

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

Wednesday, November 2, 2016

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, November 2, 2016.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Zack Cowan, City Planner
Lisa Paxton, Zoning Clerk

Vice Chairman Truex opened the hearing at 6:36 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Darin McGowan, Randall Ripley, Jerry Truex, Anne Rodgers and Gary Kendall. Michael Powell was not present.

First on the agenda, **Planned Manufacturing PM-16-001**

Ian Aultman, MS Consultants, was placed under oath.

Mr. Aultman presented his application request, noting office/warehouse for AEP, noting parking and storage yard. Mr. Aultman noted the perimeter fencing to secure the property and presented two separate site plans evaluating site drainage. Mr. Aultman discussed the first site plan, showing the existing easement running through the site, the ponds, and detention of water quality. Mr. Aultman presented the second site plan, showing a "moat", offering the same detention and water quality requirements, and added security. Mr. Aultman noted the importance of security. Mr. Aultman noted the reason for providing two plans is to evaluate whether the moat will work.

Vickie Wildman, 6830 Cedar Brook Place, New Albany, Ohio.

Ms. Wildman reviewed the site plan, noting integrating the office building into the warehouse, along with construction material.

A discussion was had regarding Route 16 noted on the site plan, should be Etna Parkway.

Ms. Wildman reviewed the elevations, docks, signage and graveled area.

Ms. Rodgers inquired into the landscaping.

Mr. Aultman noted the screening and landscaping mounds. Mr. Aultman noted the landscaping variances that will be requested before the Board of Zoning Appeals.

Ms. Wildman noted the variance, requesting a 6-foot tall fence with a two-foot barbwire top, and a variance from the required parking spaces due to the number of employees, and will never be a need for more than 19 parking spaces.

Mr. Cowan reviewed his Staff Report, noting building size, setbacks, height, access, parking lot and landscaping. Mr. Cowan also noted signage requirements.

Mr. Fulton noted the maximum permitted signage based upon the frontage of the property. Mr. Fulton stated there being a provision in the Code allowing the Planning and Zoning Commission to waive those requirements. Mr. Fulton also noted the variance requests.

A discussion was had regarding sidewalks and the possibility of a fee in lieu of sidewalks.

Mr. Fulton noted the drainage easement and noted two plans, one with retention ponds and the other with a "moat". Mr. Fulton noted the Applicant needing to address the water coming through the easement, and storm water calculations needing to be completed. Mr. Fulton noted adding potential modifications.

Mr. Kendall asked if either option includes pipe.

Mr. Fulton stated he believes Option A, retention ponds, would have pipe.

Mr. Kendall inquired if there will be inlets.

Mr. Aultman indicated in the affirmative.

Mr. Kendall stated his concerns regarding the moat and drainage.

Mr. Aultman noted it being a wet pond.

Mr. Kendall asked if the cross section has been calculated.

Mr. Aultman noted calculations still need to be completed.

Mr. Kendall asked if the majority of vehicles will be semi-tractors, equipment, in the yard.

Mr. Aultman indicated in the affirmative.

Mr. Kendall inquired as to the gates.

Mr. Aultman noted the gates would be accessed by keycard.

Mr. Kendall asked if it will be manned 24 hours.

Mr. Aultman indicated in the affirmative.

A discussion was had regarding landscaping, and the intent of the code being met.

A discussion was had regarding wetlands, gravel area and building.

Mr. Truex asked if the materials located at the Broad Street AEP training center would be moved to the new location.

Mr. Aultman noted not knowing the answer, but the training center will not be moved.

Mr. Boggs inquired as to future issues regarding buffering.

Mr. Fulton noted it being a case-by-case basis.

Mr. Kendall noted his concerns regarding a moat and there being no aeration. But if it can be figured out and make it work, it would be okay.

Mr. Aultman noted it being a challenge.

Ms. Rodgers asked Mr. Aultman to clarify the site map.

Mr. Aultman reviewed the site map with the Board.

A discussion was had regarding the "moat".

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

Mr. Truex made the motion to approved Planned Manufacturing District Application PM-16-001 pursuant to Section 1253.07 of the Pataskala Code with the following modifications:

1. The site plan shall be updated to include the following:
 - a. All wall sign dimensions shall be labeled.
 - b. The ground sign setback shall be ten (10) feet from the right-of-way and labeled on the site plan.
 - c. The Building Sign labeled on the site plan shall be changed to "Ground Sign".
 - d. The Lawn Signs labeled on the site plan shall be changed to "Directional Sign".
2. The requirement for landscaping islands in the parking lot shall be waived.
3. The requirement for directional sign square footage and height shall be waived.
4. A Master Sign Plan or variance shall be submitted if the required wall sign requirements are not met.
5. The applicant shall install a sidewalk to city standards or pay a fee in lieu.
6. The applicant shall address the impact of the drainage easement with the City Engineer and Public Service Director.

7. Storm Calculations shall be submitted on Options A or B as presented at the November 2, 2016 Planning and Zoning Commission Hearing. Major changes that affect the site plan layout shall be reviewed by the Planning and Zoning Commission.
8. Only one median break on Etna Parkway shall be permitted in the future for one access drive.
9. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.

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

Next on the Agenda, **Rezoning Application ZON-16-007.**

Mr. Fulton gave a history of the zoning issues regarding Roxford Apartments.

Mr. Ripley made a motion to recommend to City Council to rezone property located at 124 Coors Boulevard, from the PRO – Professional Research Office district to the R-M – Multi-Family Residential district pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Kendall. Mr. Boggs, Mr. Kendall, Ms. Rodgers, Mr. Ripley, Mr. Truex and Mr. McGowan voted yes. The motion was approved and the recommendation will be forwarded to City Council.

Next on the Agenda, Tabling of Rezoning Application ZON-16-008.

Mr. Boggs made the motion to table Rezoning Application ZON-16-008. Seconded by Mr. Ripley. Mr. McGowan, Mr. Truex, Mr. Ripley, Ms. Rodgers, Mr. Kendall and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Mr. Kendall from the October 5, 2016 hearing.

Mr. Ripley made the motion to approve the absence of Mr. Kendall from the October 5, 2016 hearing. Seconded by Mr. Truex. Mr. Boggs, Ms. Rodgers, Mr. Ripley, Mr. Truex and Mr. McGowan voted yes. Mr. Kendall abstained. The motion was approved.

Mr. Boggs made the motion to approve the minutes from the October 5, 2016 meeting. Seconded by Mr. McGowan. Mr. McGowan, Mr. Truex, Mr. Ripley, Ms. Rodgers and Mr. Boggs voted yes. Mr. Kendall abstained. The motion was approved.

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

The meeting adjourned at 7:39 p.m.

Minutes of the November 2, 2016 Planning and Zoning Commission hearing were approved on

_____, 20__.
