



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**

November 8, 2016 Hearing: The following applications were heard at the November 8, 2016 Board of Zoning Appeals hearing:

- Application VA-16-025: The Board of Zoning Appeals approved a request by Robert King for a variance from Section 1237.05(C)(1) of the Pataskala Code to allow for the construction of a home addition that would fail to meet the required front yard setbacks for the property located at 176 West Mill Street with the following conditions:
 1. The applicant shall construct the home 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 home addition.
- Application VA-16-026: The Board of Zoning Appeals approved a request by Ian Aultman for a variance from Section 1253.05(I) of the Pataskala Code to allow for an exemption from the required eight (8) foot visual screening on the sides and rear of the parcel for the project located at 4000 Etna Parkway.
- Application VA 16-027: The Board of Zoning Appeals approved requests by Ian Aultman for variances from Section 1279.03(1) of the Pataskala Code to allow a fence to exceed the maximum permitted height in the front yard and from Section 1291.16 to allow for a reduction to the minimum parking requirement for the property located at 4000 Etna Parkway.
- Application VA-16-028: The Board of Zoning Appeals approved a request by Todd Fields for variances from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size and from Section 1203.03 to allow an accessory building to be located on a lot without a principle structure for the property located at 5444 Mink Street 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 accessory building must be constructed 55 feet from the west property line of Parcel No. 063-141654-21.000.

4. L3 Landscaping along the west property line of Parcel No. 063-141654-21.000.
- Application CU-16-007: The Board of Zoning Appeals approved a request by Jason Carsey for a conditional use pursuant to Section 1233.04(7) of the Pataskala Code to allow for the property to operate an automotive repair facility for the property located at 299 Broad Street with the following conditions:
 1. A revised site plan shall be submitted to include the following:
 - a. A “Do Not Enter” sign adjacent to the gravel drive facing Linda Avenue
 - b. Proposed landscaping around the base of the existing ground sign.
 - c. All existing and proposed lighting.
 - d. Proposed parking spaces.
 - e. L2 Landscaping along the front of the property adjacent to Broad Street.
 - f. L2 landscaping along the western property line abutting 325 Broad Street
 - g. The existing fence along the eastern property line
 - h. The dumpster location and dumpster enclosure.
 2. The applicant shall install and/or repair the improvements indicated on the site plan within one (1) year of the date of approval.
 3. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
 4. Drainage from the property shall not have an off-site impact.
 5. The fence along the east property line shall be repaired and maintained per the requirements of the Pataskala Code.
 6. The parking lot shall be striped per the requirements of the Pataskala Code.
 7. The dumpster shall be enclosed per the requirements of the Pataskala Code.
 8. The applicant shall remove or obtain a building permit from Licking County for the existing alcove on the front of the building.
 9. A backflow prevention device shall be installed pursuant to the requirements of the Pataskala Utility Department and the existing well on site shall be abandoned. Water service shall not be reinstated until these items are complete.
 10. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department.
 - Application CU-16-009: The Board of Zoning Appeals approved a request by Christine Charlyton and John Elliot for conditional uses pursuant to Section 1267.02(B) and 1225.04(1) of the Pataskala Code for a home occupation and a commercial stable for the property located at 4151 Mill Street with the following conditions:
 1. A full site plan shall be submitted prior to the construction of the commercial stables.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the commercial stables.
 3. A home occupation permit shall be valid for a four-year period. It is the responsibility of the application to obtain a permit every four years pursuant to Section 1267.06(C)
 - Application CU-16-010: The Board of Zoning Appeals tabled a request by Rosemary Morgan Trust for a conditional use pursuant to Section 1249.04(14) of the Pataskala Code to allow the property to be used for a mini-storage facility for the property located at 7095 Summit Road.

December 13, 2016 Hearing: The following applications are scheduled to be heard at the December 13, 2016 Board of Zoning Appeals hearing:

- Application CU-16-010: Rosemary Morgan Trust is requesting a conditional use pursuant to Section 1249.04(14) of the Pataskala Code to allow the property to be used for a mini-storage facility for the property located at 7095 Summit Road.
- Application VA-16-029: C. Daniel Hayes is requesting a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building to be located in the front yard for the property located at 377 South Main Street.
- Application VA-16-030: Robert Platte is requesting a variance from Section 1229.05(C)(2) of the Pataskala Code to allow for the construction of a single-family dwelling that would fail to meet the required side yard setback for the property located at 353 Woodside Drive SW.

➤ **Planning and Zoning Commission:**

November 2, 2016 Hearing: The following applications were heard at the November 2, 2016 Planning and Zoning Commission hearing:

- Application PM-16-001: The Planning and Zoning Commission approved a request by Ian Aultamn for a Planned Manufacturing district application pursuant to Section 1253.07 of the Pataskala Code for the property located at 4000 Etna Parkway with the following conditions:
 1. The site plan shall be updated to include the following:
 - a. All wall sign dimensions shall be labeled.
 - b. The ground sign setback shall be ten {10} feet from the right-of-way and labeled on the site plan.
 - c. The Building Sign labeled on the site plan shall be changed to "Ground Sign".
 - d. The Lawn Signs labeled on the site plan shall be changed to "Directional Sign".
 2. The requirement for landscaping islands in the parking lot shall be waived.
 3. The requirement for directional sign square footage and height shall be waived.
 4. A Master Sign Plan or variance shall be submitted if the required wall sign requirements are not met.
 5. The applicant shall install a sidewalk to city standards or pay a fee in lieu.
 6. The applicant shall address the impact of the drainage easement with the City Engineer and Public Service Director.
 7. Storm Calculations shall be submitted on Options A or Bas presented at the November 2, 2016 Planning & Zoning Commission hearing. Major changes that affect the site plan layout shall be reviewed by the Planning and Zoning Commission.

8. Only one median break on Etna Parkway shall be permitted in the future for one access drive.
 9. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
- Application ZON-16-007: The Planning and Zoning Commission approved a request by the Planning and Zoning Commission to rezone the property located on at 124 Coors Boulevard from the PRO – Professional Research Office district to the RM – Multi-Family Residential District.

December 7, 2016 Hearing: The following applications are scheduled to be heard at the December 7, 2016 Planning and Zoning Commission hearing:

- Application ZON-16-008: Michael Scharfenberger is requesting to rezone properties from the PRO – Professional Research Office and R-20 – Medium Density Residential to PRO – Professional Research Office pursuant to Section 1217.10 of the Pataskala Code.
- Application ZON-16-006: Westport Homes Inc. is requesting approval of a final plan pursuant to Section 1255.14(d) of the Pataskala Code.

➤ **Pataskala Police Station**

- Staff met with Horne and King Architects on November 10th to look at the design and discuss the zoning requirements of the project.
- Due to concerns brought up by Council in regards to parking, staff will implement a parking study to address current usage, future usage and the requirements of the Code.

➤ **Subdivision Process**

- The Planning and Zoning Department is working with the Public Services Director to simplify and streamline the current process for the development of a subdivision.
- As new plans are presented and old plans have been reinitiated, staff has discovered issues in the process that need to be address. By addressing these issues not only will the process be easier to follow for all parties involved, it will also ensure that the City is getting a quality development.