



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects & Issues**

➤ **Planning and Zoning Commission:**

**January 4, 2017 Hearing:** The following applications were heard at the January 4, 2017 Planning and Zoning Commission hearing:

- Application ZON-16-006: The Planning and Zoning Commission approved a request by Westport Homes Inc. for approval of a final plan pursuant to Section 1255.14(d) of the Pataskala Code for Broadmoore Commons with the following condition:
  1. Note "C" on the title sheet shall include "Reserve "C" shall not be constructed on."
- Application PP-17-001: The Planning and Zoning Commission approved a request by Olympus Development for an extension of a preliminary plan pursuant to Section 1113.11 of the Pataskala Code the Ravines at Hazelwood Part 3 with the following condition:
  1. The preliminary plan for the Ravines at Hazelwood shall be extended for a period of one (1) year from today expiring on January 4, 2018.

**February 1, 2017 Hearing:** The following applications are scheduled to be heard at the February 1, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-001: American Structure Point is requesting approval of an amendment to a final development plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge apartments.
- Application TCOD-17-001: Edwards Real Estate Group, LLC is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for the unimproved property on Broad Street (Parcel ID 063-15088200000).

➤ **Board of Zoning Appeals**

**January 10, 2017 Hearing:** The following applications were heard at the January 10, 2017 Board of Zoning Appeals hearing:

- Application VA-17-002: The Board of Zoning Appeals approved a request by Robert Croce for a variance from Section 1279.03 of the Pataskala Code to allow a fence to

exceed the maximum permitted height and setback in a front yard at the Ravines at Hazelwood subdivision with the following conditions:

1. The applicant shall construct the fence as submitted within one (1) year of the date of approval.
  2. The applicant shall obtain all necessary permits from the City of Pataskala prior to construction of the fence.
  3. The fence shall be a minimum of three (3) feet from the right-of-way line.
- Application VA-17-003: The Board of Zoning Appeals approved a request by John McClain for a variance from Section 1221.05(B) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property located at 12490 Refugee Road with the following conditions:
    1. The applicant shall construct the accessory building addition as submitted within one (1) year of the date of approval.
    2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building addition.
    3. The applicant shall not be permitted to have two access points.
    4. The accessory building shall be a minimum of 10 feet from the existing water well and household sewage treatment system.

**February 14, 2017 Hearing:** As of this time no applications have been submitted for the February 14, 2017 Board of Zoning Appeals hearing. The application deadline is January 13, 2017.

➤ **Comprehensive Plan Update**

- The Planning and Zoning Department has work on updating the comprehensive plan by focusing on section of the plan that do not require public input (demographics, history, etc.)

➤ **Subdivision Regulations**

- The Planning and Zoning Department continues to work in conjunction with the Public Service Director to update the Subdivision Regulations.

➤ **Ordinance 2017-4278**

- Ordinance 2017-4278 was originally numbered 2016-4274, but was renumbered to reflect the year in which the ordinance was first introduced to Council.
- Approval of this ordinance would correct an error made on the zoning map in 1992.

➤ **End of Year Review**

- Below is a general summary of Planning and Zoning Department activities (permits, code violations, Board and Commission applications, etc.):

<b>2016 Planning and Zoning Department Activity</b>	
Zoning Permits	536
Inspections	330
Violations	313
Board of Zoning Appeals Applications	44
Planning and Zoning Commission Applications	20