

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, September 5, 2018

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, September 5, 2018.

Present were:

Rick Boggs, Chairman
Jerry Truex, Vice Chairman
Dustin Epperson
Gary Kendall
Darin McGowan
Randall Ripley

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Jack Kuntzman, City Planner
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, Gary Kendall, Darin McGowan, Randall Ripley, Jerry Truex and Dustin Epperson. Anne Rodgers was not present.

Rezoning Application ZON-18-004, Rezoning Application ZON-18-005 and Preliminary Plan Application ZON-17-007 continued to be tabled.

Next on the Agenda, Final Plan Application ZON-18-008.

Mr. Fulton gave an overview of the Staff Report, noting approvals of the Final Development Plan for Phases 1, 2 and 3. A general summary was given of Phase 5 along with a summary of the Staff Review. Mr. Fulton reported issues with tree allocation and feels a revised plan would be beneficial. Mr. Fulton further described the "fee in lieu of" path program and the City's Comprehensive Plans. The Public Service Director comments were reviewed, including the reduced buildable areas for Lots 165, 166, 181, 182 and 187, and Reserve D to be platted with Phase 5. The City Engineer and West Licking Fire District comments were also noted.

A discussion was had regarding walking paths and street trees.

Traffic light and turn lanes at Broadmoore Boulevard were noted.

Terry Andrews, representing Westport Homes, 507 Executive Campus Drive, Westerville, was placed under oath.

Mr. Andrews noted a similar project in Delaware regarding tree replacement and paths.

Mr. Boggs asked Mr. Andrews if there were any concerns regarding the Staff Report.

Mr. Andrews noted no concerns.

The street tree map was reviewed.

Mr. Truex asked if stipulations would need to be made regarding trees.

Mr. Fulton stated revised tree plans would come back before the Planning Commission for review and approval.

Mr. Boggs inquired as to Phase 4.

Mr. Andrews noted lifestyle products for Phase 4.

Debbie Welsh, 369 Eddington Drive, was placed under oath.

Ms. Welsh stated purchasing Lot 33 in Broadmoore Commons and noted not being informed of the commercial property located in front of the development. Ms. Welsh also noted concerns for safety of children. Ms. Welsh also had concerns with the homes not being built in a timely manner.

Mr. Fulton noted the property being zoned General Business well before the project started, and reviewed possible uses allowed in the General Business District along with businesses requiring Conditional Uses, and public notifications.

Mr. Boggs added the Broadmoore Commons property was zoned in 1999 to the Planned Development District and explained the property along Broad Street is intended for commercial use in the Comprehensive Plan, due to Broad Street being a major thoroughfare.

Screening requirements between uses were noted.

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

Mr. Taylor inquired as to the fencing that is to be installed.

Mr. Fulton stated he will check to confirm the fencing is on the plans.

Mr. Andrews informed the Board Ms. Welsh's comments were the first time he had heard of any issues and added he will check with his office regarding what was discussed with the sales department. Mr. Andrews noted fencing will be built in stages when developing Sections 3, 4 and 6. Mr. Andrews again reiterated following up on Ms. Welsh's comments.

Mr. Truex commented it would have been nice if the commercial property would have been designated on the maps so people would have known.

Ms. Welch stated she wouldn't have purchased the property if she knew of the commercial property.

A discussion was had regarding West Licking Fire District's comments.

Connectors between developments were discussed.

Mr. Ripley made a motion to approve the final development plan for application ZON-18-008 with the following conditions:

1. The applicant shall address all comments from the Planning and Zoning Department
2. The applicant shall address all comments from the Public Service Director
3. The applicant shall address all comments from the City Engineer
4. The Final Development Plan shall be revised to indicate the locations of all fire hydrants
5. Engineering Plans shall be reviewed and approved by the Public Service Director and the City Engineer prior to construction
6. The Final Development Plan shall expire if construction has not commenced within one (1) year of the date of approval pursuant to Section 1255.13(b)(13)(B)
7. The applicant shall meet the tree replacement requirements pursuant to Chapter 1283 or construct a path within Reserve D as approved by the Planning and Zoning Department

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

Next on the Agenda, Other Business.

A discussion was had regarding tabled items.

Next on the Agenda, Excuse of Absence for Rick Boggs and Anne Rodgers from the August 1, 2018 meetings.

Mr. Truex made a motion to approve the absence of Rick Boggs. Seconded by Mr. Epperson. Mr. Kendall, Mr. Truex, Mr. Epperson, Mr. McGowan and Mr. Ripley voted yes. Mr. Boggs abstained. The motion was approved.

Mr. Truex made a motion to approve the absence of Anne Rodgers. Seconded by Mr. McGowan. Mr. McGowan, Mr. Epperson, Mr. Ripley, Mr. Boggs, Mr. Truex and Mr. Kendall voted yes. The motion was approved.

Next on the Agenda,

Mr. Truex made a motion to approve the minutes from the August 1, 2018 meeting. Seconded by Mr. McGowan. Mr. Ripley, Ms. Kendall, Mr. McGowan, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

Mr. Kendall made a motion to adjourn the meeting. Seconded by Mr. Ripley. Mr. Epperson, Mr. McGowan, Mr. Boggs, Mr. Kendall, Mr. Truex and Mr. Ripley voted yes. The motion was approved.

The hearing was adjourned at 7:40 p.m.

Minutes of the September 5, 2018 Planning and Zoning Commission hearing were approved on

_____, 2018.
