

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Meeting Minutes

Wednesday, May 3, 2017

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 3, 2017.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Zach Cowan, City Planner
Lisa Paxton, Zoning Clerk

Chairman Boggs opened the meeting at 6:32 p.m., followed by the Pledge of Allegiance.

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

First on the agenda, Final Development Plan Application ZON-17-003.

Mr. Cowan reviewed the Staff Report, noting the property was rezoned to the Planned Development District in 1999 and expired due to lack of progress. The Applicant submitted revised plans and the preliminary development plan was approved by the Planning and Zoning Commission on May 4, 2016 with conditions. The Final Development Plan for Phase 1 was approved by the Planning Commission on January 4, 2017 and approved with conditions. Mr. Cowan gave a general summary of Phases 2 and 3, including architecture and landscaping. Mr. Cowan also noted neighbor fencing issue.

Mr. Kendall inquired as to the surveyor's "temporary dead-end streets".

Mr. Cowan noted those are divergences, approved with the preliminary plan and the Phase 1 plan.

Terry Andrews, Westport Homes, 129 Shagbark Road, Gahanna, was placed under oath.

Mr. Andrews reviewed the site plans, noting roughly 36 traditional single-family homes. The center will consist of 26, two-family homes, and near the tree line and wetland to the north will be 31 life-style homes, 55 or older, empty nesters. Mr. Andrews mentioned the school district's concerns and addressing those with the school directly. Mr. Andrews stated he spoke with the neighboring property owners and discussed the fencing issues, and will probably be using farm fencing. Mr. Andrews stated he spoke to Mr. Carr; noting as long the fence is not placed on Mr. Carr's property line. Mr. Andrews

also noted leaving a message with Mr. and Mrs. Taylor. Mr. Andrews presented pictures to the Board. Mr. Andrews stated Mr. Carr will review the stakes before the pins are put in place.

The tree line, property lines, presales, prices and fencing were discussed.

Gary Taylor, 7438 Mink Street, was placed under oath.

Mr. Taylor noted speaking with Mr. Andrews and requested the fence be tied into the property owners' association for the subdivision to maintain the fencing.

Mr. Truex asked what the plans are to keep the fencing maintained.

Mr. Andrews noted he will look at the language for the deed restrictions, but wants to keep the tree line as natural as they can. Mr. Andrews also noted language in the deed restrictions regarding homeowner's maintenance.

Mr. Truex also noted his concern regarding hunting in the area.

Mr. Cowan noted subdivisions are non-discharge areas.

A discussion was had regarding discharge and non-discharge areas.

Mr. Taylor stated he will have his property marked "No Trespassing". Mr. Taylor also noted the tree line.

Mr. Boggs mentioned the errors in the plans that were submitted.

Mr. Cowan noted the errors are small, street names mixed up and typos, but nothing unmanageable.

Mr. Kendall asked if referencing the Staff Report Modifications would be adequate.

Mr. Cowan indicated in the affirmative.

Modifications were discussed.

Mr. Boggs asked Mr. Andrews if there were any issues with the Staff Report and noted Modifications.

Mr. Andrews indicated no problems with what is being requested.

Mr. Boggs asked how the fence agreement will be documented.

Mr. Andrews stated some type of note will be on the plan.

Mr. Cowan mentioned being placed in the deed restrictions.

Mr. Andrews also noted deed restrictions.

Mr. Boggs reiterated the fence agreement should be referenced in the modifications.

Mr. Ripley made a motion to approve Final Development Plan Application ZON-17-003 with the following modifications:

1. All comments provided in Attachment A shall be addressed and administratively approved.
2. All comments provided by the Public Service Director and City Engineer shall be addressed.
3. The applicant shall address all comments on the engineering plans.
4. The applicant shall address the fencing concerns and resubmit plans as appropriate.

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

Next on the Agenda, Code Amendment Application ZON-17-004.

Mr. Cowan reviewed the Staff Report, noting the deletions and additions for Pataskala Code Chapters 1221 General Regulations, 1203 Definitions and 1263 Olde Town Pataskala District. Mr. Cowan reviewed comments presented by the Zoning Inspector regarding site plans notating adjacent properties.

Seeding and straw were discussed.

Inspections and site plans were discussed.

Mr. Cowan noted the City Administrator or their designee may waive any of these requirements for cause shown.

Mr. Epperson asked if it includes removing asphalt parking lots.

Mr. Cowan noted it only reflects seeding and straw where the building sat.

Discussion was had regarding the Zoning Inspector's comments.

Mr. Truex made a motion to recommend to City Council to approve Rezoning Application No. ZON-17-004 per Section 1217.10 of the Pataskala Code. Seconded by Mr. Epperson. Mr. Epperson, Mr. Ripley, Mr. Truex, Mr. McGowan, Ms. Rodgers, Mr. Boggs and Mr. Kendall voted yes. The motion was approved.

Next on the Agenda, Klayman Property.

Mr. Cowan noted no Staff Report presented as this is a concept plan for the Klayman property located on Refugee Road.

Gary Smith, 720 East Broad Street, was placed under oath.

Mr. Smith stated tonight's intent is to gather information and comments from the Board before filling a formal application. Mr. Smith noted wanting to develop the property for mixed use. Mr. Smith

reviewed a site plan, noting single-story, empty-nester homes and two-story single family homes. Mr. Smith indicated trying to develop the property around the forest stand, more active open space. Mr. Smith explained he did not have a lot of in-depth information as this point.

Mr. Ripley inquired as to fencing around the retention pond.

Mr. Smith stated having discussions and hasn't got to that level of detail; he would like to create some type of separation.

A discussion was had regarding the cul-de-sac and lot configurations.

A discussion was had regarding Planned Development District.

Mr. Kendall inquired as to the sanitary.

Mr. Smith indicated there has been some exploration and availability of the sanitary.

Mr. Epperson asked if the street will tie into the Broadmoore neighborhood.

Mr. Smith stated anytime they can provide a stub street connection, he believes, helps the City by relieving traffic on main roads. Mr. Smith stated they will put together a traffic study.

Mr. Truex indicated he likes the flow and the trees being left on the property.

Mr. Boggs asked if Mr. Smith foresees any improvements on Refugee.

Mr. Smith assumes there will be some type of improvements.

Wetlands were discussed.

Ms. Rodgers asked if the school district has been contacted.

Mr. Smith noted not being at that point yet, but conversations will be had with the school district.

Next on the Agenda, Excuse of Absences.

Mr. Boggs made a motion to excuse the absence of Dustin Epperson from the April 5, 2017 meeting. Seconded by Mr. Ripley. Mr. McGowan, Mr. Kendall, Mr. Ripley, Mr. Boggs and Ms. Rodgers voted yes. Mr. Truex and Mr. Epperson abstained. The motion was approved.

Mr. Boggs made a motion to excuse the absence of Jerry Truex from the April 5, 2017 meeting. Seconded by Mr. Kendall. Ms. Rodgers, Mr. McGowan, Mr. Kendall, Mr. Ripley and Mr. Boggs voted yes. Mr. Truex and Mr. Epperson abstained. The motion was approved.

Next of the Agenda. Approval of April 5th meeting Minutes.

Mr. Boggs made the motion to approve the minutes from the April 5, 2017 meeting. Seconded by Mr. McGowan. Mr. Boggs, Ms. Rodgers, Mr. McGowan, Mr. Ripley, Mr. Kendall voted yes. Mr. Truex and Mr. Epperson abstained. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Kendall. Mr. Boggs, Mr. Ripley, Mr. Truex, Mr. Kendall and Mr. Epperson voted yes. The meeting was adjourned at 7:41 p.m.

Minutes of the May 3, 2017 Planning and Zoning Commission meeting were approved on

_____, 2017.

Chairman Boggs