

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 May 7, 2018, at 6:45 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following rezoning application will be considered:

Rezoning Application ZON-18-003: Tammy Hickin and Reuben-Mac, LLC, are requesting a recommendation of a rezoning from R-15 – Medium-High Density Residential to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code, for property located at 65 South Main Street and North End Drive.

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*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, March 7, 2018 at 6:30 p.m. in Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following application:

Rezoning Application ZON-18-003: Tammy Hickin and Reuben-Mac, LLC, are requesting a recommendation of a rezoning from R-15 – Medium-High Density Residential to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code, for property located at 65 South Main Street and North End Drive.

You received this notice because you own property within 300 feet of the property under consideration.

The application is available for review at the Planning and Zoning Department, 621 West Broad Street, Suite 2A, and on our website March 1, 2018:
<http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/planning-zoning-commission/>

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application has not been postponed or delayed.

Pataskala Planning and Zoning Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, March 7, 2018 at 6:30 p.m., first floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following applications:

Rezoning Application ZON-18-002: Rose Oberst and Charles McClellan are requesting a recommendation of a rezoning from R-87 – Medium-Low Density Residential & GB – General Business to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code, for properties located at 14271, 14305, 14359 and 14379 East Broad Street.

Rezoning Application ZON-18-003: Tammy Hickin and Reuben-Mac, LLC, are requesting a recommendation of a rezoning from R-15 – Medium-High Density Residential to GB – General Business, pursuant to Section 1217.10 of the Pataskala Code, for property located at 65 South Main Street and North End Drive.

Rezoning Application ZON-18-004: Maronda Homes Inc. of Ohio is requesting approval of a Preliminary Plan for Homesteads of the Border Place Section 3, pursuant to Section 1113.10 of the Pataskala Code.

Final Plan Application FP-18-002: Pulte Homes of Ohio, LLC, is requesting approval of an amendment to an approved Final Plan for Hazelwood Sections 4 & 5, pursuant to Section 1113.17 of the Pataskala Code.

The applications are available for review at the Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available on our website March 1, 2018:
<http://www.cityofpataskalaohio.gov>

Please contact the Zoning Clerk at (740) 927-4910 if you have any questions. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 7, 2018

Rezoning Application ZON-18-003

Applicants:	Tammy Hickin and Reuben-Mac, LLC
Owner:	Tammy Hickin and Reuben-Mac, LLC
Location:	65 South Main Street and Unimproved Property on North End Drive
Acreage:	0.70 acres (total)
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting to rezone from the R-15 – Medium-High Density Residential district to the GB – General Business district pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone the property located at 65 South Main Street so the existing veterinary office would be located in a commercial district and to rezone the property on North End Drive to match the zoning of the veterinary office.

Staff Summary:

The property located at 65 South Main Street contains an approximately 2,332 square foot building and a 5,900 square foot parking lot. The building is currently being used as a veterinary office. Although the property is currently zoned residential, the veterinary office, according to the applicant, was permitted via a use variance in 1978. The applicant is requesting to rezone the property as they feel a veterinary office is more appropriate in a commercial district. In the GB – General Business district a veterinary office is a permitted use.

The property located on North End Drive abuts the veterinary office's western property line and is currently vacant. The applicant plans to install an employee parking lot on the property for the adjacent veterinary clinic and wants to rezone the property to the GB – General Business district so both properties are zoned the same.

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

The Future Land Use Map designates these properties as Mixed Use, which includes commercial uses; therefore, the proposed rezoning to the GB – General Business district is in line with the Comprehensive Plan. The Planning and Zoning Department agrees with the applicant that the veterinary office and the proposed parking lot would be more appropriate in a commercial district. The construction of a parking

lot on the vacant property would likely require approval through the Transportation Corridor Overlay District pursuant to Chapter 1259.

The City Engineer mentioned that drainage calculations would be required prior to the construction of an employee parking lot. At this time, the Planning and Zoning Department does not have details of the proposed parking lot, but drainage calculations could be required if the proposed parking lot exceeds 0.2 acres pursuant to Section 1119.01(d)(2).

The Utility Department noted that a sewer main runs along the shared property line between the two parcels (map is attached). This will not prohibit Improvements to the properties that would cross the sewer main; however, the Utility Department wanted to make the applicants aware if work were to be done on the sewer main.

Surrounding Area:

Direction	Zoning	Land Use
North	GB – General Business R-15 – Medium-High Density Residential	Hardware Store
East	GB – General Business	Vacant
South	R-15 – Medium-High Density Residential	Single-Family Home
West	R-15 – Medium-High Density Residential	Duplex

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 – See Attached
- Public Service – No Comments
- Pataskala Utilities – See Attached
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- South West Licking School District – No Comments

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None

Resolution:

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

"I recommend to (approve/disapprove) Rezoning Application number ZON-18-003 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: Scott Haines
To: [Zachary Cowan](#)
Cc: [Jim Roberts](#); [Alan Haines](#); [Scott Fulton](#)
Subject: 3/7/2018 PZC Packet
Date: Friday, February 23, 2018 7:52:37 PM

Zack,

Jobes Henderson has reviewed the agenda items for the 3/7/2018 PZC Meeting. We offer the following comments:

ZON-18-002

We have no engineering related comments on this application.

ZON-18-003

The applicant noted on Attachment 2 Item #2 with the exception of paving no construction is to take place. Drainage calculations be required to be submitted and approved prior to any construction.

FP-18-002

The lot width at the building setback line shall be shown as per Application Item H.

(Zack, I note that items L & M were not included. Are we requiring these items for this submittal)

PP-18-001

Zack, I understand this application has been removed from the March agenda and will be placed on the April Agenda. With that said I offer the following comments for suggestion.

The Zoning is noted as PDD on the application and R-10/PUD on the plans. It is our understanding the application is correct and the plans need revised.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

Scott R. Haines, P.E., CPESC

Project Manager

Jobes Henderson

A HULL Company

Environment / Energy / Infrastructure

**o: 740-344-5451 | f: 740-344-8659
59 Grant Street | Newark, Ohio 43055**

**Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)**

From: [Justin Day](#)
To: [Zachary Chesser](#); [Scott Eubank](#)
Subject: Zoning Application
Date: Monday, February 26, 2018 12:00:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

ZON-18-003

I have no comment other than to let them know there is a sewer main between these parcels. This will not prohibit private improvements but want them aware it is there in case of future maintenance. Rest assured if we have to work on the main we would restore any and all disturbed areas back to original state. Sewer main is orange in color.



FP-18-002

My comment on this will be the same in the future. WE will recommend private PRV's in each home. I would like to see a water main from Bluff Ridge into this development area, it will provide a pivotal loop that will greatly improve delivery in the development area.



Nathan W. Coey
Utility Director
City of Pataskala
621 W. Broad Street
Suite 1-D
Pataskala, Ohio 43062
Office: 740-927-4134
ncoey@ci.pataskala.oh.us

**"Integrity is doing the right thing, even when no one is watching."
C.S. Lewis**



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 65 S. Main St North end Drive		
Parcel Number: 064-310050-00.000 064-310536-00.000		
Current Zoning: R-15	Proposed Zoning: GB	Acres: .70 (total)
Water Supply:		
<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-18-003
Fee: \$750
Filing Date: 2-9-18
Hearing Date: 3-7-18
Receipt Number: 20825

Applicant Information		
Name: Tammy Hickin / Reuben-Mac LLC		
Address: 200 S Fork Cir.		
City: Pataskala	State: OH	Zip: 43062
Phone: 614 806 7387	Email: thickin@gmail.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"/> Area Map

Property Owner Information		
Name: Same		
Address:		
City:	State:	Zip:
Phone:	Email:	

Rezoning Information	
Request (Include Section of Code):	To rezone the properties from R-15 to GB pursuant to chapter 1217 of the Pataskala code.
Describe the Project (Include Current Use and Proposed Use):	SEE ATTACHED

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.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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.

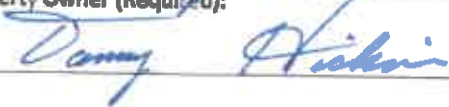
Applicant (Required):



Date:

2/7/18

Property Owner (Required):



Date:

2/7/18

Tammy Hickin/Reuben-Mac LLC Rezoning Application

Attachment 1-Project description

The Animal Hospital of Pataskala has operated as a veterinary office at 65 South Main St. since 1978. Although zoned residential it was permitted through a use variance. Internal modifications to the building during a major construction renovation in 2005-2006 eliminated any potential for residential use of the structure. I am seeking to rezone the property as I feel it is more appropriate for it to be in a commercial district.

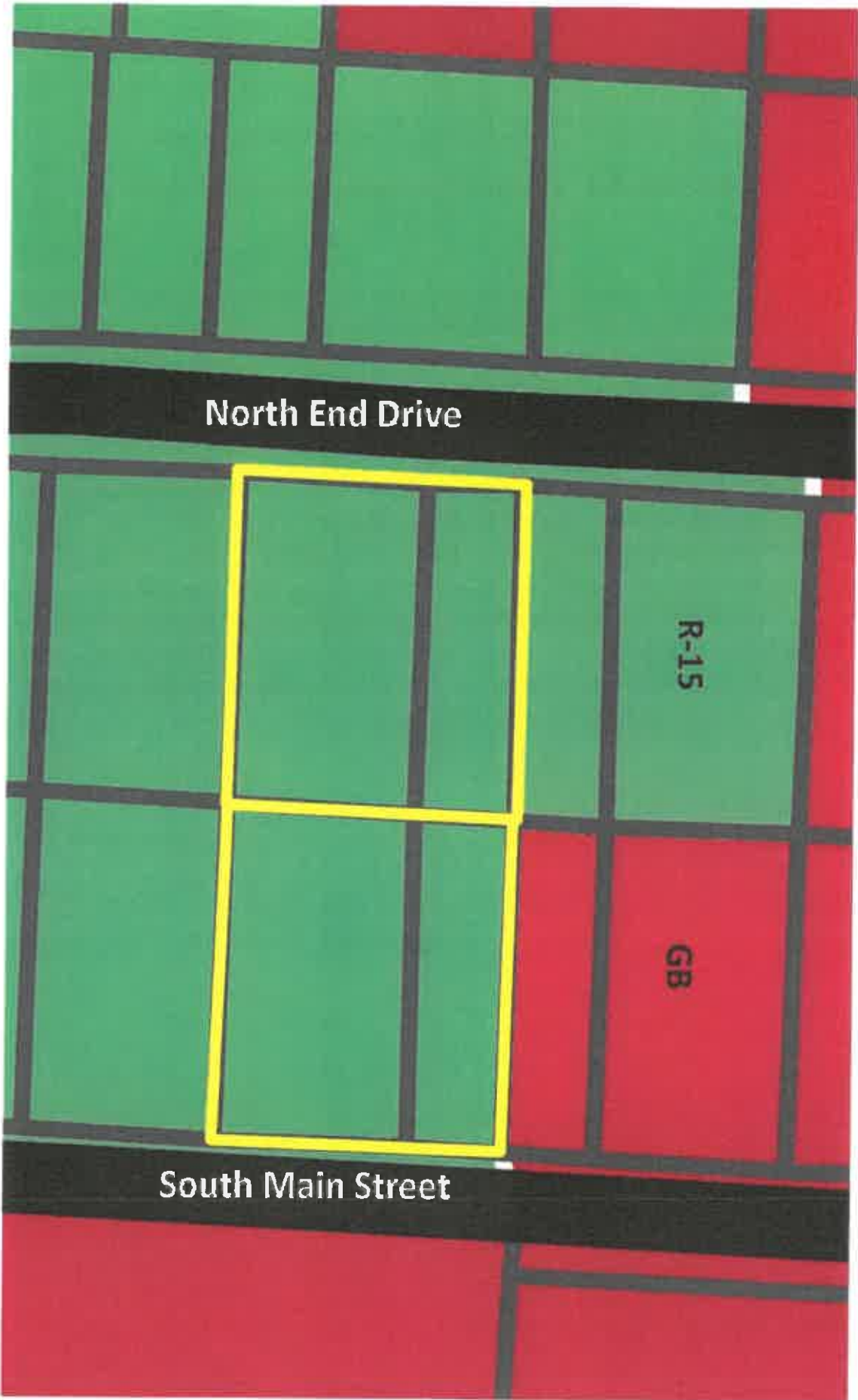
In January 2017 the owner of the Animal hospital (or more specifically the real estate holding company Reuben-Mac LLC) acquired the adjacent property on North End Drive. The goal being, to install an employee parking lot to help the hospital handle a significant increase in daily client volume.

Having the contiguous parcels zoned identically is appropriate according to the Pataskala Zoning department. It is also consistent with the surrounding area and conforms to the Pataskala Comprehensive plan

Tammy Hickin/Reuben-Mac LLC Rezoning Application

Attachment 2: Answers to Narrative Statement Section

- 1) This area is designated as mixed use on Pataskala's comprehensive plan. The use of a veterinary clinic and overflow parking is in accordance with the objective of the plan.**
- 2) With the exception of some paving no construction is to take place on the north end property. No building is to be erected.**
- 3) This zoning change would not be hazardous to existing/future use surrounding the property.**
- 4) This site already has access to streets, sewer, water etc.. So no public services would need to be installed as a result of the zoning change.**
- 5) No public costs for services of any kind will be necessary as a result of the change.**
- 6) No activities will occur on this site that generates smoke, glare, odors, or traffic.**
- 7) The property will use an already existing street access point. The driveway of the 65 South Main St. property**
- 8) No historic or scenic features of major importance would be affected by this request**



North End Drive

R-15

GB

South Main Street



GENERAL WARRANTY DEED

Joseph A. Crock and Nancy A. Crock, husband and wife, of Licking County, Ohio, for valuable consideration paid, grant with general warranty covenants to Tammy L. Hickin, whose tax mailing address is 65 Main Street, Pataskala, OH 43062 the following real property:

*Situated in the County of Licking, in the State of Ohio, and in the City of Pataskala, former Village of Pataskala, and bounded and described as follows:
Being Lot 24 and part of Lot 35 of Beeson's Sub Division (Plat Book 5, pages 143 and 144) with Exception and Reservation as further described on the attached Exhibit "A", incorporated herein by reference.*

Prior Deed Reference: Volume 709, Page 195, Deed Records, Licking County, Ohio.

Also known as: 65 Main Street, Pataskala, OH 43062
Auditor's Parcel #64-310050-00.000 (Lot 24) & 64-310056-00.000 (part of Lot 35)

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Grantors release all rights of dower therein.


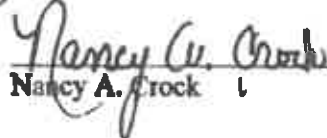
INSTRUMENT RECORDED IN PUBLIC RECORDS OF LICKING COUNTY, OHIO
Instr: 199907190028434 07/15/1999
Page: 2 Fee: \$14.00 12:41PM
Patty Ribery T1000022102
Licking County Recorder BUCHAYES TI

Witness our hands this 13 day of July, 1999.

Signed and acknowledged
in the presence of:


Raymond L. Barber

W. Scott Hayes


Joseph A. Crock

Nancy A. Crock

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 13 day of July, 1999 by Joseph A. Crock and Nancy A. Crock.



W. SCOTT HAYES, Attorney at Law
Notary Public, State of Ohio
Licking County


NOTARY

REC-919.502 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY LM 230.00

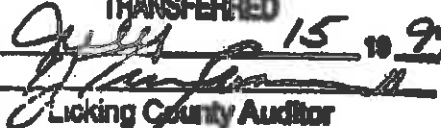
TRANSFERRED
Date July 15 19 99

Licking County Auditor

EXHIBIT "A"

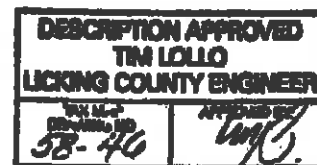
Situated in the County of Licking, in the State of Ohio, and in the City of Pataskala, former Village of Pataskala and bounded and described as follows:

Being a part of Qtr. Twp. 4, Twp. 1, Range 15, U. S. M. Lands:

Being Lot 24 and the south one-half of Lot 35 of Beeson's Sub Division as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book #5, pages 143 and 144, Plat Records, Recorder's Office, Licking County, Ohio.

Being a part of the same premises conveyed by Della R. Robinson to Pearl Beeson, recorded in Vol. 367, p. 556, Deed Records, Licking Co. Ohio; said conveyance being subject to any valid and existing easements of record and restrictive covenants contained in restriction agreement recorded in Vol. 461, p. 151, D. R. Licking Co. Ohio which covenants are hereby incorporated and made a part hereof as if set forth in full.

EXCEPTING AND RESERVING unto a previous Grantor, their heirs and assigns, the right to lay, install and maintain in, across and within ten feet from the northerly side of said premises, sewer, water and gas pipes, and conduits for telephone and electric power lines, for the use and benefit of adjacent and neighboring premises, together with the right to enter upon said premises for the purposes of laying, installing, repairing, re-laying and maintaining the same; provided however, that every such pipe or conduit shall be at least three feet beneath the surface. Subject further to a working easement area over a strip of ground five feet wide, parallel and adjacent to the south line of the above described easement, which area shall be for the purpose of a work area only on which no lines, etc., shall be laid or suffered to remain. Further, that the Grantees, their heirs or assigns, shall erect no permanent buildings or structures within the above described easement or work area, or plant and maintain in such area, trees or other bushes, etc., as would tend to interfere with sewer or drainage lines.





***Planning and Zoning
Department***

March 7, 2018

**Tammy Hickin
200 South Fork Circle
Pataskala, Ohio 43062**

RE: Zoning Application ZON-18-003

Dear Ms. Hickin:

Your request for a recommendation to rezone from the R-15 – Medium-High Density Residential District to the GB – General Business District, pursuant to Section 1217.10 of the Pataskala Code, for property located at 65 South Main Street, Parcel No. 064-310050-00.000, and unimproved property on North End Drive, Parcel No. 064-310536-00.000, was given a public hearing on Wednesday, March 7, 2018.

The City of Pataskala Planning and Zoning Commission recommended approval of the request.

The recommendation shall be forwarded to Pataskala City Council for consideration as Ordinance Number 2018-4315 for a public hearing on Monday, May 7, 2018.

Should you have any questions, please feel free to contact the Planning and Zoning Department at 740-927-4910.

Sincerely,

**Lisa Paxton
Zoning Clerk**

**cc: Zoning Inspector
File**



Introduced: May 7, 2018
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2018-4315

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT NORTH END DRIVE, PARCEL NUMBER 064-310536-00.000, AND 65 SOUTH MAIN STREET, PARCEL NUMBER 064-310050-00.000, TOTALING 0.70 ± ACRES, IN THE CITY OF PATASKALA, FROM THE MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT (R-15) ZONING CLASSIFICATION TO THE GENERAL BUSINESS DISTRICT (GB) ZONING CLASSIFICATION.

WHEREAS, Reuben-Mac Real Estate Holdings, LLC and Tammy Hickin filed rezoning application ZON-18-003, parcel numbers 064-310536-00.000 and 064-310050-00.000, totaling 0.70 ± acres, from the Medium-High Density Residential District (R-15) zoning classification to the General Business District (GB) 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 7, 2018, 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 22, 2018, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property 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 of March 7, 2018, and

WHEREAS, a public hearing was held by Council on May 7, 2018 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 properties located at North End Drive, parcel number 064-310536-00.000, and 65 South Main Street, parcel number 064-310050-00.000, belonging to Reuben-Mac Real Estate Holdings, LLC and Tammy Hickin is hereby rezoned to the General Business District (GB) zoning classification from the Medium-High Density Residential District (R-15) zoning classification as shown on Exhibit A.

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 Medium-High Density Residential District (R-15) zoning classification to the General Business District (GB) 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

Exhibit A

Existing Zoning



Proposed Zoning



