

**MINUTES OF THE
CITY OF PATASKALA BOARD OF ZONING APPEALS**

Tuesday, August 9, 2016

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, City Hall, 621 West Broad Street, Pataskala, Ohio on Tuesday, August 9, 2016.

Present were:

Matt Dixon, Chairman

Catherine Baird, Vice Chairwoman

Kathleen Hasson

Steve Valentine

City of Pataskala Planning and Zoning Department staff:

Scott Fulton, Director of Planning

Zack Cowan, City Planner

Lisa Paxton, Zoning Clerk

Chairman Dixon opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance. Roll call was made. Present were: Matt Dixon, Catherine Baird, Kathleen Hasson and Steve Valentine.

First on the Agenda, **Variance Application VA-16-018.**

Matt Piatt, 335 Edenberry Lane, was placed under oath.

Mr. Piatt gave an overview of his variance request, stating he would like to add an 884 square foot addition to his detached garage.

Ms. Baird asked if any neighbors expressed any concerns.

Mr. Piatt indicated there have been no complaints.

Mr. Cowan reviewed his Staff Report, noting the Code allows for a maximum of 1,476 square foot accessory building and the proposed addition would bring the square footage to 1,640 square feet, 164 square feet over the maximum permitted square footage.

Ms. Hasson asked the Applicant if he would only be storing personal property.

Mr. Piatt indicated in the affirmative. Mr. Piatt also noted once the garage is completed, the finish will be like the house.

No further questions or comments were presented.

Ms. Baird made a motion to approve a variance from Section 1221.05(B)(1) of the Pataskala Code for Variance Application VA-16-018 with the following modifications:

1. The Applicant shall construct the accessory building addition as submitted within one (1) year of the date of approval.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building addition.
3. The accessory building addition shall be setback the same distance or further from the property line than the front line of the main dwelling.
4. The accessory building addition shall be a minimum of 10 feet from the well head and any part of the existing household sewage treatment system.

Seconded by Ms. Hasson. Mr. Valentine, Ms. Hasson, Ms. Baird and Mr. Dixon voted yes. The motion was approved.

Mr. Dixon noted the 30-day appeals process.

Next on the Agenda, **Conditional Use CU-16-006**.

Anna Smith, 345 Woodside Drive, Johnstown, Ohio, was placed under oath.

Ms. Smith gave an overview of her conditional use request, noting a martial arts and fitness facility in Johnstown and would like to continue the business in Pataskala.

Mr. Cowan gave an overview of his Staff Report, noting the Applicant is proposing to use the property for a martial arts recreational training facility. The existing building contains space for three tenants. The martial arts facility would be located in the middle of the building between Buster's Corner Store and the former NAPA Auto Parts.

Ms. Hasson asked if any modifications were needed to be completed prior to occupancy.

Ms. Smith indicated only esthetics.

No other questions or comments were presented.

Mr. Valentine made a motion to approve Conditional Use application CU-16-006, pursuant to Section 1249.04(19) of the Pataskala Code, 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.

Seconded by Ms. Hasson. Mr. Dixon, Ms. Baird, Ms. Hasson and Mr. Valentine voted yes. The motion was approved.

Mr. Dixon noted the 30-day appeals process.

Next on the Agenda, **Findings of Fact**.

Ms. Baird made a motion to accept **Findings of Fact C, D, E, F, H and K for Variance Application VA-16-008**, pursuant to 1211.07(1) of the Pataskala Code. Ms. Hasson seconded the motion. Mr. Valentine, Ms. Hasson,

Ms. Baird and Mr. Dixon voted yes. The motion was approved.

Ms. Hasson made a motion to accept **Findings of Fact 1 through 9 for Conditional Use Application CU-16-006**, pursuant to Section 1215.04 of the Pataskala Code. Ms. Baird seconded the motion. Mr. Valentine, Ms. Hasson, Mr. Dixon and Ms. Baird voted yes. The motion was approved.

Mr. Valentine made a motion to approve the July 12, 2016 regular meeting minutes. Seconded by Ms. Baird. Ms. Hasson, Ms. Baird, Mr. Dixon and Mr. Valentine voted yes. The motion was approved.

Mr. Valentine made a motion to approve the **Findings of Fact for the revocation of CU-15-005**. Ms. Hasson seconded the motion. Ms. Baird, Ms. Hasson, Mr. Valentine and Mr. Dixon voted yes. The motion was approved.

Ms. Baird made the motion to adjourn the meeting. Seconded by Ms. Hasson. Mr. Dixon, Ms. Baird, Ms. Hasson and Mr. Valentine voted yes. The meeting was adjourned at 6:50 p.m.

Minutes of the August 9, 2016 Board of Zoning Appeals Meeting were approved on

_____, 2016.

Chairman Matt Dixon