

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

Tuesday, September 13, 2016

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, City Hall, 621 West Broad Street, Pataskala, Ohio on Tuesday, September 13, 2016.

Present were:

Matt Dixon, Chairman

Catherine Baird, Vice Chairwoman

Kathleen Hasson

Steve Valentine

TJ Rhodeback

City of Pataskala Planning and Zoning Department staff:

Zack Cowan, City Planner

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, Steve Valentine and TJ Rhodeback.

First on the Agenda, **Variance Application VA-16-019.**

Todd Lewis Fraker, 76 Broadway Street, was placed under oath.

Mr. Fraker gave an overview of the variance request; noted the inherited property consists of 4.3 acres with a home and pole barn. Mr. Fraker stated his parents' wish is for the Fraker children to keep the property, however, the children have their own homes but want to keep something of their parents' dream and split the property into two parcels, keeping the pole barn on 1.9 acres, and selling the house on 2.3 acres.

Mr. Dixon asked if the property split and rezoning has been heard before the Planning and Zoning Commission.

Mr. Cowan noted a Planning and Zoning Commission hearing approved the lot split and R-20 rezoning and meets the minimum zoning requirements.

Ms. Baird asked if the pole barn is used for storage or other purposes.

Mr. Fraker noted storage and personal use.

Ms. Hasson inquired as to a driveway to the accessory building.

Mr. Fraker indicated there is an existing shared driveway.

Ms. Rhodeback inquired as to the reason for the variance request.

Ms. Baird noted accessory buildings require a principal structure.

Ms. Hasson asked whom would maintain the property.

Mr. Fraker indicated his sister and himself.

No other questions were presented.

Mr. Valentine made a motion to approve Variance Application VA-16-019 from section 1203.03 of the Pataskala Code with the following modification:

1. The Applicant shall obtain all necessary permits from the City of Pataskala if an additional driveway access is installed.

Ms. Hasson seconded the motion. Mr. Dixon, Ms. Baird, Ms. Hasson and Mr. Valentine voted yes. Ms. Rhodeback voted no. The motion was approved.

Mr. Cowan noted the 30-day appeal process.

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

Ms. Baird made a motion to accept **Findings of Fact A, C, D, E, F, G, H and K for Variance Application VA-16-019**, pursuant to 1221.07(1) of the Pataskala Code. Ms. Hasson seconded the motion. Mr. Valentine, Ms. Baird, Mr. Dixon and Ms. Hasson voted yes. Ms. Rhodeback abstained. The motion was approved.

Mr. Valentine made a motion to approve the August 9, 2016 regular meeting minutes. Seconded by Ms. Baird. Ms. Hasson, Ms. Rhodeback, Mr. Valentine, Ms. Baird and Mr. Dixon voted yes. The motion was approved.

Ms. Hasson made a motion to approve the absence of Ms. Baird from the July 12, 2016 meeting. Mr. Valentine seconded the motion. Ms. Hasson, Ms. Rhodeback, Mr. Valentine and Mr. Dixon voted yes. Ms. Baird abstained. The motion was approved.

Ms. Baird made a motion to approve the absence of Ms. Rhodeback from the August 9, 2016 meeting. Seconded by Ms. Hasson. Ms. Baird, Ms. Hasson, Mr. Valentine and Mr. Dixon voted yes. Ms. Rhodeback abstained. The motion was approved.

No other business was presented.

Ms. Baird made the motion to adjourn the meeting. Seconded by Mr. Valentine. Mr. Dixon, Ms. Baird, Ms. Hasson, Mr. Valentine and Ms. Rhodeback voted yes. The meeting was adjourned at 6:49 p.m.

Minutes of the September 13, 2016 Board of Zoning Appeals Meeting were approved on

_____, 2016.

Chairman Matt Dixon