



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**

September 13, 2016 Hearing: The following application was heard at the September 13, 2016 Board of Zoning Appeals hearing.

- Application VA-16-019: The Board of Zoning Appeals approved a request by Chris Gray for a variance from Section 1203.03 of the Pataskala Code to allow for an accessory building to be located on a property without a principal building with the following condition:
 1. The applicant shall obtain all necessary permits from the City of Pataskala if an additional driveway access is installed.

October 11, 2016 Hearing: The following applications are scheduled to be heard at the October 11, 2016 Board of Zoning Appeals hearing:

- Application VA-16-020: Alex Yazdani is requesting a variance from Section 1279.03(A)(1) of the Pataskala Code to allow a fence to exceed the maximum height limit in the front yard and a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building in the front yard for the property located at 160 Legacy Lane.
- Application VA-16-021: Matthew Hollenbaugh is requesting 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 located at 5252 Mink Street.
- Application VA-16-022: Tom Wilhelm is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size.
- Application VA-16-023: Dan Fry is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size.
- Application VA-16-024: Front Porch Investments, LLC is requesting a variance from Section 1233.05(C) of the Pataskala Code to allow for the construction of two (2), Two-Family homes that would fail to meet the required front and side yard setbacks.
- Application CU-16-008: Front Porch Investments, LLC is requesting a conditional use pursuant to Section 1249.04(5) of the Pataskala Code to allow for the construction of two (2), Two-Family Residential Dwellings.

➤ **Planning and Zoning Commission:**

September 7, 2016 Hearing: The following application was heard at the September 7, 2016 Planning and Zoning Commission hearing:

- Application ZON-16-005: The Planning and Zoning Commission approved a request by the Fraker Family trust to rezone property from the AG – Agricultural District to the R-20 – Medium Density Residential district for the property located at 7000 Creek Road.

October 5, 2016 Hearing: No applications were submitted; however, the meeting will still be held to discuss upcoming applications.

➤ **Old Summit Town**

- The demolition permit approved for the property has expired and staff will be taking the next step in the code enforcement process.

➤ **International Manufacturing Technology Show**

- I attended the International Manufacturing Technology Show in Chicago from September 11 to September 15 with a group from GROW Licking County.
- A summary of this trip is attached.

➤ **Deck Regulations**

- Following the September 19, 2016 Council meeting staff amended the regulations again and provided an updated ordinance reflecting the amendments.
- A redline version of the ordinance is attached.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
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INTERNATIONAL MANUFACTURING TECHNOLOGY SHOW

The Director of Planning attended the International Manufacturing and Technology Show in Chicago from September 11 to September 15 as part of a group from GROW Licking County. In addition to myself, the group included Nathan Strum, Executive Director at GROW Licking County, Jim Lenner, Village Administrator/Planner for the Village of Johnstown, and Mark Johns, Mayor of the City of Heath.

The International Manufacturing and Technology show is one of the largest industrial trade shows in the world, featuring more than 2,000 exhibiting companies and over 114,000 registrants. The event is held every two years in September at McCormick Place, Chicago. The reason for our trip was to better understand current manufacturing trends and to connect with companies who would be interested in moving facilities to Licking County. The following is a summary of the trip:

September 11

- Arrived in Chicago

September 12

- Meeting with the German American Chamber of Commerce
 - The GROW Licking County group met with two representatives of the German American Chamber of Commerce to discuss work force development in Licking County.
 - An apprenticeship program is a key component of the German workforce and the GROW Licking County group was interested to see how it could be adapted here.
- Meeting with Ernst and Young
 - The GROW Licking County group met with site selector from Ernst and Young to discuss the benefits of locating in Licking County.

September 13

- Columbus 2020 meetings
 - Meetings were set up throughout the afternoon through Columbus 2020 with companies who were interested in expanding or relocating into other areas.
- Harper College Tour
 - Harper College is a community college located northwest of Chicago that currently implements an apprenticeship programs based on the German model.
- Exhibit visits
 - Toured the show floor to understand the various technologies and gauge company interest in Licking County.

September 14

- Columbus 2020 meeting
 - Meetings were set up throughout the afternoon through Columbus 2020 with companies who were interested in expanding or relocating into other areas.
- Exhibit visits
 - Toured the show floor to understand the various technologies and gauge company interest in Licking County.

September 15

- Meeting with ROI
 - Meeting with the site selection company ROI to determine if their services would be right for GROW Licking County.
- Returned to Columbus



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EXHIBIT A

October 3, 2016 Redline Version

Ordinance 2016-4267

The following is an updated version of the regulations for decks, patios, porches and balconies based upon comments from the September 19, 2016 City Council meeting. Additions are highlighted while omissions are struck through.

1203 – Definitions

Deck: A platform, either open or partially located under roof, that is supported by pillars or posts. A deck may be either freestanding or attached to the principal structure.

Porch: A fully roofed platform, which may be enclosed by screens, attached to the principal structure with direct access to or from it.

Patio: A hard surfaced area on the ground, typically adjoining the principal structure, constructed of concrete, bricks, tiles, pavers or similar materials.

Balcony: A platform attached to the principal structure projecting from the wall above the ground floor.

1221.07 – ~~Architectural Improvements~~ Decks and Patios

~~Structures and projections such as porches, decks, balconies, patios and similar uses shall be considered architectural improvements.~~

A. Permitted: ~~Architectural improvements~~ Decks and patios shall be permitted in all zoning districts.

B. Setbacks:

1. Residential Districts

- i. Front: ~~An architectural improvement~~ Decks and patios shall meet all front yard setbacks of the zoning district in which they are located.
- ii. Rear: ~~An architectural improvement~~ Decks and patios shall not extend more than 50 percent into the required rear yard setback of the zoning district in which they are located.
- iii. Side: ~~An architectural improvement~~ Decks and patios shall meet the required side yard setbacks of the zoning district in which they are located or shall not extend further into the side yard setback than the principal structure on the lot, whichever is less

2. Commercial and Industrial Districts

- i. Front: ~~An architectural improvement~~ Decks and patios shall meet all front yard setbacks of the zoning district in which they are located.
 - ii. Rear: ~~An architectural improvement~~ Decks and patios shall not extend more than 50 percent into the required rear yard setback of the zoning district in which they are located.
 - iii. Side: ~~An architectural improvement~~ Decks and patios shall not extend more than 50 percent into the required side yard setback of the zoning district in which they are located.
- C. Height: The floor of ~~an architectural improvement~~ decks and patios shall not be higher than the highest floor level of the principal structure on the lot.
- D. Appearance: ~~An architectural improvement~~ Decks and patios shall have a finish that is compatible with the principal structure on the lot.
- E. Location:
 - 1. ~~An architectural improvement~~ Decks and patios shall not be located in a recorded easement.
 - 2. ~~An architectural improvement~~ Decks and patios shall not infringe on sanitary or water systems and shall comply with all applicable Licking County Health Department and/or Ohio Environmental Protection Agency regulations.
- F. Commercial Use: No commercial use shall be permitted from ~~an architectural improvement~~ decks or patios on a residentially zoned lot unless approved as part of a home occupation pursuant to Chapter 1267.
- G. Off-Site Impacts: ~~An architectural improvement~~ Decks and patios shall not adversely affect neighboring properties so as to result in its loss of value ~~or interfere with its use or enjoyment~~.
- H. Materials: All ~~architectural improvement~~ materials for decks and patios shall be approved materials recognized by the Ohio Building Code.
- I. Maintenance: ~~An architectural improvement~~ Decks and patios shall be maintained in good repair at all times.

1221.09 – Porches and Balconies

- A. Permitted: Porches and balconies shall be permitted in all zoning districts.
- B. Setbacks: Porches and balconies shall meet all required setbacks for a principal structure in the zoning district in which they are located.
- C. Height: The floor of a porch or balcony shall not be higher than the highest floor level of the principal structure on the lot.
- D. Appearance: Porches and balconies shall have a finish that is compatible with the principal structure on the lot.
- E. Location:
 - 1. Porches and balconies shall not be located in a recorded easement.

2. Porches and balconies shall not infringe on sanitary or water systems and shall comply with all applicable Licking County Health Department and/or Ohio Environmental Protection Agency regulations.
- F. Commercial Use: No commercial use shall be permitted from a porch or balcony on a residentially zoned lot unless approved as part of a home occupation pursuant to Chapter 1267.
- G. Off-Site Impacts: Porches and balconies shall not adversely affect neighboring properties so as to result in its loss of value.
- H. Materials: All materials for porches and balconies shall be approved materials recognized by the Ohio Building Code.
- I. Maintenance: Porches and balconies shall be maintained in good repair at all times.