

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Public Hearing Minutes

**Wednesday, December 5, 2018**

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

Present were:

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

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, Dustin Epperson, Anne Rodgers and Jerry Truex.

***Rezoning Application ZON-18-004 remained tabled.***

***Rezoning Application ZON-18-005 formally withdrawn.***

***First on the Agenda, remove from table Preliminary Plan Application ZON-17-007.***

Mr. Boggs made a motion to remove from the table Preliminary Plan Application ZON-17-007. Seconded by Mr. Epperson. Mr. Truex, Mr. Ripley, Mr. Boggs, Ms. Rodgers, Mr. McGowan, Mr. Epperson and Mr. Kendall voted yes. The motion was approved.

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

Mr. Kuntzman gave an overview of the Staff Report, noting the original application was submitted in 2017, and having been tabled multiple times. The applicant is requesting approval to allow for a 223 lot/223 unit development that would consist of traditional single-family homes and lifestyle ranch homes. This application is the second step in the process.

Ms. Rodgers indicated wanting to table the application, as she did not have enough time to adequately review the application.

Mr. Kendall noted his concerns as to the impact to the schools.

Street trees were discussed.

Parking was discussed.

Mr. Epperson inquired as to the how the plans have been modified.

Mr. Fulton gave a general summary.

Mr. Truex noted the offset of the entrances.

Mr. Fulton indicated White Feather Farms does not have a lot of traffic to require the entrance to align and moving the entrance to the east goes through a wetland.

Mr. Truex would like to see a traffic study.

Mr. Fulton explained that a traffic study has been reviewed by the City Engineer and, due to the two entrances, there was no need for turn lanes.

Connie Klema, representing the applicant, PO Box 991, Pataskala, was placed under oath.

Ms. Klema noted reduction of lots and speaking with Dr. Wagner regarding fewer single family homes. Empty nester products were discussed, noting being marketed to people who do not have children. Homeowner's association was also summarized. Divergences and home prices were reviewed.

A discussion was had regarding the Comprehensive Plan.

Mr. Ripley noted his concern with density.

Mr. Kendall presented concerns regarding Refugee Road's condition.

Ms. Klema indicated they will follow whatever is required.

Mr. Boggs inquired as to the spacing of the trees and intent of the eyebrow parking.

Ms. Klema summarized lot trees, driveway accesses, and eyebrow parking.

Mr. Epperson expressed his appreciation for the new plan and 25% in reduction is a step in the right direction. Mr. Epperson added a concern with the divergent of the five-foot setback.

Mr. Truex also noted his appreciation of the direction the developer is going. Mr. Truex also noted traffic concerns.

Mr. McGowan indicated not having concerns with density and likes the price point on the homes.

Ms. Rodgers noted her concern with density and would like to see bigger houses, bigger lots. Traffic concerns, road conditions and street trees were also noted. Ms. Rodgers also stated the Comprehensive Plan is currently under review.

Donald Schmitt, 8333 Summit Road, was placed under oath.

Mr. Schmitt noted a pond on the property, runoff, and drainage concerns.

Jeff Hall, 79 Roma Court, Etna, was placed under oath.

Mr. Hall noted water runoff, flooding and traffic concerns.

Todd Mountain, 332 Enos Loomis Street, Pataskala.

Mr. Mountain noted traffic concerns and density.

Jonathan Bills, DDC, LLC, 3601 Rigby Rd, Miamisburg, Ohio was placed under oath.

Mr. Bills noted working with engineers regarding stormwater.

Mr. Kendall noted his concerns regarding flooding.

A discussion was had regarding engineers reviewing drainage and stormwater.

Mr. Bills stated traffic is always a concern and an extensive traffic study of the surrounding area has been done.

A discussion was had regarding wetlands.

Mr. Epperson suggested having developers help with offsetting costs and improvements will come with development. Mr. Epperson indicated being torn, and sees the traffic concerns at Mink and Refugee Road.

Mr. Boggs noted it is unusual having no turn lanes.

Mr. Truex commented that the requirements have been met; however, traffic concerns are not being looked at close enough.

A discussion was had regarding whom enforces traffic on Refugee Road.

Mr. Ripley indicated there seems to be a lot of loose ends.

Mr. Boggs inquired as to specific items of concern.

Mr. Ripley stated concerns being traffic, water and impact of the schools.

Mr. Boggs noted the traffic study reviewed by the City Engineers.

Mr. Fulton indicated no improvements were needed based upon the findings of the study.

A discussion was had regarding how the traffic was counted.

Ms. Klema noted the developer is providing 15 more feet for a future right-of-way.

Further discussion was had regarding aligning of the entryways.

Ms. Klema noted given that is a concern, she will be happy to make that part of the condition to be explored further.

A discussion was had regarding Final Development Plan review.

Ms. Rodgers made a motion to table Application ZON-17-007. Seconded by Mr. Kendall.

A discussion was had regarding concerns.

Mr. Fulton noted, at the pleasure of the Board, if the Board decides to table the application, he will contact the Public Service Director and City Engineer and see if they would be available at the January 2<sup>nd</sup> hearing to address any concerns.

Ms. Klema noted appreciation to request to table, but noted time is of the essence.

Ms. Rodgers, Mr. Kendall, Mr. Epperson, Mr. Boggs and Mr. Ripley voted yes. Mr. Truex and Mr. McGowan voted no. The motion was approved.

***Rezoning Application ZON-18-029, Weeds and Other Nuisances remained tabled.***

***Next on the Agenda, PP-18-002 Grand Communities, LLC.***

Mr. Kuntzman gave an overview of the Staff Report, noting the portion of the property zoned R-10 – High Density Residential was originally designated to be subsequent phases of the Settlement at Pataskala. The applicant's proposal is to construct a 153-lot cluster subdivision called Heron Manor which would have no affiliation with the Settlement at Pataskala. The proposed subdivision would be developed under the Cluster Housing regulations. A summary of the proposal was provided. Comments were reviewed from the City Engineer, Public Service Department, City Engineer and Utility Department.

Mr. Kendall inquired as to phasing.

A discussion was had regarding traffic and turn lanes between the development and 84 Lumber.

Connie Klema, representing the developer, PO Box 991, Pataskala, was placed under oath.

Ms. Klema reviewed phasing, traffic, and noted no through traffic through The Settlement. Ms. Klema also noted the traffic study, along with meeting with engineers. Ms. Klema stated the lots are of similar size, buffering between The Settlement, and the preliminary plan is in accordance with the cluster design.

Mr. Epperson inquired as to the 5' side yard setback.

Mr. Fulton indicated the 5' setback is not in the R-10 regulations, but can use 5' side yard setbacks when a cluster design is added.

Mr. Epperson indicated houses being too close and also had concerns with not having a right turn lane.

Ms. Klema stated the traffic study not requiring a right turn lane.

Mr. Truex expressed appreciation on the second entrance.

Further discussion was had regarding turn lanes.

Mr. Kendall also noted his concerns regarding traffic and the traffic study.

Signage and landscaping were noted.

Trew Pace, 377 Enos Loomis, was placed under oath.

Ms. Pace noted concerns regarding traffic, safety of children, greenspace, drainage and property values.

Doug Mathies, 319 Isaac Tharp, was placed under oath.

Mr. Mathies noted traffic concerns and the need for turn lanes.

Todd Mountain, 332 Enos Loomis, was placed under oath.

Mr. Mountain noted construction traffic concerns, along with Foundation Park's traffic on John Reese Parkway.

Chris Crawford, 373 Enos Loomis, was placed under oath.

Mr. Crawford noted concerns with density of new homes, cluster homes, and not being the same neighborhood.

A discussion was had regarding both school districts present in The Settlement.

Steve Fisher, 331 Isaac Tharp, was placed under oath.

Mr. Fisher noted traffic concerns and safety of neighborhood children, density and drainage concerns.

Ms. Klema indicated the main street will be connecting to Broad Street and also stated houses will not be smaller or less expensive.

Mr. Truex inquired as to being able to request turn lanes.

Mr. Fulton summarized the engineer's recommendations and requirements of the code.

Ms. Klema noted greenspace between the two developments.

Ms. Pace noted density and traffic concerns.

Mr. Kendall inquired as to proposing to add or modify a turn lane.

Mr. Fulton indicated a turn lane could be proposed.

Homeowner's Association responsibility were discussed.

Mr. Epperson asked if conditions could be placed on density.

Mr. Fulton noted the development meets the minimum requirements of a cluster subdivision, but could be proposed by the Commission.

Mr. Boggs noted his concerns with the missing landscaping plans, tree replacement plans, phasing, and would prefer to table the application.

Ms. Rodgers suggested there being too many loose ends and residents' concerns that need to be addressed.

Mr. Kendall also agreed to table.

Mr. Boggs noted specific items to be addressed, including a phasing plan, tree replacement, landscaping, drainage, maintenance agreement between the HOAs and signage.

Mr. Epperson indicated the need for turn lanes.

Ms. Rodgers summarized her concerns regarding traffic, speed limit, and the intersection of Columbia Road and Broad Street.

Mr. Ripley made a motion to table Preliminary Plan Application PP-18-002. Seconded by Ms. Rodgers.

Mr. Truex proposed an amendment to include noted items to be addressed.

Mr. Kendall also noted amending with a turn lane.

Mr. McGowan seconded the amended motion.

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

Mr. McGowan, Ms. Rodgers, Mr. Kendall, Mr. Ripley, Mr. Epperson, Mr. Boggs and Mr. Truex voted yes. The motion to table was approved.

Recess was taken 9:20 p.m.

Back on the record at 9:25 p.m.

***Next on the Agenda, Rezoning ZON-18-012 Grand Communities, LLC.***

Ms. Klema requested Rezoning Application ZON-18-012 to be tabled.

Mr. Epperson made a motion to table Rezoning Application ZON-18-022. Seconded by Mr. Truex. Mr. McGowan, Ms. Rodgers, Mr. Epperson, Mr. Boggs, Mr. Truex and Mr. Kendall voted no. Mr. Ripley was not present for the vote. The motion was approved.

Mr. Ripley returned to the meeting.

***Rezoning Application ZON-18-010, Weeds and Other Nuisances amendment, remains tabled.***

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

Bob Long, Vision Real Estate, 3300 Riverside Drive, representing the property owner, was placed under oath.

Mr. Long reviewed a conceptual plan for mixed use for the 60-acre parcel located at Broad and Mink Streets.

Ms. Rodgers noted concerns regarding noise from the train tracks for residents, added traffic, and school issues.

Mr. Epperson noted concerns regarding turn lanes and the type of apartments.

A discussion was had regarding the need for affordable housing and development.

Landscaping and buffering for noise reduction was noted.

***Next on the Agenda, Approval of Minutes from the November 7, 2018 meeting.***

Mr. Boggs made a motion to approve the amended minutes from the November 7, 2018 meeting. Seconded by Mr. Ripley. Mr. Ripley, Ms. Rodgers, Mr. Kendall, Mr. McGowan, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

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

The hearing was adjourned at 9:55 p.m.

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

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