



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

Current Projects & Issues

➤ **Board of Zoning Appeals**

July 12, 2016 Hearing: The following applications were heard at the July 12, 2016 Board of Zoning Appeals hearing:

- Application VA-16-016: The Board of Zoning Appeals approved a request by Ryan Lammers for a variance from Section 1227.05(C)(1) of the Pataskala Code to allow for the construction of a single-family home that would fail to meet the required front yard setback for the property located at 110 Ashley Lane with the following condition:
 1. The variance shall only apply to the variance as requested per the application.
- Application VA-16-017: The Board of Zoning Appeals approved a request by Tom Nighland for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property at 14441 East Broad Street with the following conditions:
 1. The applicant shall construct the accessory building 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.
- Application CU-16-005: The Board of Zoning Appeals revoked a conditional use for dog daycare and indoor boarding for Dwight Harlor and Yungrang Cheng for the property located at 12684 Broad Street.

August 9, 2016 Hearing: No applications have been submitted at this point for the August 9, 2016 Board of Zoning Appeals hearing. The application deadline is July 15, 2016.

➤ **Planning and Zoning Commission:**

July 6, 2016 Hearing: The following applications were heard at the July 6, 2016 Planning and Zoning Commission hearing:

- Application TCO-16-003: The Planning and Zoning Commission approved a request by Matt and Tracy Dixon for approval of a master sign plan pursuant to Section 1295.13 of the

Pataskala Code for the property located at 263 Hazelton-Etna Road with the following conditions:

1. The applicant shall submit a revised master sign plan to the Planning and Zoning Department for review indicating the following:
 - a. The width of the proposed ground sign.
 - b. Colors of the support posts.
 - c. Only the letters and logo on the sign will illuminate.
 - d. Proposed landscaping and mulching around the base of the sign.
 2. The base of the Ground Sign shall be constructed with a finished material including but not limited to brick, stone, faux brick, stone, stucco, flat finish metals, decay resistant wood, or composites or synthetics that achieve the appearance similar to natural materials pursuant to section 1295.12(h) of the Pataskala Code.
 3. The base of the Ground Sign shall be landscaped pursuant to section 1295.12(g) of the Pataskala Code.
 4. The location of the Ground Sign shall meet all requirements of 1295.09(b)(4) of the Pataskala Code.
- The Planning and Zoning Commission also considered the following under “other business”:
 1. The Planning and Zoning Commission granted a preliminary plan extension until January 4, 2016 for The Ravines at Hazelwood Part 3.
 2. The Planning and Zoning Commission was amenable to revisiting the entry sign for Broadmoore Commons with the Final Plan application.

August 3, 2016 Hearing: The following applications are scheduled to be heard at the August 3, 2016 Planning and Zoning Commission hearing:

- Application TCOD-16-004: Jeff Mogavero is requesting approval of a development plan pursuant to 1259.069(2)(a) of the Pataskala Code for the property located a 11377 Broad Street.

➤ **Certificates of Compliance**

- The Planning and Zoning Department has been working with the Utility Department on establishing a procedure to approve certificates of compliance for new home construction.
- This procedure will make the Utility Department aware of new homes being constructed in their service area early in the process and ensure that the Utility Department has an inspection opportunity for adequate installation of improvements.

➤ **Resident Compliments**

- During the week of July 11th the Planning and Zoning Department and City received two nice compliment from residents.
 - A resident indicated that they are impressed with the City staff are pleased with the direction of the City.
 - A resident stated they were reluctant to apply for permits in the past because of how they were treated. This resident went on to say that they were impressed by the professionalism and helpfulness of the current Planning and Zoning Department staff, especially Lisa Paxton.

- **City Planner Position**
 - Zachary Cowan, the Zoning Officer for the City of Salem, Ohio, has accepted the City Planner position.
 - Mr. Cowan's start date will August 1, 2016.

- **Pataskala Community Survey**
 - A total of 1,813 residents responded to the community survey for a response rate of approximately 12 percent.
 - Staff is looking over the survey results and will be developing a summary.

- **Policies and Procedures Manual**
 - The Planning and Zoning Department continues to develop a policies and procedures manual.

- **Commercial Corridor Plan**
 - Staff is continuing work on a draft Commercial Corridor Plan.

- **Zoning Map**
 - Staff continues to find omission and errors on the zoning map and is working to update them.
 - Once the zoning map is determined to be correct, staff will present it to Council for adoption.

- **Zoning Forms and Processes**
 - The Planning and Zoning Department is continuing its work on updating forms to make the process easier to understand and more user-friendly.
 - Staff has developed a new residential construction checklist to assist builders and applicants in navigating the permitting process.
 - The checklist is designed to save time and money in the permitting process.

- **Pataskala Zoning Code**
 - Staff continues to look through the zoning code to identify areas of concern and formulate solutions.

- **Records Retention**
 - Staff continues to create databases for old zoning permits, BZA cases, PZC cases, etc. and scanning them to add to the new databases.

- **Office Clean-Up and Organization**
 - Staff continues a clean-up and organization project for the Planning and Zoning Department.
 - The clean-up and organization process has proved to be very helpful thus far as staff has been able to locate records, free up space and provide a system whereby important information can be easily located in the future.