

**MINUTES OF THE  
CITY OF PATASKALA BOARD OF ZONING APPEALS**

**Tuesday, January 10, 2017**

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, City Hall, 621 West Broad Street, Pataskala, Ohio on Tuesday, January 10, 2017.

Present were:

Catherine Baird

Kathleen Hasson

TJ Rhodeback

Robert Platte

City of Pataskala Planning and Zoning Department staff:

Scott Fulton, Planning Director

Zack Cowan, City Planner

Lisa Paxton, Zoning Clerk

Chairwoman Baird opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Catherine Baird, Kathleen Hasson, Robert Platte and TJ Rhodeback.

First on the Agenda, **Variance Application VA-16-002**

Mr. Cowan gave an overview of the Staff Report, noting the Applicant is requesting to replace stone walls, that recently had been demolished due to deteriorating conditions, and construct six-foot steel fencing at the entrance of The Ravines at Hazelwood, Hazelwood Drive and Hazelton-Etna Road; per the code, the maximum permitted height fencing for this location is four feet.

Robert Croce, Overlord Construction Services, was placed under oath.

Mr. Croce noted the fencing will not be placed in the right-of-way.

Ms. Hasson inquired as to the height of the stone wall.

Mr. Croce stated the fencing will be the same as the stone wall's height.

Ms. Rhodeback inquired into the need for six-foot fencing.

Mr. Croce stated the fencing would be follow the grade.

No further questions were presented.

Ms. Rhodeback made a motion to approve a variance from Section 1273.03(A)(1) of the Pataskala Code for Variance Application VA-17-002 with the following modifications:

1. The Applicant shall construct the fence as submitted within one (1) year of the date of approval.
2. The Applicant shall obtain all necessary permits from the City of Pataskala prior to construction of the fence.
3. The fence shall be a minimum of three (3) feet from the right-of-way line.

Ms. Hasson seconded the motion. Mr. Platte, Ms. Baird, Ms. Hasson and Ms. Rhodeback voted yes. The motion was approved.

Ms. Baird noted the 30-day appeals process.

Next on the Agenda, **Variance Application VA-17-003.**

Mr. Cowan reviewed the Staff Report, noting the Applicant is seeking a variance to construct a 1,200 square foot pole barn that exceeds the maximum permitted size; per the code, the maximum permitted size for this parcel is 870 square feet. Mr. Cowan noted the Applicant using the pole barn to store lawn equipment and tools, due to overflow from the attached garage. Mr. Cowan also noted the Applicant is proposing to install a second access; however, the Public Service Director has commented that he does not anticipate approving a second access point to serve the structure. Mr. Cowan also indicated the Applicant states neighbors have no issues with the proposed pole barn.

Tom McClain, 12490 Refuge Road, was placed under oath.

Mr. McClain noted needing the space for his equipment, and not having to work on items in the weather. Mr. McClain also mentioned wanting to construct a driveway directly to the pole barn.

Ms. Hasson asked if the building would be used for business.

Mr. McClain noted for personal use.

Ms. Rhodeback inquired as to agriculture use.

Mr. McClain noted doing local produce.

Ms. Baird asked if a builder has been selected.

Mr. McClain stated the pole barn is a kit and will be building it himself.

Ms. Rhodeback asked if the pole barn's height would exceed the house.

Mr. McClain if it exceeds the house, possibly a foot.

Ms. Rhodeback asked if there is a reason for it to be 1,200 square foot.

Mr. McClain stated if he were to build a smaller pole barn, he would be in the same predicament.

Ms. Baird asked if there would be an issue if not approved for a second access point.

Mr. McClain indicated he would go with a section driveway option.

Ms. Rhodeback inquired as to why a second access point would not be approved.

Mr. Cowan explained the distance between the two access points would not be sufficient.

Ms. Rhodeback asked if agricultural use would change the two-access point situation.

Mr. Fulton noted the Public Service Director controls access onto roadways and typically grants one access point to limit additional conflict areas.

A discussion was had regarding driveway direction.

Ms. Rhodeback asked if there is an opportunity to build the driveway back with one access.

Mr. Cowan and Mr. Fulton indicated in the affirmative.

Mr. Platte asked if the variance is for the footprint and not height or setback.

Mr. Cowan indicated in the affirmative.

No further questions were presented.

Ms. Hasson made a motion to approve a variance from Section 1221.05(B)(1) of the Pataskala Code for Variance Application VA-17-003 with the following modifications:

1. The Applicant shall construct the accessory building addition as submitted within one (1) year of the date of approval.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building addition.
3. The Applicant shall not be permitted to have two access points.
4. The accessory building shall be a minimum of 10 feet from the existing water well and household sewage treatment system.

Seconded by Ms. Rhodeback. Ms. Rhodeback, Ms. Baird, Ms. Hasson and Mr. Platte voted yes. The motion was approved.

Ms. Baird noted the 30-day appeals process.

Next on the Agenda, **Findings of Fact.**

Ms. Rhodeback made a motion to accept **Findings of Fact A, B, I, J and K for Variance Application VA-17-002.**

Seconded by Ms. Hasson. Ms. Rhodeback, Mr. Platte, Ms. Hasson and Ms. Baird voted yes. The motion was approved.

Ms. Rhodeback made a motion to approve **Findings of Fact A, B, J and K for Variance Application VA-17-003.**

Seconded by Mr. Platte. Ms. Baird, Ms. Hasson, Ms. Rhodeback and Mr. Platte voted yes. The motion was approved.

Next on the Agenda, **Excuse of Absences from the December 13, 2016 meeting.**

Ms. Hasson made a motion to excuse the absence of Catherine Baird from the December 13, 2016 meeting. Seconded by Mr. Platte. Mr. Platte, Ms. Baird, Ms. Hasson and Ms. Rhodeback voted yes. The motion was approved.

Ms. Rhodeback made a motion to excuse the absence of Steven Valentine from the December 13, 2016 meeting. Seconded by Ms. Hasson. Ms. Baird, Ms. Hasson, Mr. Platte and Ms. Rhodeback voted yes. The motion was approved.

Next on the Agenda, **Other Business**.

Mr. Fulton noted the Law Director will be providing orientation at the March Board of Zoning Appeals meeting.

Ms. Rhodeback made a motion to adjourn the meeting. Seconded by Ms. Hasson. Ms. Baird, Ms. Hasson, Mr. Platte and Ms. Rhodeback voted yes. The meeting was adjourned at 7:19 p.m.

Minutes of the January 10, 2017 meeting were approved on

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Chairman