

CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.ci.pataskala.oh.us



621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on April 17, 2017, at 6:50 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

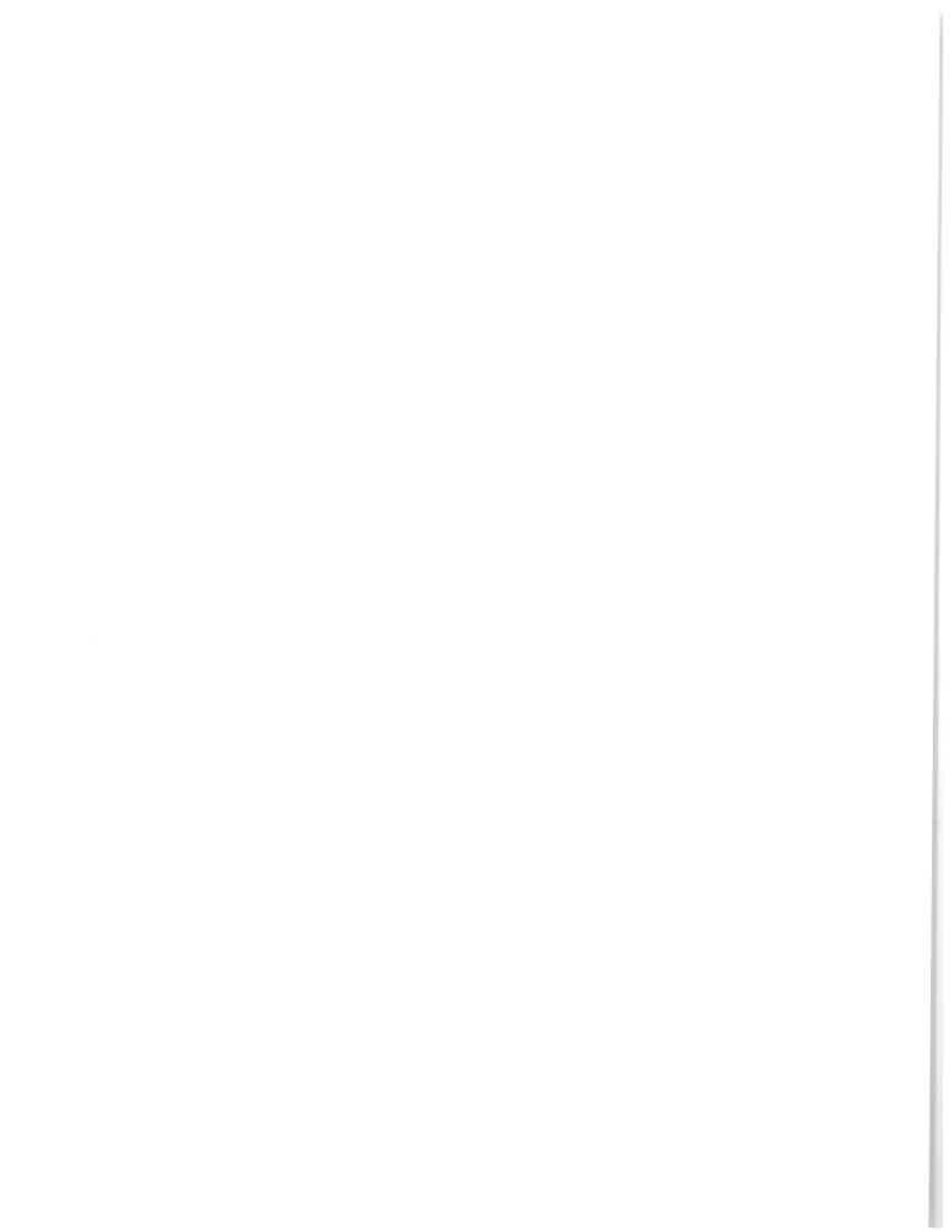
The following request will be considered:

Rezoning Application ZON-17-002: Diana Christine LeFever is requesting to rezone property from R-7 – Village Single Family Residential to DB – Downtown Business, per Section 1217.10 of the Pataskala Code, located at 280 South Main Street.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson
Clerk of Council





***Planning and Zoning
Department***

March 2, 2017

Diana Christine LeFever
280 South Main Street
Pataskala, Ohio 43062

RE: Zoning Application ZON-17-002

Ms. LeFever:

Your request to rezone property located at 280 South Main Street, from R-7 – Village Single Family Residential District to DB – Downtown Business District, pursuant to Section 1217.10 of the Pataskala Code, was given a public hearing by the Pataskala Planning and Zoning Commission on Wednesday, March 1, 2017.

The City of Pataskala Planning and Zoning Commission recommended approval of the request, with the following modification:

1. A Conditional Use shall be approved to allow the second floor of the principle structure to be used as a residence.

The recommendation will be forwarded to Pataskala City Council for consideration.

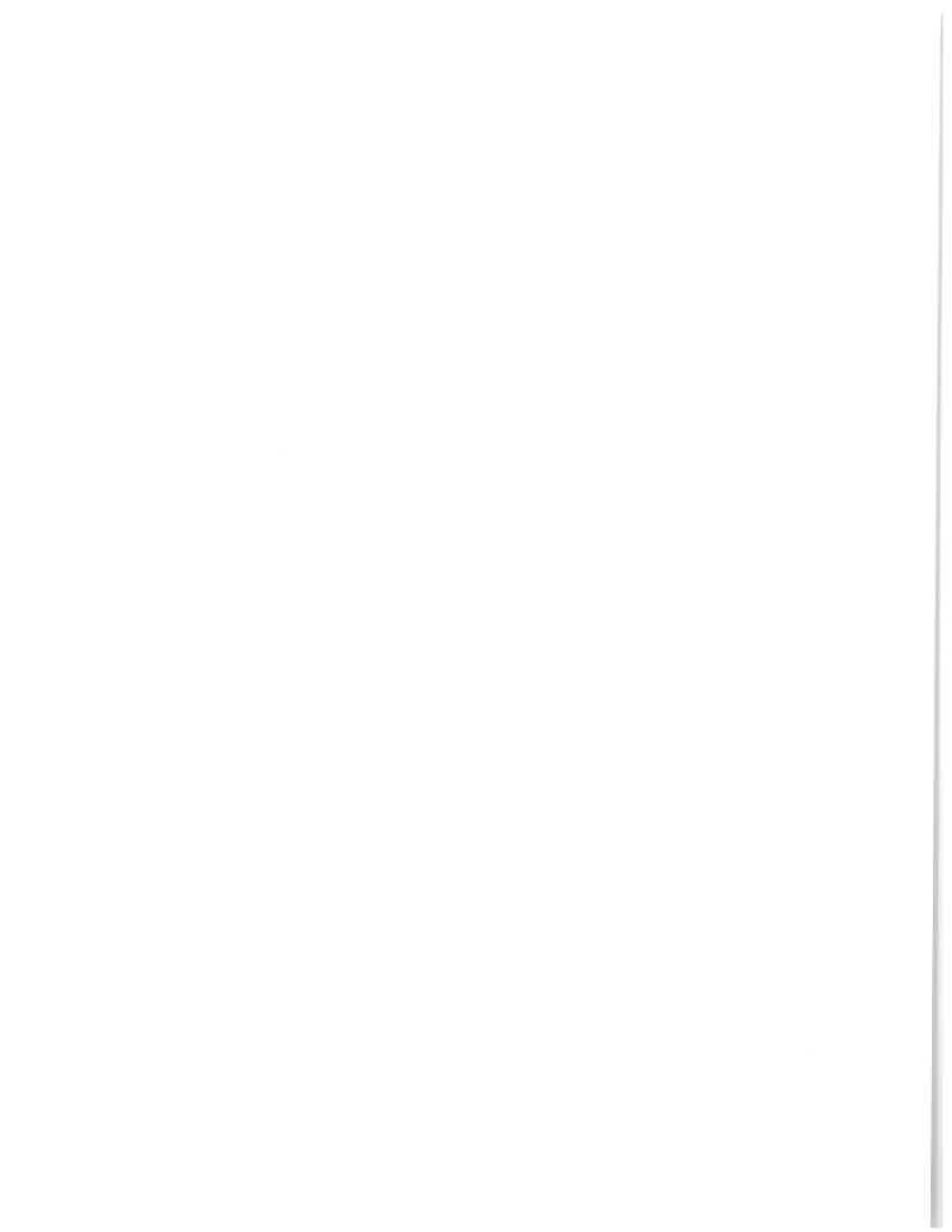
Keep this letter for your records as it constitutes your official notification of the decision by the City of Pataskala Planning and Zoning Commission.

Should you have any questions, please feel free to contact me by phone at 740-927-4910 or via email at lpaxton@ci.pataskala.oh.us.

Sincerely,

Lisa Paxton
Zoning Clerk

File





CITY OF PATASKALA PLANNING AND ZONING COMMISSION
City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

March 1, 2017

Rezoning Application ZON-17-002

Applicant:	Diana Christine LeFever
Owner:	Diana Christine LeFever
Location:	280 S. Main Street
Acreage:	0.25 Acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting to rezone the property from R-7 – Village Single Family Residential district to DB – Downtown Business district pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone the property to use the existing structure as a confectionery which is a permitted use under the DB – Downtown Business district pursuant to section 1245.03 of the Pataskala Code.

Staff Summary:

The property has an existing 1,954 square foot home built in 1890 that is currently being used for residential purposes as well as a 720 square foot detached garage. The owner is proposing to continue using the second floor as a residence and to use the first floor of the house as a bakery and small gathering location under the business Blissful Confections & Events LLC. Commercial convection ovens and a commercial refrigerator would be installed. No alterations to the layout of the structure are proposed.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

The property has limited parking space available in the rear with no on-street parking in the immediate area. However, pursuant to section 1291.05 of the code, if public parking is within 300 feet of the property, the property does not need to meet the minimum parking requirements. Therefore, all parking requirements will be met because there is a public parking lot less than 300 feet south of the location.

Pursuant to section 1245.04 of the code, residential dwelling units are conditionally-permitted uses under a Downtown Business district. Therefore, the applicant would be required to apply for a conditional use to be able to reside on the second floor. A possible modification has been listed to address this.

The future land use map designates the property for Mixed Use, so the proposed DB – Downtown Business district would be harmonious and in accordance with the Comprehensive Plan. Staff has not received any input from residents regarding the application.

Surrounding Area:

Direction	Zoning	Land Use
North	R-7 – Village Single Family Residential	Single-Family Home
East	R-7 – Village Single Family Residential	Single-Family Home
South	DB - Downtown Business	Cafe & Inn
West	R-7 – Village Single Family Residential	Funeral Home

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No Comments
- Public Service – No Comments
- Utilities Department – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Southwest Licking School District – No Comments

Modifications:

Should the Board choose to approve the applicant's request, the following modifications may be considered:

1. A Conditional Use shall be approved to allow the second floor of the principle structure to be used as a residence.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to (approve/disapprove) rezoning application number ZON-17-002 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 280 S. Main Street		
Parcel Number: 064-309930-00.0		
Current Zoning: Residential	Proposed Zoning: Commercial	Acres: .0.25
Water Supply: DB		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: ZON-17-002
Fee: \$ 750⁰⁰
Filing Date: 1/27/17
Hearing Date: 3/1/17

Applicant Information		
Name: Diana Christine LeFever		
Address: 280 S. Main Street		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614.395.7949	Email: blissfulconfectionsevents@yahoo.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: Diana Christine LeFever		
Address: 280 S. Main Street		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614.395.7949	Email: blissfulconfectionsevents@yahoo.com	

Rezoning Information
Request (Include Section of Code): (see attached)
1217.10
Describe the Project (Include Current Use and Proposed Use):
Current Use – this is a residential property. Future Use: I would like to use this for my Confections & Event business. It is named Blissful Confections & Events. I want to put in commercial electric confection ovens, commercial refrigerator to do my baking and cooking as well as have small events in my location such as baby showers, birthday parties, etc.
I am aware that I need an electrical permit that an electrician would file when plans are approved to ensure it is

Done correctly.

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit one (1) copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant:



Date:

1/27/17

Owner:



Date:

1/27/17

Rezoning Application
Diana Christine LeFever
280 S. Main Street
Pataskala, Ohio 43062
Residential to Commercial

Narrative Statement.

I am requesting rezoning of the property that I own at 280 S. Main Street, Pataskala, Ohio 43062 from residential to commercial. The reason why is that I plan to reside in the upstairs of this location, however, want to do my Blissful Confections & Events LLC Business downstairs. This business is a bakery with specialty cookies, candies, etc. I would also be hosting smaller gatherings in my downstairs like formal dinner parties, baby showers, etc. I will be putting in a commercial convection ovens and possibly a commercial refrigerator. Jess Howard electric has been out to my home and is going to file the electrical permit as well as complete the required work to ensure it is up to code.

1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code. - Yes*
2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. - Yes*
3. *Will not be hazardous or disturbing to existing or future uses. Yes*
4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. Yes*
5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. Yes*
6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion. Yes*
7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares. Yes*
8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes*

Diana Christine LeFever





MEGREAT AMER
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
[Signature] 1-18-17



201701260001935

Pgs: 2 \$28.00 T20170002008
01/26/2017 4:00PM MEGREAT AMER
Bryan A. Long
Licking County Recorder

Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: *[Signature]* 406-00

File No.: 2016344

GENERAL WARRANTY DEED

Paul Najdowski and Rhonda L. Najdowski, Husband and Wife, Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants to Diana Christine LeFever, Grantee(s), whose tax mailing address is:

100 E. Water St, Sandusky, OH 44870
the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking and in the former Village of Pataskala, now by merger, City of Pataskala and bounded and described as follows:

Being Lot Number Five (5) in WILLIAM C. ELLIOTT'S SECOND ADDITION now in the said Village of Pataskala according to the plat of said Addition recorded in Volume 1, at Page 273, of the Plat Records of Licking County, Ohio.

Parcel Number: 064-309930-00.000

The warranties of this Deed are subject to: a) any mortgage assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Prior Instrument Reference: Instrument Number 201005120009048

Property Address: 280 S Main Street, Pataskala, OH 43062

Parcel Number: 064-309930-00.000



01150583601273003000

Executed this the 9th day of January, 2017.

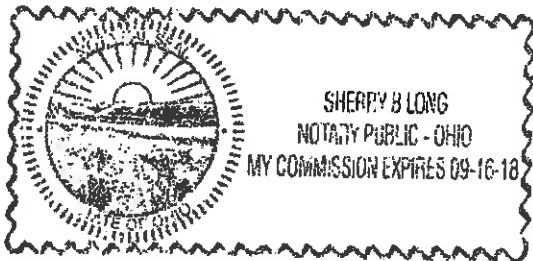
Paul Najdowski
Paul Najdowski

Rhonda L. Najdowski
Rhonda L. Najdowski

State of Ohio
County of Licking

Be it remembered that on this 9th day of January, 2017, before me, the subscriber, personally came the above named Paul Najdowski and Rhonda L. Najdowski, Husband and Wife, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



Sherry B. Long
Notary Public
My Commission Expires: 09-16-2018

This instrument was prepared by: Gropp Law, LLC.

SCHULTHEIS, JOANN
245 MAIN ST
PATASKALA, OH

HARRIS, NANCY L
HARRIS, KEITH A
236 MAIN ST
PATASKALA, OH

MURPHY, IAN
MURPHY, KRISTI
257 MAIN ST
PATASKALA, OH

BRIGGS, WESLEY B
PAAL, EDITH K
248 MAIN ST
PATASKALA, OH

LISTON, BRIAN E
LISTON, ANGELA L
275 POPLAR ST
PATASKALA, OH

CROOKS, MICHAEL D.
267 MAIN ST
PATASKALA, OH

ROWE, CYNTHIA L
258 MAIN ST
PATASKALA, OH

WOOD TR. MELANIE J CAW
CAW TR THOMAS SHEPHERD

STARN, NANCY J.
279 MAIN ST
PATASKALA, OH

LOVE TR, WILLIAM M
LOVE TR, JOAN L
266 MAIN ST
PATASKALA, OH

PAXTON, JEFFREY
PAXTON, LISA
305 POPLAR ST
PATASKALA, OH

WARREN F KAUBER FUNERAL
HOME INC
264/266/285/295 MAIN ST
PATASKALA, OH

THE MILL PROPERTIES LLC
288 MAIN ST
PATASKALA, OH

GILLETTE, DARYL
309 POPLAR ST
PATASKALA, OH

LATOJA, LUIS E.
301 MAIN ST
PATASKALA, OH

MEAD-NEEDHAM MUSEUM INC.
300 MAIN ST
PATASKALA, OH

CONAWAY, RANDY
CONAWAY, SHARON
311 MAIN ST
PATASKALA, OH

ALWARD, JAMES N
ALWARD, KATHLEENS
306 MAIN ST
PATASKALA, OH

FOX, BERNADETTE M
312 MAIN ST
PATASKALA, OH



Introduced: 4/17/2017
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2017-4284

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 280 SOUTH MAIN STREET, PARCEL NUMBER 064-309930-00.000, FROM THE VILLAGE SINGLE FAMILY RESIDENTIAL (R-7) ZONING CLASSIFICATION, TO THE DOWNTOWN BUSINESS (DB) ZONING CLASSIFICATION.

WHEREAS, Diana LeFever filed rezoning application ZON-17-002, parcel number 064-309930-00.000, totaling 0.25± acres, from the Village Single Family Residential (R-7) zoning classification to the Downtown Business (DB) zoning classification, pursuant to Section 1217.02, and

WHEREAS, a public hearing was held by the City of Pataskala Planning and Zoning Commission on March 1, 2017, pursuant to Section 1217.07, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on February 16, 2017, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 200 feet or two parcels of the subject properties at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment on March 1, 2017.

WHEREAS, a public was held by Council on April 17, 2017, pursuant to Section 1217.11, and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing, pursuant to Section 1217.12, and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located at 280 South Main Street, parcel number 064-309930-00.000, belonging to Diana LeFever, is hereby rezoned to the Downtown Business (DB) zoning classification from the Village Single Family Residential (R-7) zoning classification.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the Village Single Family Residential (R-7) zoning classification to the Downtown Business (DB) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director