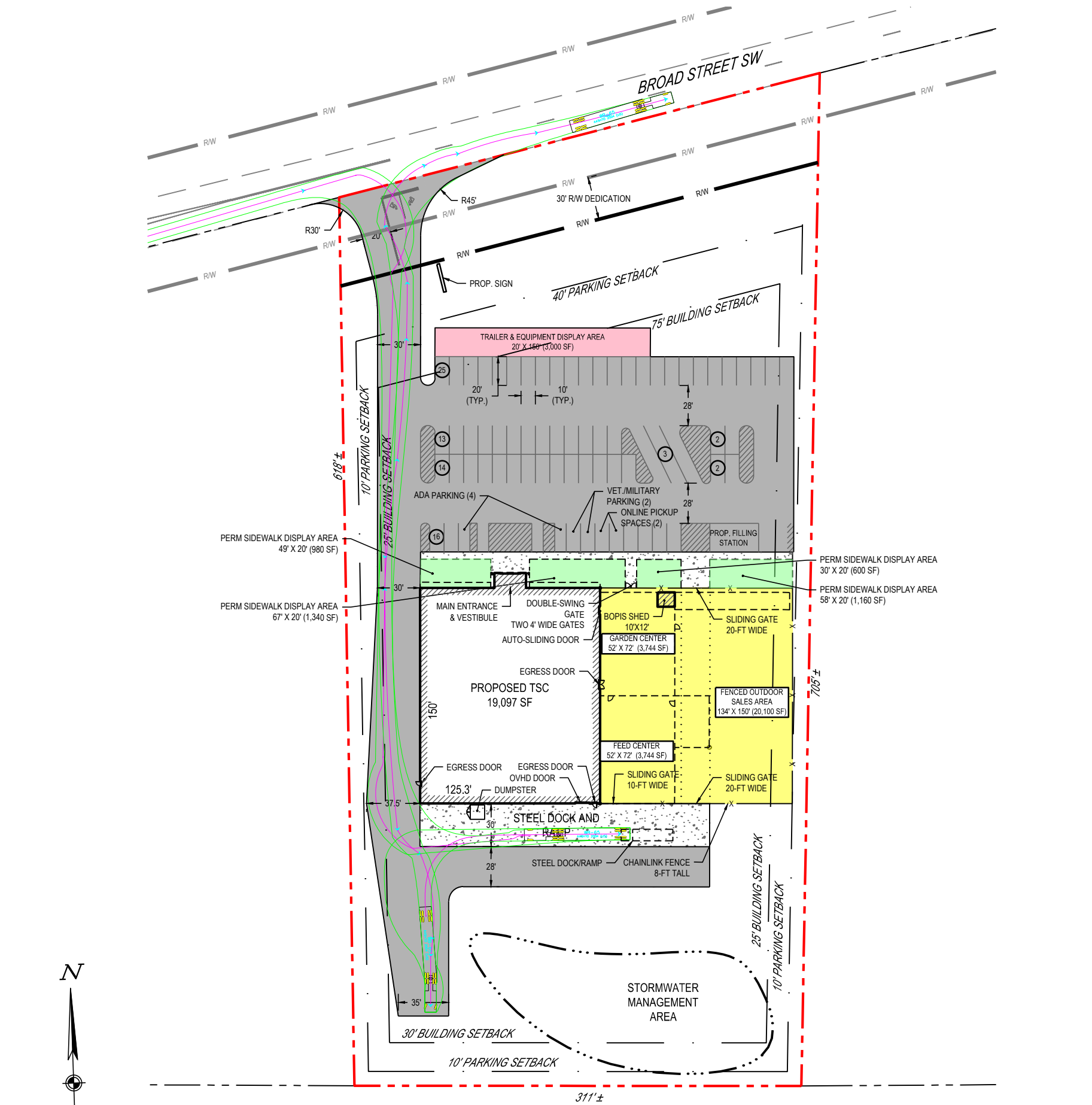
NO SCALE.
POLE BASE DETAIL PROVIDED FOR SCOPE AND BID PURPOSES.
CONTRACTOR SHALL SUBMIT A POLE BASE DESIGN SUITABLE FOR
LOCAL CONDITIONS AND APPROVED BY A STRUCTURAL ENGINEER.

PROPOSED LOCATION OF
UTILITY COMPANY PAD
MOUNTED TRANSFORMER.
COORDINATE EXACT LOCATION
AND REQUIREMENTS WITH
UTILITY COMPANY.

1 ELECTRICAL SITE PLAN
ES1.0 SCALE: 1" = 30'-0"



PATASKALA, OHIO



LEGEND

	PROPOSED BUILDING
	PROPOSED PAVEMENT/WALK
	SUBJECT PROPERTY BOUNDARY / DEMISED PREMISES
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT/WALK
	FENCED OUTDOOR DISPLAY AREA
	PERMANENT TRAILER & EQUIPMENT DISPLAY AREA
	PERMANENT SIDEWALK DISPLAY AREA
	PARKING SPACE COUNT

From: [Jack Kuntzman](#)
To: [Jack Kuntzman](#)
Subject: FW: TSC - Pataskala, OH
Date: Tuesday, July 19, 2022 10:58:27 AM
Attachments: [TSC-Pataskala, OH-4X12 Storefront.pdf](#)
[TSC-Pataskala, OH-5X15 Storefront.pdf](#)
[TSC-Pataskala, OH-6X18 Storefront.pdf](#)

From: Caleb Moore <caleb@mooresigns.biz>
Sent: Friday, July 15, 2022 2:39 PM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Cc: DeAnna Payne <dpayne@idassociatesinc.com>
Subject: Fwd: TSC - Pataskala, OH

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Hello Jack,

TSC would like to kindly ask the board to revisit the original request for a 108sf sign. We have some new photos and information that may sway them in favor of this size. A concern of the gentleman once on the Board of Appeals, was setting a precedent by overusing the variance process. Although I completely understand his concern, and I won't deny that 125% increase in size is a good jump in allowable size, we feel the code is flawed in regards to larger buildings with bigger setbacks. Attached is a drawing illustrating what the allowable 48sf would look like. A postage stamp of a sign considering the setback and relative building size.

Attached are some photos. One is the TSC building looks like as of 7/12 as seen from the road. As you can see, even at our proposed 108sf, the sign area is small from that distance. Also, I noticed the car dealership down the street from the City Building, and the 84 Lumber next door, both have signs nearly as big, if not bigger signs, with buildings closer to the road. A precedent has already been set and we don't feel we're encroaching anything equal to those two buildings. Furthermore, 84 Lumber also has a pole sign on the road. I reference the notion of a ground sign lessening the need for a wall sign by one board member.

Lastly, we won't assume our request will be granted, so we have a drawing of a smaller sign at 75sf. To be considered if they choose to deny the 108. Please include that in the PowerPoint presentation as well. Last page of course ;)

Please let me know if you need anything more from me or have any questions.

Thanks!

Caleb Moore

Moore Signs

Cell: 614-325-5091



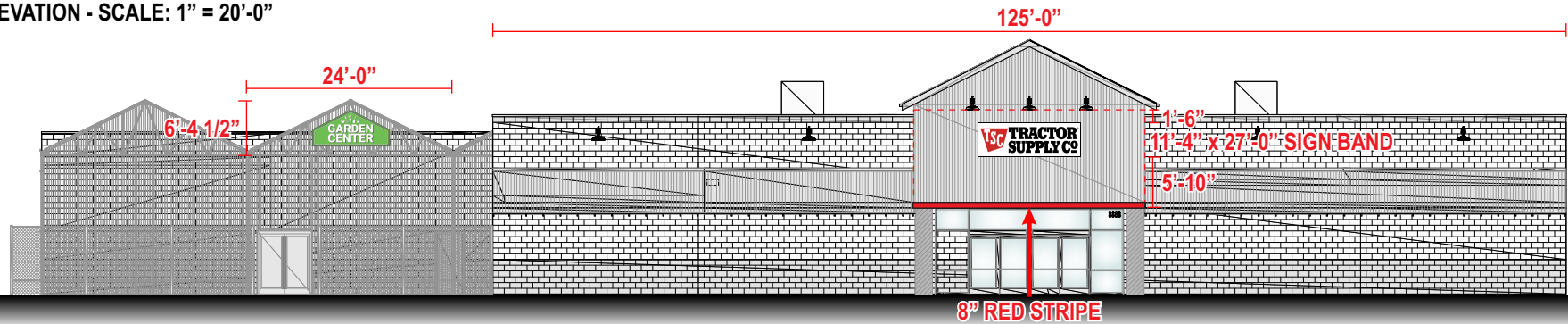








FRONT ELEVATION - SCALE: 1" = 20'-0"



NOTE: DISTANCE BETWEEN THE BOTTOM OF THE SIGN TO THE BOTTOM OF GABLE (RED STRIPE) TO BE 5'-10"
NOTE: DISTANCE BETWEEN THE BOTTOM OF THE LIGHTS TO THE TOP OF THE SIGN TO BE 1'-6"
ALL TSC WALL SIGNS MUST BE INSTALLED USING THREADED ROD AND CANNOT BE LAGGED IN.

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer.

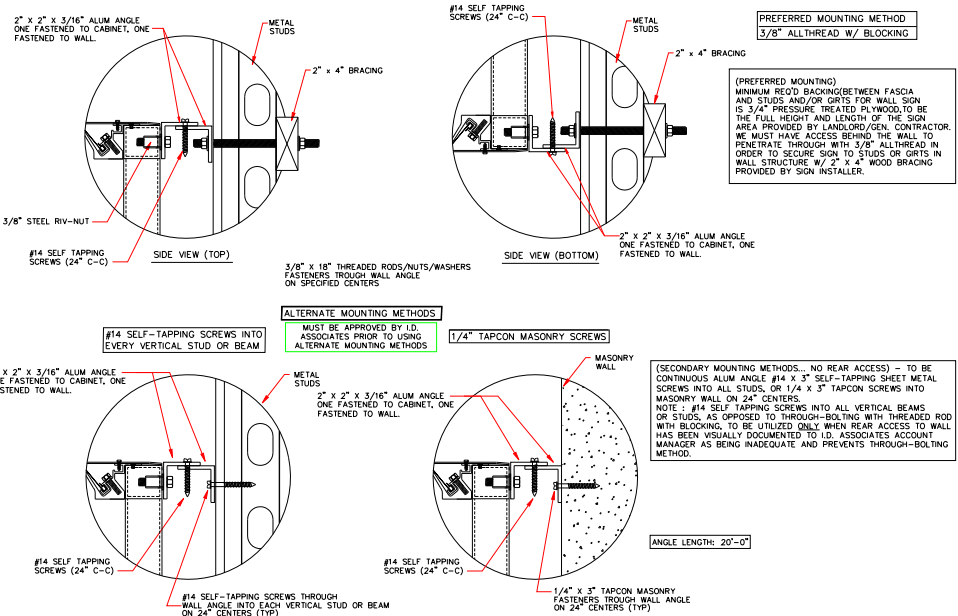


NOTES:


NON-ILLUMINATED 4'-0" X 12'-0" X 5" DEEP SINGLE FACE CABINET
2" ALUMINUM RETAINERS (.050)
3M PANAGRAPHS III SUBSTRATE / VINYL GRAPHICS FIRST SURFACE
CABINET FRAMED W/ 2" X 2" X 1/8" ALUMINUM TUBE

COLORS:

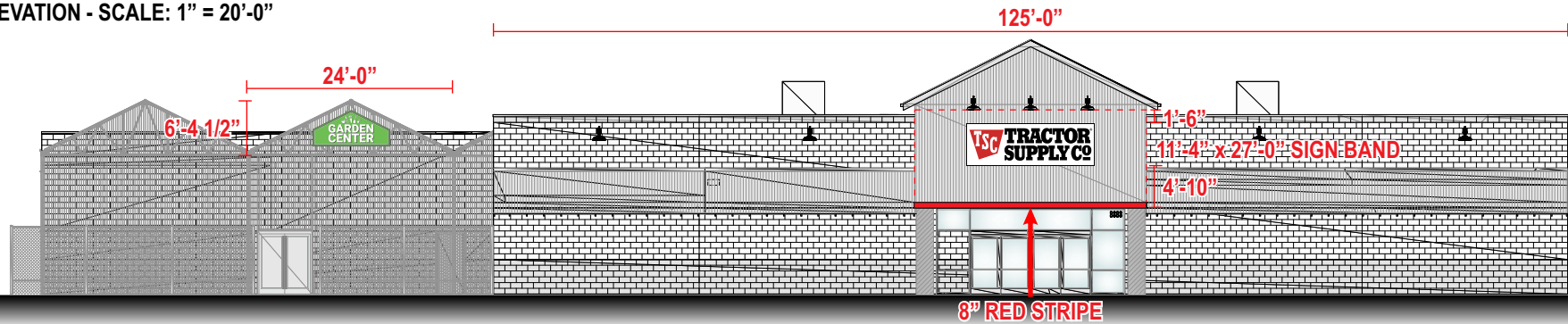
CABINET - GLOSS BLACK
BACKGROUND WHITE
LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
TRACTOR SUPPLY CO. - 3M 7725-12 BLACK



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO	STORE NO:		REV.		REV.		REV.	
LOCATION:	PATASKALA, OH	DATE:	07/15/22	REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	BRC	REV.		REV.		REV.	
DRAWING NO:	TSC-PATASKALA, OH-4X12 STOREFRONT			REV.		REV.		REV.	
EXHIBIT APPROVED BY:								 Underwriters Laboratories Inc.®	

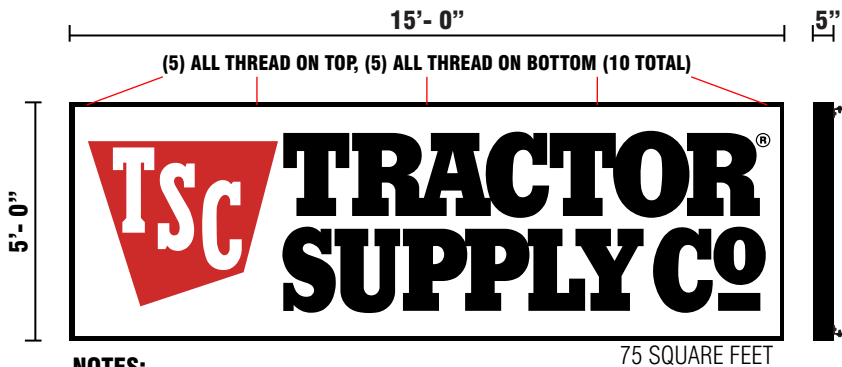
FRONT ELEVATION - SCALE: 1" = 20'-0"



NOTE: DISTANCE BETWEEN THE BOTTOM OF THE SIGN TO THE BOTTOM OF GABLE (RED STRIPE) TO BE 4'-10"
NOTE: DISTANCE BETWEEN THE BOTTOM OF THE LIGHTS TO THE TOP OF THE SIGN TO BE 1'-6"
****ALL TSC WALL SIGNS MUST BE INSTALLED USING THREADED ROD AND CANNOT BE LAGGED IN.****

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer.

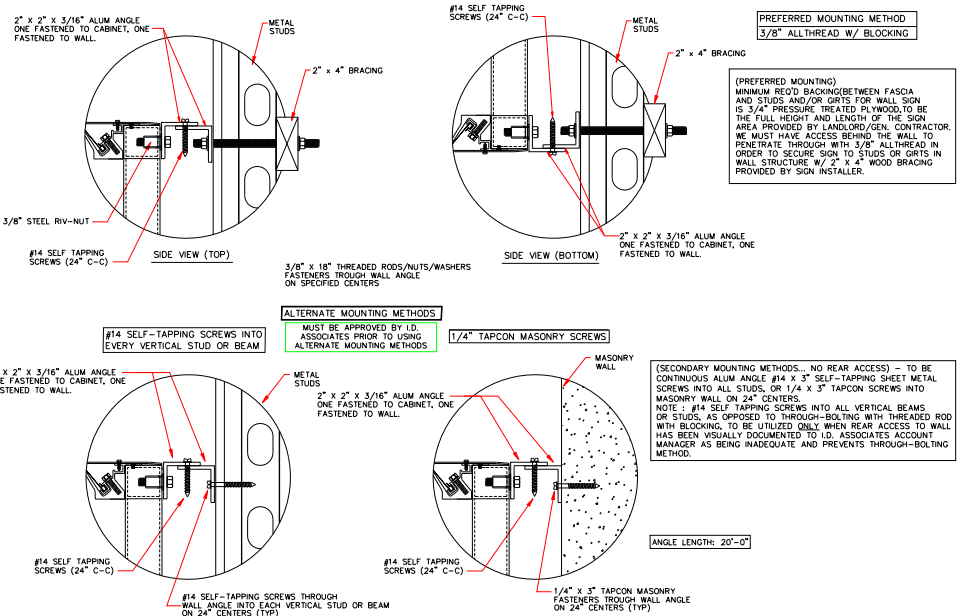


NOTES:

NON-ILLUMINATED 5'-0" X 15'-0" X 5" DEEP SINGLE FACE CABINET
2" ALUMINUM RETAINERS (.050)
3M PANAGRAPHS III SUBSTRATE / VINYL GRAPHICS FIRST SURFACE
CABINET FRAMED W/ 2" X 2" X 1/8" ALUMINUM TUBE

COLORS:

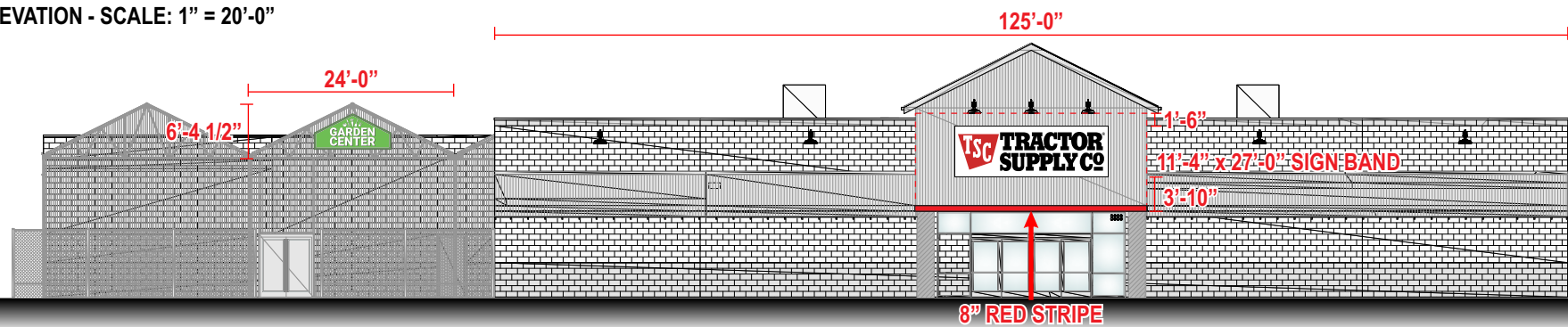
CABINET - GLOSS BLACK
BACKGROUND WHITE
LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
TRACTOR SUPPLY CO. - 3M 7725-12 BLACK



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO	STORE NO:		REV.		REV.		REV.		REV.	
LOCATION:	PATASKALA, OH	DATE:	07/15/22	REV.		REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	BRC	REV.		REV.		REV.		REV.	
DRAWING NO:	TSC-PATASKALA, OH-5X15 STOREFRONT			REV.		REV.		REV.		REV.	
EXHIBIT APPROVED BY:											

FRONT ELEVATION - SCALE: 1" = 20'-0"



NOTE: DISTANCE BETWEEN THE BOTTOM OF THE SIGN TO THE BOTTOM OF GABLE (RED STRIPE) TO BE 3'-10"
NOTE: DISTANCE BETWEEN THE BOTTOM OF THE LIGHTS TO THE TOP OF THE SIGN TO BE 1'-6"
****ALL TSC WALL SIGNS MUST BE INSTALLED USING THREADED ROD AND CANNOT BE LAGGED IN.****

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.



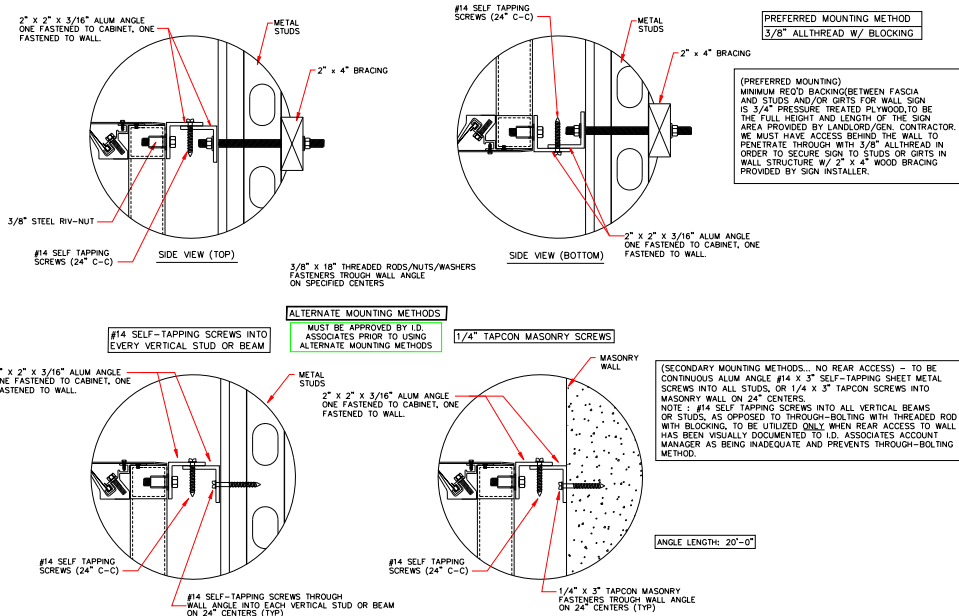
NOTES:

NON-ILLUMINATED 6'-0" X 18'-0" X 5" DEEP SINGLE FACE CABINET
2" ALUMINUM RETAINERS (.050)
3M PANAGRAPHS III SUBSTRATE / VINYL GRAPHICS FIRST SURFACE
CABINET FRAMED W/ 2" X 2" X 1/8" ALUMINUM TUBE

COLORS:

CABINET - GLOSS BLACK
BACKGROUND WHITE
LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
TRACTOR SUPPLY CO. - 3M 7725-12 BLACK

Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer.



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CLIENT:	TRACTOR SUPPLY CO	STORE NO:		REV.		REV.		REV.	
LOCATION:	PATASKALA, OH	DATE:	07/15/22	REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	BRC	REV.		REV.		REV.	
DRAWING NO:	TSC-PATASKALA, OH-6X18 STOREFRONT			REV.		REV.		REV.	
EXHIBIT APPROVED BY:								Underwriters Laboratories Inc.®	

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Sep 28, 2021

0115PA00700000060000

TRANSFERRED

Sep 28, 2021
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 1047.00

InstrID:202109280029450	9/28/2021
Pages:3	F: \$42.00 12:42 PM
Bryan A. Long	T20210028926
Licking County Recorder	

GENERAL WARRANTY DEED
LIMITED LIABILITY COMPANY

GH-46098

EDWARDS REAL ESTATE GROUP, LLC, an Ohio Limited Liability Company, Grantor, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **DMK DEVELOPMENT - PATASKALA, LLC**, a Michigan Limited Liability Company, Grantee, whose tax-mailing address is 4927 E. Stariha Dr, Suite B, Norton Shores, MI 49441, the following described REAL PROPERTY:

See attached Exhibit A

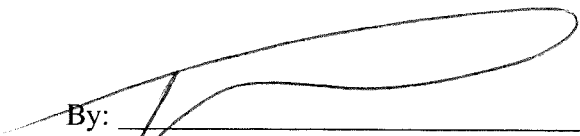
Prior Ref. No. . 201311010027162
Parcel No.: 063-150882-00.000
Property Address: 11309 Broad St SW, Pataskala, OH 43062

EXCEPTIONS TO THE WARRANTIES: Except as herein before provided, except all easements, leases, conditions, and restrictions of record, if any, and except real estate taxes and assessments, for which taxes and assessments an adjustment has been made between the parties and which, therefore, the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said Grantor, **EDWARDS REAL ESTATE GROUP, LLC**, has caused its company name to be subscribed hereto by RJ EDWARDS, of **EDWARDS REAL ESTATE GROUP, LLC**, its authorized Member, this 24 day of August, 2021, thereunto duly authorized by its articles of organization and/or resolution of its members.

Signed and acknowledged by:

**EDWARDS REAL ESTATE GROUP,
LLC**

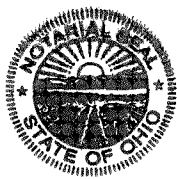
By: 
RJ EDWARDS, MEMBER

STATE of Ohio
COUNTY of Franklin

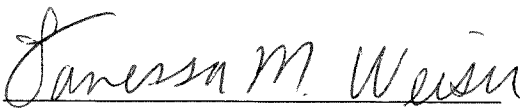
This is an acknowledgement clause. No oath or affirmation was administered to the signer.

On this 24 day of August, 2021, before me, a Notary Public, personally came the above **RJ EDWARDS, MEMBER** of **EDWARDS REAL ESTATE GROUP, LLC** whose identity was known or proven to me and who did sign the foregoing instrument acknowledging the signing hereof to be his and its voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



VANESSA M. WEISER
Notary Public, State of Ohio
My Commission Expires 4-6-2024


Notary Public
My commission expires 4-6-2024

This instrument prepared by:
Thorp Law, LLC
c/o Landsel Title Agency, Inc.
961 North Hamilton Road, Suite 100
Gahanna, OH 43230
Phone: 614-266-8165
File No.

Exhibit A

Situated in the State of Ohio, County of Licking, and in the City of Pataskala:

Being part of Lot 15 of the First Township and 15 Range, Section 4, U.S.M. Lands; beginning at a stake on the North line of the Central Railroad, 40 rods East of the East line of J.F. Conine's land; thence North 37 1/2 rods to the center of the Granville and Columbus Road; thence East along the center of said road to the Northwest corner of lands of William Pincott; thence South 42 1/2 rods to the North line of said railroad; thence Westerly along the North line of said railroad, 20 rods to the place of beginning, containing 5 acres, more or less and more particularly described as follows:

Situated in the State of Ohio, County of Licking, City of Pataskala, and being a part of Lot 15 of Section 4, Township 1, Range 15, of the United States Military Lands, and being all of that land as conveyed to Stone Quarry Meadows Property Management, by deed of record in Instrument Number 200209060033361. All references being to those of record in the Recorder's Office in Licking County, Ohio. The 4.987 Acre parcel being more particularly bounded and described as follows:

Beginning at the northeasterly corner of a 4.0 acre parcel as conveyed to Ronald G. & Joyce L. Moore by deed of record in Official Volume 499, page 710, said point also being at centerline station 201 + 75.22 of the State of Ohio Department of Transportation right-of-way plans for State Route 16 (Columbus-Newark Road).

Thence North 77 deg. 55' 00" East, 342.83 feet along the centerline of State Route 16 (Columbus-Newark Road) to the northwest corner of a 5.497 acre parcel as conveyed to James A. & Marjorie Muncy by deed of record in ORV 3, page 1016, said point being at station 205 + 18.05 of the said centerline survey.

Thence South 4 deg. 11' 00" West, 703.38 feet along the westerly line of the said 5.497 acre Muncy parcel to an iron pin set of the northerly right-of-way line on the Baltimore and Ohio Railroad, passing an iron pin set at 31.25 feet on the southerly right-of-way line of State Route 16 (Columbus-Newark Road).

Thence North 87 deg. 58' 00" West, 327.79 feet along the northerly right-of-way line of the Baltimore and Ohio Railroad to the southeasterly corner of the said 4.0 acre Moore parcel.

Thence North 4 deg. 02' 28" East, 619.65 feet along the easterly line of the said 4.0 acre Moore parcel, passing an iron pin found at 0.87 feet, and a O.D.O.T. Right-of-way monument at 563.32 feet, to the point of Beginning and containing 4.987 Acres more or less according to a survey made by Blaine Surveying LTD., during April of 2006.

Subject however to all legal easements and or rights-of-way, if any of public record.

All iron pins set are 5/8" rebar 30" in length with an orange I.D. Cap labeled "Blaine 7830".

The bearings in the above description are based on the centerline of State Route 16, as being North 77 deg. 55' 00" East, as shown on the State of Ohio Right-of-way plans for State Route 16.