

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, March 6, 2024

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, March 6, 2024.

Present were:

Rick Boggs, Chairman

Frank Broering

Timothy Bush

David Mancino

Anne Rodgers

Alexander Smiley

Jerry Truex, Vice Chairman

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning 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, Timothy Bush, David Mancino, Anne Rodgers, Alexander Smiley and Jerry Truex.

First on the Agenda, Remove from Table Rezoning Applications ZON-24-001 and ZON-24-002 and Replat Applications REP-24-001 and REP-24-002.

Mr. Boggs made a motion to remove from the Table Rezoning Applications ZON-24-001 and ZON-24-002 and Replat Applications REP-24-001 and REP-24-002. Seconded by Mr. Broering. Mr. Broering, Mr. Boggs, Mr. Smiley, Mr. Truex, Ms. Rodgers, Mr. Bush and Mr. Mancino voted yes. The motion was approved.

Next on the Agenda, Rezoning Applications ZON-24-001, 8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068, Parcel Nos. 063-151194-00.000, 063-151194-01.000 and 063-145992-00.000.

Mr. Kuntzman gave an overview of the Staff Report, noting Applicant's request of a recommendation to rezone five lots from R-20 – Medium Density Residential to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code. Area map and property summary were reviewed along with the Applicant's concept plan. Future land use recommends Medium Density Mixed Use and requesting to rezone is in line with recommendations of the 2021 Comprehensive Plan. City Engineer comments were reviewed. There were no other Departmental or Agency comments.

Ryan Badger, PO Box 8656, Newark, Ohio and Mark Schuster, 8855 E. Broad Street were placed under oath.

Mr. Schuster stated they want to expand their business and will demo the vacant homes at some point.

Concept plan was reviewed.

There were no other comments or questions.

Mr. Truex made a motion to recommend approval of Rezoning Application ZON-24-001, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Mancino. Mr. Boggs, Ms. Rodgers, Mr. Bush, Mr. Broering, Mr. Smiley, Mr. Mancino and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Rezoning Applications REP-24-001, 8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068, Parcel Nos. 063-151194-00.000, 063-151194-01.000 and 063-145992-00.000.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for an approval of a replat to combine Lots 7-10 of the Summit Ridge Heights subdivision, pursuant to Section 1113.48 of the Pataskala Code. Area map and proposed replat were reviewed. Mr. Kuntzman noted an existing 10' utility easement that runs between lots 8 & 9 that will be vacated. There were no Departmental or Agency comments.

There were no other comments or questions.

Mr. Truex made a motion to approve Replat Application REP-24-001, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the replat shall be recorded within 30 days of the latest signature.
3. The replat shall not be considered approved until a final decision on Rezoning Application ZON-24-001 by City Council.

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

Next on the Agenda, Rezoning Applications ZON-24-002, 43 S Belmar Dr SW, Parcel ID No. 063-142734-00.000.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of a recommendation of approval to rezone 43 S. Belmar Dr SW from R-20 – Medium Density Residential to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code. Area map and property summary were reviewed along with the Applicant's proposal and concept plan. Future land use recommends Medium Density Mixed Use and requesting to rezone is in line with recommendations of the 2021 Comprehensive Plan. City Engineer comments were reviewed. There were no other Departmental or Agency comments.

Mr. Schuster noted potentially building on the vacant lot and then adding onto the existing building.

It was noted a demolition permit has been approved to remove the existing vacant home.

A discussion was had regarding access.

Mr. Fulton noted if they go through the TCOD, there are options, in terms of turn lanes and access roads, depending on what is proposed.

Joel Maynard, 59 S. Belmar Street, was placed under oath.

Mr. Maynard noted not having any concerns with the proposed use; however, he recently purchased his home

and the backyard is constantly flooded and is concerned with construction runoff into his yard. Mr. Maynard also noted buffer concerns.

Mr. Kuntzman noted the requirements for buffering when adjacent to residential properties, along with water and storm calculation requirements when developing properties.

Mr. Smiley made a motion to recommend approval of Rezoning Application ZON-24-002, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Bush. Mr. Mancino, Mr. Broering, Mr. Smiley, Mr. Boggs, Ms. Rodgers, Mr. Truex and Mr. Bush voted yes. The motion was approved.

Next on the Agenda, Replat Applications REP-24-002, 43 S Belmar Dr SW, Parcel ID No. 063-142734-00.000.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of approval of a replat to combine Lots 11-13, and 54 of the Summit Ridge Heights subdivision, pursuant to Section 1113.48 of the Pataskala Code. Area map and proposed replat were reviewed. There were no Departmental or Agency comments.

There were no other comments or questions.

Mr. Broering made a motion to approve Replat Application REP-24-002, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the replat shall be recorded within 30 days of the latest signature.
3. The replat shall not be considered approved until a final decision on Rezoning Application ZON-24-002 by City Council.

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

Next on the Agenda, Replat Application REP-24-003, 1795 Keela Drive, Parcel ID No. 064-068322-00.326.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of approval of a replat, pursuant to Section 1113.48 of the Pataskala Code, to adjust the front building setback line for Lot 269 of the Hazelwood Subdivision. It was noted the permit application was approved with a 25' setback building line when it should have been a 35' building setback line and the application was approved in error. Area map, current configuration and proposed replat were noted. There were no Departmental or Agency comments.

Nicki Martin, 475 Metro Place South, Columbus, Ohio.

No comments or questions were presented.

Mr. Truex made a motion to approve Replat Application REP-24-003, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code.

2. Pursuant to 1113.49 of the Pataskala Code, the replat shall be recorded within 30 days of the latest signature.

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

Next on the Agenda, Rezoning Application ZON-24-003, 7482 Columbia Road SW, Parcel ID Nos. 064-152922-00.001, 064-152922-00.000 and 064-152910-00.000

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for a recommendation of approval to rezone three properties from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay, pursuant to Sections 1217.10 and 1261.06 of the Pataskala Code. Area map and property summary were reviewed along with the Applicant's proposal and Narrative Statement. The Future Land Use Map recommends 'Flex Industrial' and the request would be in line with recommendations of the Comprehensive Plan. The Properties are already within the Corporate Park and CRA agreement area. There were no Departmental or Agency comments.

A discussion was had regarding emergency access.

A discussion was had regarding Planned District Overlay and Planned Manufacturing.

Connie Klema, PO Box 991, Pataskala, Ohio was placed under oath.

Ms. Klema gave an overview of the Robinson Family Farm Planned Manufacturing District with District Text, noting the uniqueness of the properties that are not addressed by the Planned Manufacturing District.

A further discussion was had regarding emergency access.

Ms. Klema noted the property will continue to be farmed, but also wants it to be available for industrial use.

There were no other comments or questions.

Mr. Truex made a motion to recommend approval of Rezoning Application ZON-24-003, pursuant to Section 1217.10 of the Pataskala Code, with the following modification:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

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

Next on the Agenda, Final Plan Application FP-24-001, NE Corner of Refugee Road SW and SR 310, Parcel ID No. 064-152964-00.004.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of an approval of a Final Development Plan, pursuant to Section 1255.20 of the Pataskala Code, for Phase 1 of the Hazelton Crossing Planned Development District consisting of 41 single-family lots. Area map and property summary were reviewed. Mr. Kuntzman noted the 2021 settlement agreement between the City of Pataskala and Southgate Company. Final Development Plan summary and proposed site plan were reviewed. City Engineer and Public Service Director comments were noted. There were no other Departmental or Agency comments.

Jim Lipnos, Rockford Homes, 9999 Polaris Parkway, Suite 200, Columbus, was placed under oath.

A discussion was had regarding the timeline of construction.

Mr. Lipnos noted access along with road widening and a turn lane.

Marylin Green, 188 Stoney Ridge Drive, Pataskala, was placed under oath.

Ms. Green noted concerns regarding school overcrowding with all the new developments.

A discussion was had regarding single-family homes.

David Kauff, 9720 Refugee Road, Pataskala, was placed under oath.

Mr. Kauff noted concerns regarding flooding, trespassing onto his property, buffering, hunting rights and traffic concerns.

A discussion was had regarding buffering.

Sharon Mauger, 268 Stoney Ridge, Pataskala, was placed under oath.

Ms. Mauger noted concerns regarding flooding and buffering.

Sue Boals, 166 Stoney Ridge Drive, Pataskala, was placed under oath.

Ms. Boals inquired as to the types of buffering that will be provided, concerns with lighting, and protection of adjoining properties.

Mr. Fulton noted they are only reviewing Phase I and does not have the preliminary plans for the entire subdivision regarding buffering, but will provide the information to her.

Ms. Boals inquired as to the timeline of the development.

Mr. Fulton noted it will be market driven.

Mr. Lipnos noted ODOT and the County are working on the intersection. Mr. Lipnos also noted buffering requirements in their preliminary plans, along with approved engineer plans.

A discussion was had regarding landscaping and buffering.

A discussion was had regarding discharge zones.

Mr. Truex made a motion to approve Final Plan Application FP-24-001, pursuant to Section 1225.20 of the Pataskala Code, with the following modifications:

1. The Applicant shall address all comments from the Public Service Department, City Engineer, and 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. Broering. Mr. Broering, Mr. Boggs, Mr. Smiley, Mr. Truex, Ms. Rodgers, Mr. Bush and Mr. Mancino voted yes. The motion was approved.

Next on the Agenda, Planned Manufacturing Application PM-24-001, 3000-3007 Etna Pkwy, Parcel ID No. 064-152862-00.001.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for a recommendation of approval of a Planned Manufacturing Application, pursuant to Section 1253.10 of the Pataskala Code, for two industrial buildings with associated site amenities. Area map and proposed site plan were reviewed. Mr. Kuntzman further noted multiple deficiencies with the application. Departmental and Agency comments were noted.

Todd Ward, 301 Fremont Drive, Greenville, South Carolina, was placed under oath.

Mr. Ward stated being notified of the deficiencies and not having the time to clarify those deficiencies. Mr. Ward indicated trying to meet the general requirements and tried to comply with the intent of what the Ordinance was intending. Mr. Ward further gave an overview of the proposed site plan, noting access, parking, lighting and landscaping, and requested the Commission to recommend approval with conditions that construction drawings reflect everything that has to be done within the Planned Manufacturing District and any supplemental information that the Staff needs to provide a better overview to Council.

Mr. Broering noted that there is a lot of information and does not feel comfortable reviewing everything in a short period of time.

Mr. Smiley and Mr. Mancino noted the same concerns.

Mr. Truex inquired as to supplemental material that was submitted today.

Ms. Rodgers thanked Mr. Ward for providing an easement to the Robison Family Farm.

A discussion was had regarding material that was submitted before the hearing.

The Commission discussed tabling the application.

Mr. Rodgers noted her concerns regarding Agency and Department comments noted not having enough information, and can't make a recommendation on what was presented.

Mr. Mancino also noted his concerns and suggested tabling the application so they can inform Council properly if they recommend approval.

Ms. Rodgers inquired as to the City's liability of not responding correctly or within a certain time frame.

Mr. Fulton noted the new regulations regarding the 10-day requirement to review applications. Staff proceeded

to review the application, after missing the 10-day requirement, and to move the application forward; however, as it was being reviewed is when it was determined that they were missing a lot of information and that maybe they should table it.

A further discussion was had regarding tabling the application, or recommending the application with conditions.

Mr. Ward stated being unable to meet this Friday's deadline for the next hearing, and has not been given a list of the deficiencies, and requests the Commission to place a condition upon a recommendation.

Mr. Mancino noted the ten deficiencies that are included in the Staff Report.

Mr. Smiley made a motion to table Planned Manufacturing Application PM-24-001 to the May 1, 2024 Planning and Zoning Commission hearing. Seconded by Mr. Bush. Mr. Smiley, Mr. Bush, Mr. Boggs, Mr. Truex, Ms. Rodgers, Mr. Mancino and Mr. Broering voted yes. The motion was approved.

No other business was presented.

Next on the Agenda, Approval of the February 7, 2024 Regular Meeting Minutes

Mr. Boggs made a motion to approve the February 7, 2024 Regular Meeting Minutes. Seconded by Mr. Truex. Mr. Boggs, Ms. Rodgers, Mr. Bush, Mr. Broering, Mr. Smiley, Mr. Mancino and Mr. Truex voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the hearing to Wednesday, April 3, 2024. Seconded by Mr. Broering. Ms. Rodgers, Mr. Mancino, Mr. Truex, Mr. Bush, Mr. Broering, Mr. Smiley and Mr. Boggs voted yes. The motion was approved.

The hearing was adjourned at 8:36 p.m.

Minutes of the March 6, 2024 Planning and Zoning Commission hearing were approved on

_____, 2024.

Chairperson

