

**CITY OF PATASKALA PLANNING AND ZONING COMMISSION**

**Public Hearing Minutes**

**Wednesday, July 6, 2016**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, July 6, 2016.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning  
Lisa Paxton, Zoning Clerk

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

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

First on the agenda, **Transportation Overlay District Application TCOD-16-003.**

Matt Dixon, 5694 Headleys Mill Road, was placed under oath.

Mr. Dixon noted a Conditional Use for a real estate office, located at 263 Hazelton-Etna Road, was approved by the Board of Zoning Appeals on June 14, 2016 and is here today requesting a master sign plan approval. Mr. Dixon noted a correction in the Staff Report, as the sign will be located ten feet from the right-of-way. Mr. Dixon approached the Board with three possible design changes, indicating the sign will be 4' x 4', sixteen square feet per side, aluminum sign, with 6' by 6' posts wrapped in cedar and stained black. Mr. Dixon discussed different types of lighting for the sign.

Mr. Fulton reviewed his Staff Report, noting the new signs that have been presented, some may not be applicable. Mr. Fulton also mentioned the width of the ground sign is different than what was submitted.

Mr. Dixon indicated the sign company had just put something together.

Mr. Fulton noted more information would be needed, including the width of the sign to include the posts, along with the proposed landscaping around the bottom of the sign. Mr. Fulton noted the sign face can only illuminate the letters or the logo. Mr. Fulton reviewed the approved conditional use, noting the parking lot and the proposed entrance into the property.

Mr. Boggs asked if there were any questions from the audience.

None were heard.

Mr. Boggs asked the Board if there were any questions.

Mr. Truex asked if the lighting would be internal or external.

Mr. Dixon noted internal illumination, possibly halo lighting for the HER lettering.

Mr. Kendall asked Mr. Dixon his plans for landscaping around the sign.

Mr. Dixon stated whatever the City requests.

Mr. Ripley asked Mr. Dixon if he had any issues with the modifications listed in the Staff Report.

Mr. Dixon indicated having no issues with the modifications.

Ms. Rodgers asked for clarification regarding the lighting for the sign.

Mr. Fulton stated only the letters on the sign could be illuminated, not the entire face.

Mr. Dixon noted the area is residential and not wanting to spotlight the sign.

Ms. Rodgers inquired as to office hours.

Mr. Dixon noted 10:00 a.m. to 6- or 7:00 p.m.

Ms. Rodgers asked if the sign would be turned off at night, as a courtesy to the neighbors.

Mr. Dixon noted the homes across the street in The Oaks, most of the houses face each other. Mr. Dixon also noted the home beside this property is owned by him. The City's water tower is across the street and the golf course is behind the property.

Ms. Rodgers inquired as to maximum brightness.

Mr. Boggs noted diming the sign at night, if not turned off.

Mr. Fulton noted, per the code, not to exceed .5 foot candles of light from the property line.

A discussion was had regarding the modifications listed in the Staff Report.

Mr. Truex made the motion to approve a master sign plan, pursuant to Section 1295.13 of the Pataskala Code, with the following modifications:

1. The applicant shall submit a revised master sign plan to the Planning and Zoning Department for review indicating the following:
  - a. The width of the proposed ground sign.

- b. Colors of the support posts.
  - c. Only the letters and logo on the sign will illuminate.
  - d. Proposed landscaping and mulching around the base of the
2. The base of the Ground Sign shall be constructed with a finished material including but not limited to brick, stone, faux brick, stone, stucco, flat finish metals, decay resistant wood, or composites or synthetics that achieve the appearance similar to natural materials pursuant to section 1295.12(h) of the Pataskala Code.
  3. The base of the Ground Sign shall be landscaped pursuant to section 1295.12(g) of the Pataskala Code.
  4. The location of the Ground Sign shall meet all requirements of 1295.09(b)(4) of the Pataskala Code.

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

Mr. Boggs noted he and Mr. Truex discussed turning over the meeting to Mr. Truex for experience.

No objections were heard.

Next on the Agenda, Approval of the June 1, 2016 regular meeting minutes.

Mr. Truex made a motion to approve the minutes from the June 1, 2016 meeting. Seconded by Mr. McGowan. Mr. Truex, Ms. Rodgers, Mr. Ripley, Mr. McGowan, Mr. Kendall, Mr. Powell and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Ravines at Hazelwood Part 3 Extension.

Connie Klema, P.O. Box 991, Pataskala, Ohio, representing the owner of the property.

Ms. Klema noted the preliminary plan, cluster design, along with the Reserve at Hazelwood's approval for cluster housing, and the developer working with both projects. Ms. Klema noted the engineering that is being done and the issue regarding connecting culvert-type bridge and how it is to be handled. Ms. Klema noted thirteen years ago when the culvert was designed, a cost of \$100,000; since that time, and the issues that need to be addressed, the cost is going up. Ms. Klema noted needing to find an alternative way to building the culvert, as a typical cost for a culvert is about \$400,000. Ms. Klema noted meeting with the City's engineers and investigating different bridge and culvert companies. The City had comments that needed to be addressed.

Mr. Fulton noted engineering drawings have been submitted for review. Mr. Fulton noted from the Department's view, things are happening, but the developer is up against the deadline. Mr. Fulton noted if the preliminary plan were to expire, the final plan for the old subdivision will take out trees and wetland and could be more detrimental than giving a six more month extension, and ultimately having a better product at the end. Mr. Fulton noted it's not a recommendation, but feels comfortable that something will be before the Board by the end of the year.

A discussion was had regarding extension deadline.

No further questions were presented.

Mr. Ripley made a motion to grant an extension to January 4<sup>th</sup>, 2017 for submission of the preliminary plan for Part 3 of the Ravines at Hazelwood. Ms. Rodgers seconded the motion. Ms. Rodgers, Mr. Ripley, Mr. Kendall, Mr. Boggs, Mr. Powell, Mr. Truex and Mr. McGowan voted yes. The motion was approved.

Next on the Agenda, Broadmoore Commons Entry Sign.

Terry Andrews, Westport Homes, 507 Executive Campus Dr., Suite 100, Westerville was placed under oath.

Mr. Andrews wanted to come before the Board to speak a little more regarding the entry sign for Broadmoore Commons. Mr. Andrews noted the signs are similar to what was proposed in May, and the Board wanting more monument-style made out of stone or brick, and wanting to come back and discuss a little further. Mr. Andrew stated he feels the sign gives the community more of an "estate" feel. Mr. Andrews reviewed the different signs that were included in the packet.

Mr. Fulton noted Mr. Andrews wanting to revisit sign style.

A discussion was had regarding different types of signs and maintaining signs.

Mr. Boggs noted the sign being proposed is significantly higher than the sample signs.

Mr. Andrews noted not being opposed to lowering sign height.

Mr. Fulton noted maximum permitted height is 10 feet from grade.

Ms. Rodgers inquired into the lighting of the sign.

Mr. Andrews noted wanting to do cone lighting, soft, down lighting.

Ms. Rodgers reviewed the submitted sign examples.

A further discussion was had regarding sign examples presented in the packet.

Ms. Rodgers asked the type of material that would be used.

Mr. Andrews noted PVC material.

Mr. Boggs asked if Mr. Andrews would commit to keeping the sign to a maximum height of 10 feet.

Mr. Kendall asked Mr. Andrews if he had any landscaping ideas.

Mr. Andrews indicated landscaping may be similar to the Kitzmiller sign.

Mr. Truex asked if there would just be one sign at the entrance.

Mr. Andrews indicated in the affirmative.

Mr. Truex noted this being an informal discussion, if a motion is needed

Mr. Fulton stated no motion is necessary as this was a discussion to reconsider signage, and if the conditions are amenable with the Commission, when the final plan is presented, it will show this style of sign and feedback will be addressed on the final plans in terms of height, landscaping, etc.

Mr. Truex asked if there were any new business.

Mr. Fulton noted he has not spoken with any one from Kroger, and the deadline for submittal is Friday, July 8<sup>th</sup>.

A discussion was had regarding the Kroger property.

Mr. Fulton also noted the new Planner beginning August 1<sup>st</sup>.

A discussion was had regarding conditional use violations.

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

The meeting was adjourned at 7:30 p.m.

Minutes of the July 6, 2016 Planning and Zoning Commission hearing were approved on \_\_\_\_\_, 20\_\_\_\_.

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Richard Boggs, Chairman