

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Meeting Minutes

Wednesday, April 5, 2017

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, April 5, 2017.

Present were:

Rick Boggs, Chairman
Gary Kendall
Darin McGowan
Randall Ripley
Anne Rodgers

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 and Anne Rodgers. Dustin Epperson and Jerry Truex were not present.

First on the agenda, remove from the Table TCOD Application TCOD-17-001.

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

Next on the Agenda, TCOD Application TCOD-17-001.

Mr. Cowan reviewed the Staff Report, noting the Applicant is proposing to construct six mini-storage facilities, 56,740 square feet of storage area, a 2,000-square foot office building connected to the front storage building, as well as sectioning off land in the northeast corner for future development for office or retail space. Mr. Cowan noted no lot split application has been submitted at this time. Mr. Cowan further noted fencing, parking spaces, landscaping, along with a reduction in rear yard setback and pavement setback.

Mr. Cowan noted the Board of Zoning Appeals approved the Conditional Use application on February 14, 2017 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.

Mr. Cowan noted the Planning and Zoning Commission has the ability to waive the requirements with no variances.

Steve Fox, Mannik Smith Group, was placed under oath.

Mr. Fox noted the low-intense use of the property; seven to ten cars a day. Mr. Fox also stated the use fits the area.

A discussion was had regarding tree clearing and a ditch located at the back of the property.

Mr. Ripley asked if there were any issues with the modifications listed in the Staff Report.

Mr. Fox noted having no issues with the noted modifications.

Ms. Rodgers asked if a turn lane would be required.

Mr. Fulton noted the site does not meet the minimum criteria for a turn lane.

A discussion was had regarding traffic and turn lanes.

Mr. Fulton also noted if the property is further developed, they would review the need for a turn lane.

Ms. Rodgers expressed her concerns regarding the intersection of Columbia Road and Broad Street.

Fencing, lighting, landscaping and signage were discussed.

Mr. Kendall inquired as to a sidewalk.

Mr. Fulton noted proposing an eight-foot wide asphalt path along the front of the property; however, currently there is legislation before Council regarding development payment fee in-lieu of construction of sidewalks and paths.

Mr. Kendall asked if the legislation does not pass, would the asphalt path be required.

Mr. Fulton indicated in the affirmative.

Mr. Boggs noted trees have been removed from the property and inquired as to the landscaping.

Mr. Cowan noted a tree every 30' should be sufficient.

Mr. Fulton added a tree survey wasn't warranted.

Mr. Ripley made a motion to approve Application TCOD-17-001 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. The Planning and Zoning Commission shall waive the L4 landscaping requirement along the southern property line and allow L2 landscaping to be installed as proposed.
3. The Planning and Zoning Commission shall waive the requirement for 36 parking spaces and allow the nine (9) parking spaces as proposed.
4. The Planning and Zoning Commission shall waive the 35-foot rear building setback requirement and allow the 30-foot rear building setback as proposed.
5. The Planning and Zoning Commission shall waive the 25-foot rear yard pavement setback requirement and allow the 25-foot rear pavement setback as proposed.
6. All Fire District comments shall be addressed.
7. The Applicant shall submit a complete set of construction plans for review and approval by the City Engineer and the Public Service Director.

Seconded by Mr. McGowan.

Ms. Rodgers asked if the modifications would include the possibility of an added turn lane in the future.

Mr. Boggs noted the motion not noting a future turn lane. Mr. Boggs stated Mr. Fulton commented any future development would require it to be reviewed.

Mr. Fulton stated if the property were to be further developed in the future, a TCOD application would need to be applied for and a traffic study would be prepared, and would come before the Planning and Zoning Commission.

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

Next on the Agenda, Other Business.

Mr. Cowan reviewed the proposed demolition requirements with the Board.

Next of the Agenda. Approval of March 1, 2017 meeting Minutes.

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

Mr. Boggs made a motion to adjourn the meeting. Seconded by Mr. Kendall. Mr. Boggs, Ms. Rodgers, Mr. McGowan, Mr. Ripley and Mr. Kendall voted yes. The meeting was adjourned at 7:30 p.m.

Minutes of the April 5, 2017 Planning and Zoning Commission meeting were approved on

_____, 2017.

Chairman Boggs