

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Meeting Minutes

**Wednesday, August 2, 2017**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, August 2, 2017.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director  
Zack 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, Randall Ripley, Jerry Truex, Anne Rodgers and Dustin Epperson. Darin McGowan was not present.

***First on the agenda, Planned Manufacturing District Application PM-17-001.***

Mr. Cowan reviewed the Staff Report, noting the applicant is seeking approval of a Planned Manufacturing District application for an AEP distribution substation that will be constructed on 6.5 acres of the 15-acre property. The unmanned distribution center and lay down yard will be located in the Pataskala Corporate Park. Mr. Cowan further noted a 120-foot proposed tower, two control buildings, 7-foot fencing with one-foot barbed wire; fence variances have been requested by the applicants. Mr. Cowan further reviewed setbacks, access, landscaping, signage and parking lot.

Mr. Kendall noted the grades being below minimum of 1% slope on the ditches.

Mr. Cowan stated the grade comments can be noted on the engineering plans for review.

Aura Lindstrand, Electrical Consultants, Inc., 3521 Gabel Road, Billings, Montana, representing AEP, was placed under oath.

Ms. Lindstrand noted not being ditches, but 3-foot berms on three sides and ditches that run along the sides. Ms. Lindstrand stated they will address and make sure it's clear.

Mr. Kendall pointed out the slope of the ditch is stated on the drawings.

Ms. Lindstrand reviewed the variance requests for fence height and landscaping. Pre- and post-construction storm water requirements were noted. Ms. Lindstrand noted insulated surface of crushed aggregate for the parking lot, four monopole towers will tie into the substation, and noting the 120-foot communication tower. Ms. Lindstrand also gave an overview of submitted slides.

Mr. Epperson inquired as to the landscaping.

Ms. Lindstrand noted the requirements for Planned Manufacturing landscaping and noted proposing grass berms.

Access was discussed.

Mr. Truex noted adding berms to the modifications.

Ms. Rodgers discussed the need for maintenance, landscaping and visual screening to soften the area.

Brett Schmied, 700 Morrison Road, Gahanna, representing AEP.

Mr. Schmied noted AEP's general practice is no screening; however, maintenance is performed, but not on a regular basis. The easement located to the south and issues with adding an 8-foot berm and maintaining safety clearances.

Mr. Kendall also noted consideration for visual effects for landscaping in the front.

Mr. Boggs asked if the Board's concerns will be passed on to the Board of Zoning Appeals.

Mr. Cowan indicated in the affirmative.

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

Ms. Lindstrand noted no issues.

The Board commented on the need for softening the front landscaping.

Mr. Truex made a motion to approve Planned Manufacturing District, pursuant to Section 1253.07 of the Pataskala Code, for application PM-17-001, with the following modifications:

1. The site plan shall be updated to include the following:
  - a. Control building dimensions and locations shall be labeled on the plans.
  - b. All directional signs shall be labeled on the plans with dimensions.
  - c. Location and height of the proposed communications tower shall be labeled on the plans.
  - d. Dimensions of the driveway access shall be labeled on the plans.
  - e. Berms shall be labeled on the site plan.
2. Directional signs shall not exceed two (2) square feet per face and three (3) feet in height pursuant to 1295.06(j) unless waived by the Planning and Zoning Commission.
3. The applicant shall address all comments provided by the City Engineer.

4. The applicant shall address all comments provided by the Public Service Director.
5. The amount and rate of runoff from a developed site shall be no greater after development than it was prior to development pursuant to Section 1253.05(L).
6. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.

Mr. Epperson seconded the motion. Mr. Ripley, Mr. Truex, Mr. Boggs, Mr. Epperson, Mr. Kendall and Ms. Rodgers voted yes. The motion was approved.

***Next on the Agenda, Preliminary Plan Application ZON-17-007.***

Mr. Cowan gave an overview of the application, noting 293 lots for the subdivision, a total gross density of 2.76 units per acre, two boulevard access points into the subdivision, one stub street labeled as "Street C" at the rear of the property. Mr. Cowan further noted permitted accessory structures, architecture and landscaping.

Mr. Fulton reviewed the requested divergences A through D.

Mr. Cowan reviewed requested divergences E through H, along with Comments from the City Engineer, Licking Heights School District, Public Service Director and Zoning Inspector.

Modifications 1 through 7 were reviewed.

Gary Smith, G2 Planning, and Jeff Wayne, Ryan Homes, were placed under oath.

Mr. Smith noted a concept plan being presented before the Commission in May 2017. A review of the types of homes were presented. Mr. Smith indicated understanding the school's issue, and noted the subdivision would not be high density. Empty-nester and single-family homes were outlined. Open spaces, activity park, sidewalks and signage were reviewed.

Mr. Kendall noted his concerns regarding the school's situation, density, deviations from the Code and Code violations.

Mr. Wayne noted erosion control being the issues with violations.

Mr. Kendall also noted Certificate of Compliances not completed.

Mr. Wayne stated issues with the site supervisor.

Mr. Fulton listed concerns and violations.

Mr. Smith noted the issues Ryan Homes have had in Pataskala are unusual and an isolated incident.

Mr. Wayne reiterated issues with the site manager, which is no longer with Ryan Homes, and challenges with contractors.

Concerns regarding density and deviations were discussed.

Ms. Rodgers also noted issues with cluster housing, violation concerns and school district issues.

Mr. Smith noted he would like an understanding of what the Board would like and come back with something that will work.

Mr. Truex suggested to break the trend away from cluster housing, and would like to hear comments from the water and sewer district.

Mr. Fulton noted the review memo was sent but no comments were returned.

Mr. Epperson would like more housing options, something that breaks up the density, and also noted traffic concerns.

Post lights and streetlights were discussed.

Mr. Boggs noted the challenges of long-range plans.

Mr. Smith formally requested to table Application ZON-17-007.

Michael Harsh, 8502 Mink Street, C. Bernard Brush, 5530 Columbia Road; Eileen DeRolf, 12520 Refugee Road; Jennie Antenio, 84 Charles Road; Paul Johnson, 1332 Twelve Oaks, Blacklick and Bill and Pat Schuler, 3685 Headleys Mill Road, were placed under oath.

Mr. Harsh had concerns regarding responsibility of the road and flooding issues.

Mr. Brush noted a neighbor to the east of property asked if he would speak on his behalf. Mr. Brush mentioned other approved developments and adding more houses. Mr. Brush noted safety and traffic issues.

Ms. DeRolf stated her concerns, noting school district and traffic issues.

Ms. Antenio noted her concerns, including school district issues and property taxes.

Mr. Johnson noted being on the Licking Heights School Board, appreciates the Board keeping the school in mind.

Mr. Schuler noted owning property at 13231 Refugee Road, concerns regarding drainage, storm water issues.

Mr. Truex made a motion to table Preliminary Plan Application ZON-17-007 indefinitely. Seconded by Mr. Ripley. Mr. Kendall, Mr. Ripley, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. Ms. Rodgers voted no.

***Next on the Agenda, Other Business.***

Mr. Fulton reviewed food truck and neighbor notice code amendments.

***Next of the Agenda, Excuse of Absence of Gary Kendall from the July 5, 2017 hearing.***

Mr. Boggs made a motion to approve the absence of Gary Kendall from the July 5, 2017 hearing. Seconded by Mr. Ripley. Mr. Epperson, Ms. Rodgers, Mr. Truex, Mr. Ripley and Mr. Boggs voted yes. Mr. Kendall abstained. The motion was approved.

***Next on the Agenda, Approval of the July 5, 2017 meeting minutes.***

Mr. Boggs made a motion to approve minutes from the July 5, 2017 hearing. Seconded by Mr. Epperson. Mr. Ripley, Mr. Boggs, Mr. Kendall, Mr. Truex, Ms. Rodgers and Mr. Epperson voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Epperson. Mr. Boggs. Ms. Rodgers, Mr. Epperson, Mr. Truex, Mr. Ripley and Mr. Kendall voted yes. The meeting was adjourned at 8:53 p.m.

Minutes of the August 2,, 2017 Planning and Zoning Commission meeting were approved on

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Chairman Boggs