

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, January 4, 2023**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, January 4, 2023.

Present were:

Rick Boggs, Chairman

Frank Broering

Stephanie Daugherty

David Mancino

Anne Rodgers

Alexander Smiley

Jerry Truex, Vice Chairman

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., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Frank Broering, Stephanie Daugherty, David Mancino, Anne Rodgers, Alexander Smiley and Jerry Truex.

***First on the Agenda, remove from table Transportation Corridor Overlay District TCOD-22-003***

Mr. Boggs made a motion to remove Transportation Corridor Overlay District Application TCOD-22-003 from the table. Seconded by Mr. Broering. Mr. Broering, Ms. Daugherty, Mr. Boggs, Mr. Smiley, Mr. Mancino, Ms. Rodgers and Mr. Truex voted yes. The motion was approved.

***Next on the Agenda, Transportation Corridor Overlay District TCOD-22-003 – Pataskala Public Library***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of an addition, and associated site improvements, to the Pataskala Public Library located at 101 S. Vine Street. Area map and parcel information were reviewed. Proposed structures and access were noted along with site plan, elevations, landscaping and signage. Staff and Utility Department comments were noted.

A discussion was had regarding the Emergency, noting the Tyler Road extension would satisfy the fire department's two-access point requirement.

Brian Addis, APG Architects, 3808 James Court, South Zanesville, Ohio 43701 was placed under oath.

Mr. Addis stated their intent is to dedicate Parcel No. 064-311874-00.000 to the City for future extension and connection to Tyler Avenue and Vine Street, and possibly sell Parcel No. 064-307698-02.000. It was also noted the green space to the west could be developed into a possible book path, walking path or trail.

Mr. Truex asked if the dry detention basin retains water.

Daniel Biru, Korda Engineering, 1650 Watermark Drive, Columbus, Ohio 43215, was placed under oath.

Mr. Biru noted the detention basin is dry, but will hold water temporarily during a significant rain event.

Mr. Smiley inquired into requirement of the ADA parking spots.

Mr. Addis noted the ADA parking spots will satisfy all codes, and they have also increased the number of parking spaces.

Kyle Adams, PlanIt Studios, 500 W. Wilson Bridge Road, Worthington, Ohio 43085 was placed under oath.

Mr. Adams gave an overview of landscaping plans.

Mr. Rodgers inquired as to screening on the south side property, and concerns with headlights shining into homes.

Mr. Fulton noted the library not being required to provide landscaping on property that is not being developed.

Mr. Addis stated being conscientious regarding headlights and neighboring properties.

A discussion was had regarding the dedicated road and road construction timeline.

Don Lewis, 10810 McIntosh Road, Pataskala, Ohio 43062 was placed under oath.

Mr. Lewis asked how long the project would last and any restriction on construction hours.

Mr. Fulton noted City Code regarding restriction for construction work within the City.

Mr. Addis indicated the project may take 16 months.

Ryan Martyn, 131 S. Vine Street, Pataskala, Ohio 43062 was placed under oath.

Mr. Martyn stated he was aware of the library's expansion prior to purchasing his property; however, he was surprised and disappointed the strip of green space between their property and the library could be used as an access road. Mr. Martyn believes a bike path or walking path would be a better fit.

Mr. Martyn also noted safety concerns regarding a road connecting Tyler Road and Vine Street.

Mr. Addis noted normal construction working hours within the industry; however, he is confident the hours working onsite would be 8:00 a.m. to 4:00 p.m. Mr. Addis again noted the access drive needing to satisfy Code.

Mr. Truex made a motion to approve Transportation Corridor Overlay District Application TCOD-22-003 pursuant to Section 1259.07 of the Pataskala Code with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Staff and the Public Utilities Director.
2. The Applicant shall submit the Construction Plans Application within one (1) year of the date of

approval.

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

***Next on the Agenda, approval of the December 7, 2022 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the Regular Meeting Minutes from the December 7, 2022 regular meeting. Seconded by Mr. Broering. Mr. Truex, Ms. Daugherty, Mr. Boggs, Mr. Smiley, Mr. Mancino, Ms. Rodgers and Mr. Broering voted yes. The motion was approved.

No other business was noted.

Mr. Truex made a motion to adjourn the meeting to February 1, 2023. Seconded by Ms. Daugherty. Mr. Boggs, Ms. Daugherty, Mr. Broering, Mr. Smiley, Ms. Rodgers, Mr. Mancino and Mr. Truex voted yes.

The hearing was adjourned at 7:14 p.m.

Minutes of the January 4, 2023 Planning and Zoning Commission hearing were approved on

\_\_\_\_\_, 2023.

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***Chairperson***