

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Meeting Minutes

Wednesday, July 5, 2017

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

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director
Lisa Paxton, Zoning Clerk

Chairman Boggs opened the meeting at 6:31 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Darin McGowan, Randall Ripley, Jerry Truex, Anne Rodgers and Dustin Epperson. Gary Kendall was not present.

First on the agenda, remove from table Final Plan Amendment Application ZON-17-006.

Mr. Boggs made a motion to remove Rezoning Application ZON-17-006 from the table. Seconded by Jerry Truex. Ms. Rodgers, Mr. McGowan, Mr. Truex, Mr. Ripley, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Rezoning Application ZON-17-006.

Mr. Cowan reviewed the Staff Report, noting the applicant is seeking to amend a Final Development Plan for Subareas B, C and D of the Hazelton Town Center development. Further noting the Hazelton Town Center property was rezoned in 2003 to the Planned Development District by the original developer and was designed to be a 107.5-acre mixed. A portion of the western half of the Hazelton Town Center property was developed. The assisted living facility is being considered as part of this Final Plan Amendment application. In 2017 Wilcox Communities acquired the western portion of the Hazelton Town Center Property and has renamed it the Pataskala Town Center as part of this application.

Mr. Cowan reviewed the proposed subareas:

Subarea B – Subarea B was originally Subarea A, which also included the existing assisted living facility. On the original final development plan, Subarea B was to be dedicated to the City; however, the City is no longer interested in acquiring that parcel. Furthermore, any amendment to the existing Subarea A

would have effected and required approval from the assisted living facility. Therefore, the applicant reapplied the Subarea B title to this portion of the property. The original Subarea B has been incorporated into the preserve area of the original Subarea A. As proposed, the property would contain a maximum of 90 single-story condominium units. The condominiums would be housed in four, five and six unit buildings. Each condominium unit would have a two-car garage and would have a coach light on the front of the unit. The Code requires as post light; however, the applicant has requested a deviation from this requirement. Subarea B would contain the clubhouse for the condominium development. One illuminated sign would be located at the entrance to Subarea B off Emswiler Way. The interior roads of Subarea B would be private, while the extension of Emswiler Way would be public. Utilities will be public and located within easements. Street lights would be installed throughout the subarea.

Subarea C - Under the original approval, Subarea C was zoned for single-family homes. As proposed, Subarea C would be zoned for either condominiums or single-family homes. The applicant's primary choice is to construct the condominiums; however, that decision would be based upon the success of the condominiums in Subarea B. If the applicant determines that the condominiums in Subarea B were not successful, the applicant has stated that they would pursue the construction of the single-family homes. Proposals for the condominiums and single-family homes are shown in the development plan and outlined in the development text. The condominium proposal would contain a maximum of 84 single-story condominium units. The condominiums would be housed in four, five and six unit buildings. Each condominium unit would have a two-car garage. The single-family home proposal would contain a maximum of 49 lots and each home would have a two car garage. The interior roads of Subarea C would be private, while the extension of Emswiler Way and Richwood Drive would be public. Utilities will be public and located within easements. Street lights would be installed throughout the subarea. The preserve from the previously approved plan will remain.

Subarea D is the commercial portion of the development and currently has two of the three buildings constructed. In addition to the previously approved third building, the applicant has proposed a different building configuration as an option as part of the development plan. The applicant would like to make the existing right-in right-out a full access entrance and will be working with the City to determine what steps need to be taken in order to accomplish this. The applicant is also considering removing the diagonal street based upon a recommendation by city staff. The path along State Route 310 will be reconfigured and replaced within one year of the completion of a City path project along State Route 310 to the north.

The applicant has proposed two monument signs to be placed in Subarea D, one located in the grassy area by Emswiler Way, the other located next to the existing right-in right-out entrance onto State Route 310. The applicant will pursue a master sign plan at a later date to address the signage in Subarea D.

Mr. Cowan reviewed the applicant's proposed seven deviations along with Staff comments, and modifications were noted.

Jonathan Wilcox, 250 West Old Wilson Road, Worthington, Ohio, was placed under oath.

Mr. Wilcox gave an overview of the proposed project, noting the current retail businesses having little visibility and proposing a monument sign. Mr. Wilcox reviewed the required maintenance along with issues accessing the retail locations.

Mr. Truex also commented on the traffic issue. Mr. Truex noted liking the condominium design, along with the monument design.

Streetlights and streetlight code regulations were discussed.

A discussion was had regarding turn lanes.

The monument sign and location was discussed.

Mr. Ripley asked Mr. Wilcox if there were any issues regarding the modifications.

Mr. Wilcox reported no issues; however, noted the issues with improving the water pressure to Sugar Mill.

Ms. Rogers noted her concerns regarding entrance to Subarea D, and concerns regarding retail and car lights causes issues with residences.

Mr. Wilcox outlined different types of screening.

Emergency access was discussed.

A discussion was had regarding easement and the adjoining Willis property.

Ms. Rodgers asked who would be responsible for screening if the Willis property is developed.

Mr. Fulton reported depending on what is developed, will depend on screening type.

Ms. Rogers inquired as to a traffic Study.

Mr. Fulton noted it could be handled administratively with the Public Service Director and City Engineer.

Mr. Wilcox noted construction may begin in spring 2018.

Striping was discussed.

Mr. Truex noted the sign not being visible.

Mr. Fulton added a Master Sign Plan will need to be prepared.

Mr. Truex also noted having issues with removing the right in, right out location, unless traffic studies are done allowing a better traffic to flow.

Traffic issues were further discussed.

Mr. Fulton noted, from Page 3 of the Site Plan Notes, that the developer will work with the City of Pataskala and traffic engineers to determine possible site access management modifications in these areas.

The Willis property was further discussed regarding landscaping.

Mr. Boggs suggested coordinating with the Willis developer.

Mr. Wilcox stated he has no issues with a condition of the approval to work mutually with the Willises for a joint resolution on potential screening.

Development text was discussed.

Mr. Boggs inquired as to the price range.

Mr. Wilcox stated not having a price, but probably the low 2's.

Material and trim were discussed.

No further questions were presented.

Mr. Ripley made a motion to approve Final Plan Application ZON-17-006 pursuant to Section 1255.20 of the Pataskala Code, with the following modifications:

1. The applicant shall change the name of the development since a "Pataskala Town Center" already exists in Harrison Township.
2. The applicant shall submit revised landscaping plans that fully address the provisions addressed in the development text and shall include the revised landscaping plans as part of the development plan.
3. The applicant shall clarify in the development text that conditionally permitted uses of the GB – General Business District shall be conditionally permitted in Subarea D.
4. Regulations for the patios shall be described in the development text and indicated in the development plan.
5. The minimum square footage requirements for condominiums in Subareas B and C shall be clarified in the development text.
6. The proposed deviations shall be approved pursuant to Section 1255.14(b)(3)(A) of the Pataskala Code.
7. In the development text under Subarea C, "Typical Lot Size" shall be revised to say "Minimum Lot Size".
8. The applicant shall complete the entirety of Emswiler Way as delineated on the development plan as part of Phase 1 of the project.
9. The note on sheet 3 of the development plan stating "Temporary Knock Down Bollards (To be removed when the construction of Phase 2 is complete)" shall be removed.
10. The applicant shall address all comments of the City Engineer
11. The applicant shall address all comments of the Public Service Department.
12. The applicant shall address all comments of the Utilities Department.

13. The applicant shall address all comments of the West Licking Joint Fire District
14. A complete set of Construction Plans shall be submitted for review and approval prior to any construction activity.
15. The applicant will work with the Willises on mutually agreeable landscaping plans between the two properties.

Mr. Epperson seconded the motion. Mr. McGowan, Mr. Epperson, Mr. Ripley, Mr. Boggs and Ms. Rodgers voted yes. Mr. Truex voted no. The motion was approved.

Next on the Agenda, Other Business.

Mr. Fulton gave an overview of upcoming applications.

Next of the Agenda, Excuse of Absence of Jerry Truex from the June 13, 2017 hearing

Ms. Rodgers made a motion to approve the absence of Jerry Truex from the June 13, 2017 hearing. Seconded by Mr. Ripley. Mr. Epperson, Mr. Ripley, Mr. McGowan, Ms. Rodgers, Mr. Boggs voted yes. Mr. Truex abstained. The motion was approved.

Next on the Agenda, Approval of the June 13, 2017 meeting minutes.

Mr. Boggs made a motion to approve the amended corrections of the June 13, 2017 minutes. Seconded by Mr. McGowan. Mr. Ripley, Mr. McGowan, Mr. Epperson, Mr. Truex, Ms. Rodgers and Ms. Boggs voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Ms. Rodgers. Mr. Truex, Mr. Boggs, Ms. Rodgers, Mr. Epperson, Mr. McGowan and Mr. Ripley voted yes. The meeting was adjourned at 8:11 p.m.

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

_____, 2017.

Chairman Boggs