

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Meeting Minutes

Wednesday, March 1, 2017

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, March 1, 2017.

Present were:

Rick Boggs, Chairman
Jerry Truex, Vice Chairman
Gary Kendall
Darin McGowan
Randall Ripley
Anne Rodgers
Dustin Epperson

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Zach Cowan, City Planner
Lisa Paxton, Zoning Clerk

Chairman Boggs opened the meeting at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Gary Kendall, Darin McGowan, Randall Ripley, Anne Rodgers, Jerry Truex and Dustin Epperson.

First on the agenda, Remove from the Table Final Plan Application ZON-17-001.

Mr. Boggs made a motion to remove from the table Final Plan Application ZON-17-001. Seconded by Mr. Truex. Mr. McGowan, Ms. Rodgers, Mr. Kendall, Mr. Truex, Mr. Ripley, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Final Plan Application ZON-17-001.

Mr. Cowan reviewed the Staff Report, noting the Planning and Zoning Commission approved the Final Plan for the Carrington Ridge apartment development in 2014. The final plan includes 119 ranch-style apartment homes with two car attached garages. Phase 1 contains 81 units, Phase 2 contains 36 units. Mr. Cowan noted the Applicant is proposing to change buildings 2, 3, and 6 in Phase 2 to a different style, keeping the same number of units at 6 units, 4 units, and 8 units. Building 5 would be removed and building 4 would change to a different style with 10 total units. Previously, buildings 4 & 5 had a combined 12 units. The proposed amendment would reduce the number of units in Phase 2 from 36 to 34 units. Mr. Cowan further noted street trees initially proposed along Route 310 have been relocated along the rear property line abutting the cemetery and around the retention basin; the relocation is in response to concerns regarding conflicts with the existing power lines. Mr. Cowan also noted relocating the trees to the rear of the property provides additional privacy screening from the rear patios of the apartments and the cemetery. The City Engineer and Public Service Director commented the approved

engineer plans from 2014 have expired and engineer plans would need to be resubmitted for review; the Applicant complied with those requests and the engineer plans are currently being reviewed. Mr. Cowan noted when the final plan was approved in February of 2014, several conditions of approval were placed on the application, and those conditions still apply.

Todd Foley, POD Design, was placed under oath.

Mr. Foley reviewed his revised plans, noting new front porch look, larger unit, higher rent, and the same quality as before.

Mr. Ripley asked if there would be any issues regarding the 13 modifications listed in the Staff Report.

Mr. Foley indicated having no issues.

A discussion was had regarding trees, mounding and buffering.

Mr. Ripley made a motion to approved Final Plan Application ZON-17-001 with the following modifications:

1. The southern water main stub for Carrington Ridge shall be connected to the existing City water main near the development. This will provide a service loop to the development with the installation of main line pipe less than 150 feet. Parts and materials shall meet Pataskala specifications by the Utility Director.
2. The retention pond volume shall be verified to ensure it is still in accordance with the original plan.
3. The property owner shall submit a complete set of revised Mylar plans for signatures to the Planning and Zoning Department.
4. Revised Development Text indicating divergences from the approved final plan shall be submitted to the Planning and Zoning Department.
5. Property will be maintained so that landscaping will be kept free of weeds; trees and shrubs will be pruned and not overgrown and unsightly. Dead/dying trees and shrubs will be replaced (February 19, 2014 condition of approval).
6. Structures will be maintained so that paint is not chipping/peeling, colors of materials and accents are not fading, siding and building materials are not falling away from structures, warped, cracking, with holes etc. Roofing materials are maintained so shingles are not missing. Gutters are to be attached to buildings. No junk or outdoor storage of materials post-construction is allowed. Structures are to be maintained in an attractive manner overall. (February 19, 2014 condition of approval).
7. Private street and pathway structures are to be maintained so pot holes, cracking and general deterioration is not occurring (February 19, 2014 condition of approval).
8. High end vinyl material is to be allowed. Staff to have final administrative approval of materials (February 19, 2014 condition of approval).
9. That the second entrance be a right-in, right-out only design, with final design to be approved administratively by staff. (February 19, 2014 condition of approval).
10. That environmental features A, B and C be placed into 'preservation zones' (February 19, 2014 condition of approval).

11. That the applicant works with staff on final materials for the pathway designated as “mulch path” (February 19, 2014 condition of approval).
12. That final landscaping tree and shrub choices and placement along the exterior borders of the site, including ROW trees, be approved administratively by staff (February 19, 2014 condition of approval).
13. Varying the exterior colors of individual units (February 19, 2014 condition of approval).

Seconded by Mr. McGowan. Mr. Kendall, Mr. McGowan, Mr. Ripley, Mr. Epperson, Mr. Truex, Mr. Boggs and Ms. Rodgers voted yes. The motion was approved.

Next on the agenda, Rezoning Application ZON-17-002.

Mr. Cowan reviewed the Staff Report, noting the Applicant is seeking to rezone 280 South Main Street to use the existing structure as a confectionery, which is a permitted use under the Downtown Business District. Mr. Cowan noted the home was built in 1890 and currently being used for residential purposes. The Applicant is proposing to continue using the second floor as a residence and the first floor as a bakery and small gathering location under the business Blissful Confections & Events LLC. Mr. Cowan noted commercial appliances would be installed and no alterations to the layout of the structure are proposed. Mr. Cowan noted limited parking, however, pursuant to section 1291.05 of the code, if public parking is within 300 feet of the property, the property does not need to meet the minimum parking requirements. Mr. Cowan also noted the Applicant would be required to apply for a conditional use to reside on the second floor. Mr. Cowan indicated the future land use map designates the property for mixed use.

Diane Christine LeFever was placed under oath.

Ms. LeFever noted being an event planner; prepping will be onsite, however, events would be off-site. Ms. LeFever stated the location would be used as a bakery and for small events.

A discussion was had regarding parking.

Mr. Truex inquired as to maximum occupancy.

Mr. Fulton indicated the fire district notates maximum occupancies.

Mr. Truex asked if there will be counter sales.

Ms. LeFever indicated in the affirmative.

A discussion was had regarding conditional use.

Ms. Rodgers inquired as to hours of operation.

Mr. LeFever noted Monday through Friday 8:00 or 9:00 to 5:00 and 8:00 to 12:00 on weekends.

Ms. Rodgers asked if there will be employees.

Ms. LeFever indicated eventually.

Joan Love, 266 Main Street, was placed under oath.

Ms. Loves indicated her home is next to 280 Main Street and stated having no issues with the rezoning request.

Mr. Ripley made a motion to recommend to City Council to approve rezoning application number ZON-17-002 pursuant to Section 1217.10 of the Pataskala Code, with the following modification:

1. A Conditional Use shall be approved to allow the second floor of the principle structure to be used as a residence.

Seconded by Mr. McGowan. Mr. Kendall, Mr. McGowan, Mr. Ripley, Mr. Epperson, Mr. Truex, Mr. Boggs and Ms. Rogers voted yes. The motion was approved.

No other business was presented.

Next on the Agenda, Excuse of Absence of Anne Rodgers from the February 1, 2017 hearing.

Mr. Boggs made a motion to excuse the absence of Anne Rodgers. Seconded by Mr. Truex. Mr. Ripley, Mr. Truex, Mr. Epperson, Mr. Kendall, Mr. McGowan and Mr. Boggs voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, Approval of the February 1, 2017 regular meeting minutes.

Mr. Boggs made the motion to approve the minutes from the February 1, 2017 meeting. Seconded by Mr. Ripley. Mr. Boggs, Mr. Ripley, Mr. Truex, Mr. Kendall, Mr. McGowan and Mr. Epperson voted yes. Ms. Rodgers Abstained. The motion was approved.

Mr. Kendall made a motion to adjourn the meeting. Seconded by Mr. McGowan. Mr. Epperson, Mr. Kendall, Mr. McGowan, Mr. Ripley, Mr. Boggs, Ms. Rodgers and Mr. Truex voted yes.

The meeting adjourned at 7:10 p.m.

Minutes of the March 1, 2017 Planning and Zoning Commission meeting were approved on

_____, 2017.

Chairman Boggs