

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

Tuesday, February 14, 2017

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, City Hall, 621 West Broad Street, Pataskala, Ohio on Tuesday, February 14, 2017.

Present were:

Catherine Baird

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, Robert Platte and TJ Rhodeback. Not present: Kathleen Hasson.

First on the Agenda, **Conditional Use Application CU-17-002.**

Mr. Cowan gave an overview of the Staff Report, noting the Applicant's request for a mini-storage facility, 56,740 square feet of storage area and a 2,000 square foot office building. Setback 50 feet from the front property line, 25 feet from the sides, and 30 feet from the rear. The Applicant is proposing to install a five-foot fence along the side and rear property lines as well as a four-foot fence along the front of the north storage building. A total of nine parking spaces are proposed in front of the office building. A 3.5' x 6.5' foot sign is proposed to be located near the entrance. Landscaping is proposed along the property lines but details have not been provided. The Applicant is proposing a reduction in the rear yard setbacks from 35 feet to 30 feet for the building setbacks and 25 feet to 10 feet in pavement setback. The Applicant is seeking a reduction from the parking space requirement from 36 space to 9 spaces. The Planning and Zoning Commission has the ability to waive the requirements with no variance. Mr. Cowan noted if the Board is comfortable with moving forward with a condition, the Planning Commission will make the determination on the requirements. Mr. Cowan also noted the City's comprehensive plan designates the location's future land use as office use.

Steve Fox, Mannik Smith Group, 1065 Dublin Road, was placed under oath.

Mr. Fox stated the use will be harmonious with the neighborhood, noting being surrounded by commercial businesses and railroad tracks to the south. Mr. Fox noted self-storage units being a low-intense use, seven to ten cars a day, and Schools not being impacted. Mr. Fox indicated his willingness to work with Staff regarding landscaping.

Ms. Baird asked if there were any responses from neighbors.

Mr. Cowan indicated no comments from neighbors.

Ms. Rhodeback asked the number of employees and hours of operation.

Mr. Fox indicated one to two employees, business hour operations typically 9:00 to 5:00.

Ms. Rhodeback inquired as to the 2,000 square foot office.

Mr. Fox stated the office space would be for storage, to purchase boxes, locks, etc.

Ms. Rhodeback asked if the Applicants are residents of Pataskala.

The Applicants indicated not living in Pataskala.

Mr. Rhodeback inquired as to the location of the business' headquarters.

Mr. Edwards noted Westerville.

Mr. Platte asked for a clarification on the Planning and Zoning Commission's Transportation Corridor Overlay *District role*.

Mr. Fulton reviewed TCOD requirements for development or redevelopment and notated the Planning and Zoning Commission will have the final determination on parking, setbacks, landscaping, etc. Mr. Fulton also stated the Board of Zoning Appeals determines if the conditional use meets the requirements of 1215.04.

Mr. Platte noted the property as being zoned general business and the mini storage would be a conditional use if approved.

Mr. Fulton indicated in the affirmative.

Ms. Rhodeback made a motion to approve a conditional use pursuant to Section 1249.04(14) of the Pataskala Code for application CU-17-002, with the following modifications:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the business.
2. A Transportation Corridor Overlay District Application shall be approved.
3. Planning and Zoning Commission shall approve waivers to parking, landscaping, and/or setback requirements or Applicant shall comply with the parking, landscaping, and/or setback requirements.

Ms. Baird seconded the motion. Ms. Baird and Ms. Rhodeback voted yes. Mr. Platte voted the no. The motion was approved.

A discussion was had regarding Robert's Rules of Order.

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

A discussion was had regarding the Findings of Fact.

Ms. Rhodeback made a motion to accept **Findings of Fact 1, 3, 4, 5, 6, 7, 8 and 9 for Conditional Use Application CU-17-002**. Seconded by Ms. Baird. Ms. Rhodeback, Mr. Platte and Ms. Baird voted yes. The motion was approved.

Next on the Agenda, **Approval of Minutes**.

Mr. Platte made a motion to approve the minutes from the January 10, 2017 Organizational Meeting. Seconded by Ms. Rhodeback. Mr. Platte, Ms. Baird and Ms. Rhodeback voted yes. The motion was approved.

Ms. Rhodeback made a motion to approve the minutes from the January 10, 2017 regular meeting minutes. Seconded by Mr. Platte. Mr. Platte, Ms. Baird and Ms. Rhodeback voted yes. The motion was approved.

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

Mr. Cowan noted the applications for the March 14, 2017 hearing.

Ms. Rhodeback made a motion to adjourn the meeting. Seconded by Ms. Baird. Mr. Rhodeback, Ms. Baird, and Mr. Platte voted yes. The meeting was adjourned at 7:14 p.m.

Minutes of the February 14, 2017 meeting were approved on
_____, 2017.

Chairperson Baird