



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

Current Projects

➤ **Planning and Zoning Commission**

July 3, 2019 Hearing: There are no applications scheduled to be heard at the July 3, 2019 Planning and Zoning Commission hearing.

➤ **Board of Zoning Appeals**

July 8, 2019 Hearing: The following applications are scheduled heard at the July 8, 2019 Board of Zoning Appeals hearing.

- Application VA-19-002: Jason Heitmeyer is requesting a variance from Section 1239.05 of the Pataskala Code to allow for a lot split that will fail to meet the minimum lot width of the RM – Multi-Family Residential district for the unimproved property on Watkins Road SW (PID: 064-068442-00.047). (*Tabled February 11, 2019*)
- Application VA-19-017: Matthew Chamblin is requesting a variance from Section 1229.05(C)(1) of the Pataskala Code to allow for the construction of a residence that would fail to meet the required front yard setback and from Section 1229.05(C)(2) of the Pataskala Code to allow for the construction of a residence that would fail to meet the required side yard setback for the property located at 253 Woodside Drive. (*Tabled June 10, 2019*)
- Application VA-19-018: Russell Houck is requesting a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building to be located in front of the principal structure for the property located at 332 Edenderry Drive.
- Application CU-19-003: Ahmad Alghazzawi is requesting a conditional use pursuant to Section 1215.04 of the Pataskala Code for a Tobacco Store (NAICS Code: 453991) for the property located at 470 E. Broad Street.
- Application VA-19-019: Yogesh Acharya is requesting a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for the construction of a fence exceeding 48-inches in height to be constructed in front of the building setback line for the property located at 235 Wellington Place.
- Application VA-19-020: Castlerock Builders, LLC is requesting a variance from Section 1121.13 of the Pataskala Code to allow for the construction of a driveway that exceeds the 10 percent maximum slope for the property located at 153 Mohican Lane.

➤ **Comprehensive Plan Update**

- The Planning and Zoning Department received the updated draft based upon the comments of the Steering Committee meeting on April 29, 2019. The draft has been distributed to the Steering Committee for comment before proceeding to the Development Committee.
- The Steering Committee met on April 29, 2019 from 7pm to 9pm in Council Chambers to discuss the land use recommendations of the draft plan. This meeting was facilitated by the Planning and Zoning Department.
- The Steering Committee met on Thursday, February 28, 2019 from 7pm to 9pm in Council Chambers to discuss the feedback received on the draft comprehensive plan. This meeting was facilitated by the Planning and Zoning Department.
- The Planning and Zoning Department has complied the public feedback on the draft comprehensive plan and presented it to the Steering Committee for consideration.
- Feedback on the draft comprehensive plan was open to the public from January 18, 2019 to February 18, 2019
- A draft copy of the plan has available on the Pataskala website since January 18, 2019.
- A Draft Plan Open House for community comments was held on Thursday, January 17, 2019 from 6-8pm in Council Chambers in City Hall.
- The fifth Comprehensive Plan Steering Committee meeting was held on November 1, 2018 from 7:00pm to 9:00pm in Council Chambers.
- The fourth Comprehensive Plan Steering Committee meeting was held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
- A special Council meeting was held on September 17, 2018 at 6:00pm where OHM provided an update on the progress of the Comprehensive Plan and answered questions from Council.
- The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
- The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
- A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

➤ **Agricultural Committee**

- An Agricultural Committee is being held on Monday, July 1, 2019 at 6:15pm.
- The purpose of this meeting is to discuss the discharge regulations contained in Section 505.11 of the Pataskala Code.
- A copy of Section 505.11 has been attached for reference.

➤ **Impact Fees**

- On June 18 Staff met with Jim Lenner from Burton Consulting to discuss impact fees.
- There was discussion related to the different approaches to establishing impact fees, methods for setting the amount of the impact fees and methods for calculating impact fees.
- Staff is currently waiting for a cost estimate and timeline should the City contract with Burton Consulting for this service.
- Mr. King's email to Council dated June 19 is attached giving the more detail on the discussion.

➤ **Planning and Zoning Department Truck**

- The current Planning and Zoning Department truck is a 2003 Ford F-150 with a Kelley Blue Book value of \$2,253 - \$2,858.
- The truck requires several repairs at an estimated cost of \$4,910.75.
- Staff has found a 2019 Ram 1500 (similar to the current truck) through the State of Ohio Competitive Purchasing Program for \$23,744
- A general summary of the current truck, repairs needed, and information on replacement trucks is attached.
- The Zoning Inspector is currently using his personal vehicle for zoning inspections and code enforcement.
- Staff plans on having the necessary legislation to purchase the new truck for Council at the July 15 meeting.

➤ **Ordinance 2019-4341 – Rezoning Request**

- The applicant is requesting to rezone two properties totaling 136.32 +/- acres located at 0 Middleground Road (PID: 064-068322-00.009 and 064-068087-00.000) from the R-10 – High Density Residential District to the PDD – Planned Development District pursuant to Section 1255.19 of the Pataskala Code in order to construct a 60-lot subdivision.
- The Planning and Zoning Commission recommended approval of the application on May 1, 2019.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing.
- The public hearing for this ordinance was held on June 17, 2019 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➤ **Development Update**

- To keep Council apprised of development activity of note within the City, the Planning and Zoning Department will provide an update indicating the type of development, pertinent information and where the development is in the process.

of the owner or harborer. Quarantine shall continue until the Health Commissioner determines that the dog or cat is not afflicted with rabies. The quarantine period hereby required shall not be less than ten days from the date on which the person was bitten. If at any time during the quarantine, the Health Commissioner requires the dog or cat to be examined for symptoms of rabies, then the examination shall be by a licensed doctor of veterinary medicine. The veterinarian shall report to the Health Commissioner the conclusions reached as a result of the examinations. The examination by a veterinarian shall be at the expense of the owner or harborer. No dog or cat shall be released from the required quarantine unless and until it has been properly vaccinated against rabies.

No person shall fail to comply with the requirements of this section or with any order of the Health Commissioner made pursuant thereto, nor fail to immediately report to the Health Commissioner any symptoms or behavior suggestive of rabies.

- (b) Whoever violates this section is guilty of a minor misdemeanor.

505.11 HUNTING AND DISCHARGE PROHIBITED.

(a) Except as otherwise provided herein, the hunting of animals or fowl within the Municipality or the discharge of firearms is prohibited. No person shall hunt, kill or attempt to kill any animal or fowl by the use of firearms or any other means except as permitted in subsection (b) hereof. However, nothing in this section shall be deemed to prohibit the killing of sick, diseased, infirm or injured animals, as well as rats and other undesirable rodents, provided such killing is done in a safe and humane manner.

(b) It shall be lawful to hunt and trap pursuant to Ohio Revised Code Chapters 1531 and 1533 and when in conformity with all Division of Wildlife rules when in a designated discharge zone.

- (c) Discharge and Non-Discharge Map adopted.

- (1) Division of land. All land in the City is placed into either a discharge or non-discharge zone as it is shown on the Discharge and Non-Discharge Map of the City, which is hereby adopted and declared a part of this section.
- (2) Final authority. The Discharge and Non-Discharge Map, as amended from time to time, shall be the final authority for the current hunting and trapping status of land or the discharge of firearms under the jurisdiction of this section.
- (3) Land not otherwise designated. All land under this section and not designated or otherwise included within the discharge zone shall be included in a prohibited non-discharge zone.
- (4) Identification of the Discharge and Non-Discharge Map. The Discharge and Non-Discharge Map with any amendments made thereon shall be identified by the following words:

“Discharge and Non-Discharge Map” and containing the ordinance number and date of the adoption of the most recent amendment to said map by the Council of the City of Pataskala.

(d) No owner, lessee, or other occupant or person having control or exercising control of land within the discharge zone shall discharge or permit any other person to discharge any firearm outside of an enclosed building from dusk to dawn, other than for hunting permitted in compliance with the rules and regulations issued by the Ohio Department of Natural Resources, Division of Wildlife, or in the act of self-defense. In addition and other than for lawful hunting, the discharge of firearms otherwise permitted shall be restricted in duration to a time period that shall not unreasonably harass, annoy or disturb livestock or residents within the City. The discharge of a firearm permitted hereunder shall be conducted in a safe and lawful manner; such as those practices recommended by the National Rifle Association Range Sourcebook as revised January 2004.

(e) Whoever violates this section is guilty of the improper discharge of a firearm, a minor misdemeanor for the first offense. Any subsequent offense within twelve months is a misdemeanor of the fourth degree. A third offense under this section within twelve months is a misdemeanor of the third degree.
(Ord. 2013-4154. Passed 9-16-13.)

505.12 COLORING RABBITS OR BABY POULTRY; SALE OR DISPLAY OF POULTRY.

(a) No person shall dye or otherwise color any rabbit or baby poultry, including, but not limited to, chicks and ducklings. No person shall sell, offer for sale, expose for sale, raffle or give away any rabbit or poultry which has been dyed or otherwise colored. No poultry younger than four weeks of age may be sold, given away or otherwise distributed to any person in lots of less than six. Stores, shops, vendors and others offering young poultry for sale or other distribution shall provide and operate brooders or other heating devices that may be necessary to maintain poultry in good health, and shall keep adequate food and water available to the poultry at all times. (ORC 925.62)

(b) Whoever violates this section is guilty of a minor misdemeanor.

505.13 DANGEROUS WILD ANIMALS AND RESTRICTED SNAKES.

(a) For purposes of this section, "dangerous wild animal" and "restricted snake" have the same meanings as set forth in Ohio R.C. 935.01.

- (b) (1) Except for a restricted snake specified in Ohio R.C. 935.01(L)(1), no person shall sell or offer for sale at auction a dangerous wild animal or restricted snake.
- (2) Except for a microchip removed for purposes of a medical emergency by a veterinarian that is qualified to provide veterinary care to the dangerous wild animal, no person shall knowingly remove a microchip that is implanted in a dangerous wild animal as required in Ohio R.C. 935.04.
- (3) No person that possesses a dangerous wild animal or restricted snake shall fail to post and display any of the following:
- A. On each cage in which a dangerous wild animal is confined, signs warning the public that a dangerous wild animal is confined in the cage;
 - B. At each entrance to the property where a dangerous wild animal is confined, a sign warning the public that a dangerous wild animal is on the property;
 - C. On each container in which a restricted snake is confined, a sign warning the public that a restricted snake is in the container;

From: BJ King

Sent: Wednesday, June 19, 2019 9:41 AM

To: Michael Powell <mpowell@ci.pataskala.oh.us>; Andy Walther <awalther@ci.pataskala.oh.us>; Melissa Carter <mcarter@ci.pataskala.oh.us>

Cc: Mike Compton <mcompton@ci.pataskala.oh.us>; Todd Barstow <tbarstow@ci.pataskala.oh.us>; Tim Hickin <thickin@ci.pataskala.oh.us>; Tom Lee <tlee@ci.pataskala.oh.us>; Suzanne Hayes <shayes@ci.pataskala.oh.us>

Subject: Impact Fees

Development Committee –

I have copied the Mayor and the remainder of Council on this message.

Yesterday afternoon we met with Jim Lenner from Burton Consulting to discuss impact fees. I felt better about this process coming out of the meeting than I did going in.

Several takeaways:

1. We discussed different approaches to establishing the use of impact fees:
 - a. A more direct approach where improvements would be made specific to a development
 - b. Establishing areas (quadrants – maybe mirroring our ward boundaries) where impact fees could be used to make improvements (i.e. maybe improve an intersection in a quadrant that may not specifically be adjacent to a development)
2. How to set the amount of impact fees:
 - a. High enough to make a difference and fund, in part, improvements
 - b. Not too high that the amount becomes too much for developers to pay
3. How to calculate impact fees:
 - a. Residential versus commercial
 - b. Number of lots versus square footages

I did ask Jim to provide a cost estimate to us to assist with the process. We would have to also use our engineering firm to help establish a list of CIP projects that the impact fees could fund. This is a necessary step in establishing impact fees.

I should have the cost estimate from Jim next week.

Also, I asked about a timeframe to complete the work to provide to us for consideration. Jim mentioned approximately 60-days. We provide the information to the Development Committee and Council for discussion and consideration. Ultimately, an impact fee would have to be adopted by Council via ordinance to be put in place.

Please let me know if you have any questions.

Thanks,

BJ King
City Administrator
City of Pataskala
621 West Broad Street
Pataskala, Ohio 43062
740-964-2416
bjking@ci.pataskala.oh.us

From: [Scott Fulton](#)
To: [BJ King](#)
Subject: Planning and Zoning Department Truck Update
Date: Tuesday, June 11, 2019 11:17:00 AM

BJ,

I wanted to give you a general summary of what information we have so far for the Planning and Zoning truck.

Existing Truck

- 2003 Ford F150
 - Regular Cab
 - V8, 4.6L
 - 4x4
 - Mileage: 93,888+
- Kelley Blue Book Value
 - \$2,253 - \$2,858

Repairs

- McDonald Auto & Truck Repair
 - Taken in to fix a low brake pedal
 - Mechanic also found rusted brake calipers and rotors and a leaking fuel tank
 - Noted that “cost of repairs to this vehicle would exceed value of vehicle”
 - Itemized list of additional repairs not provided
- Catalogna Performance
 - Repairs identified (itemized list)
 - Brake Pad
 - Suspension Struct/Shock Absorber
 - Shackle
 - Drive/Propeller Shaft
 - Fuel Tank
 - Fluid Line/Hose
 - Catalytic Converter
 - Cost of Repairs: \$4,910.75

State Bid Truck

- 2019 Ram 1500 Quad
 - Extended cab
 - V6, 3.7L
 - 4x4
- Cost
 - Truck: \$23,699.00
 - Delivery: \$75.00
 - Total: \$23,744.00

Dealer Truck

- 2019 Ford F150
 - Extended Cab
 - V6, 3.3L
 - 4x4
- Ricart Ford
 - \$27,306.00
- Dick Masheter Ford
 - \$27,420.00
- Kreiger Ford
 - \$27,887.50
- Coughlin Ford
 - \$31,816.00

Steve has all of the documentation if you would like me to provide it to you.

Thanks,

SCOTT FULTON

Director of Planning

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-927-2168

Cell: 614-440-5222

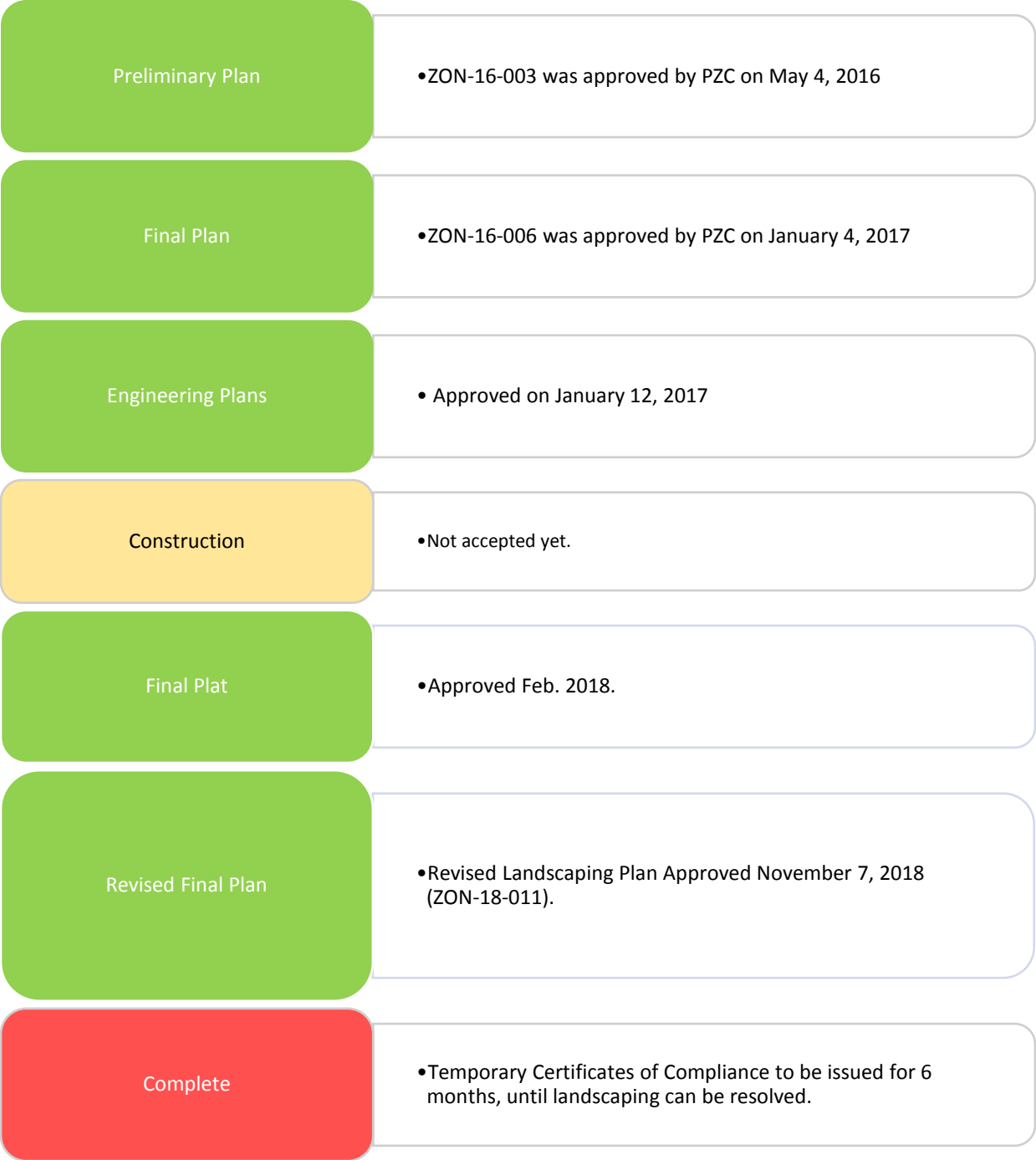
American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



American Electric Power - Substation	
Development Type: Industrial	Number of Units: n/a
Location: 3050 Etna Parkway	Acreage: 15 acres
School District: Southwest Licking	Zoning: PM – Planned Manufacturing

Final Development Plan	<ul style="list-style-type: none"> •PM-17-001 approved by PZC August 2, 2017
Board of Zoning Appeals (BZA)	<ul style="list-style-type: none"> •VA-17-020 and VA-17-021 approved by BZA August 8, 2017
Engineering Plans	<ul style="list-style-type: none"> •Approved August 18,2017
Construction	<ul style="list-style-type: none"> •Complete.
Compliance	<ul style="list-style-type: none"> •Issued December 19, 2018 •Condition: Dead landscaping to be replaced w/in 1 year.

Broadmoore Commons – Phase 1	
Development Type: Subdivision	Number of Units: 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 29.815 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



Broadmoore Commons – Phase 2 & 3	
Development Type: Subdivision	Number of Units: 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 23.82 acres
School District: Licking Heights	Zoning: PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> •ZON-16-003 was approved by PZC on May 4, 2016
Final Plan	<ul style="list-style-type: none"> •ZON-17-003 approved by PZC on May 3, 2017 •Fence to be constructed along eastern edge of Phase 3.
Engineering Plans	<ul style="list-style-type: none"> •Approved November 17, 2017
Construction	<ul style="list-style-type: none"> •Construction underway •Almost done with Section 2, 3 beginning soon.
Revised Final Plan	<ul style="list-style-type: none"> •FP-19-001 Approved by PZC on March 6, 2019
Final Plat	<ul style="list-style-type: none"> •Sections not to be platted until infrastructure has been accepted.
Complete	

NOTE: Let Alan know when they're ready to Plat

Broadmoore Commons – Phase 5	
Development Type: Subdivision	Number of Units: 31 units (single-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 8.191 acres
School District: Licking Heights	Zoning: PDD – Planned Development District

Preliminary Plan	•ZON-16-003 Approved by PZC on May 4, 2016
Final Plan	•ZON-18-008 Approved w/ conditions by PZC on September 5, 2018.
Engineering	•Engineering Plans are being reviewed
Revised Final Plan	•FP-19-002 Approved by PZC on March 6, 2019
Construction	
Final Plat	•Revise for easement width and language
Complete	

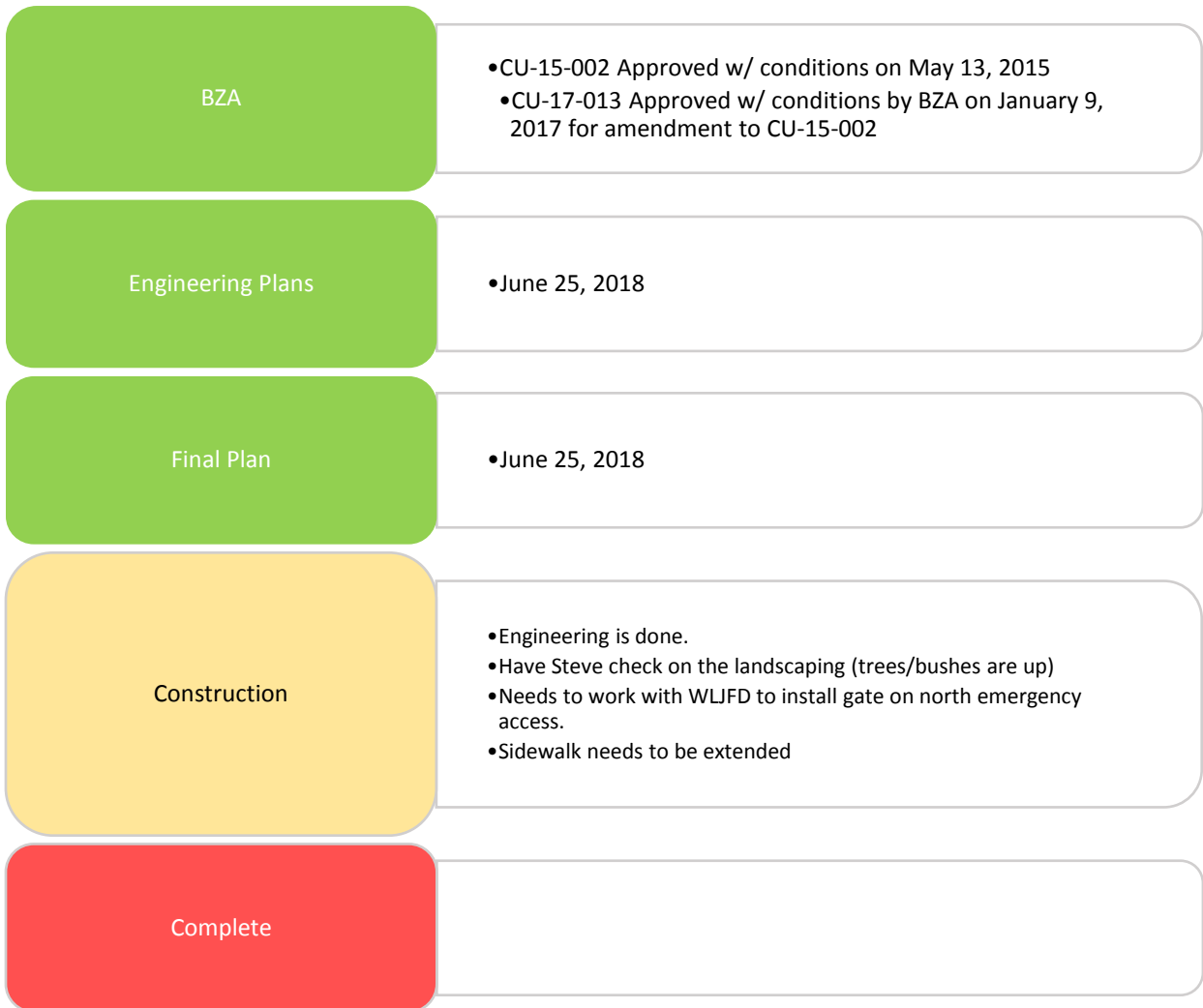
Brynn Mar Crossing	
Development Type: Apartment Complex	Number of Units: 42
Location: Watkins Rd SW (PID: 064-068442-00.047)	Acreage: 4.4
School District: Southwest Licking	Zoning: R-M – Multi-Family Residential

Variance	<ul style="list-style-type: none"> •VA-19-002 Tabled by BZA on February 6, 201 •Applicant requested to Table until further notice.
TCOD	<ul style="list-style-type: none"> •TCOD-19-002 disapproved by Planning and Zoning Commission on June 5, 2019
Engineering	<ul style="list-style-type: none"> •N/A
Permits	<ul style="list-style-type: none"> •N/A
Compliance	<ul style="list-style-type: none"> •N/A

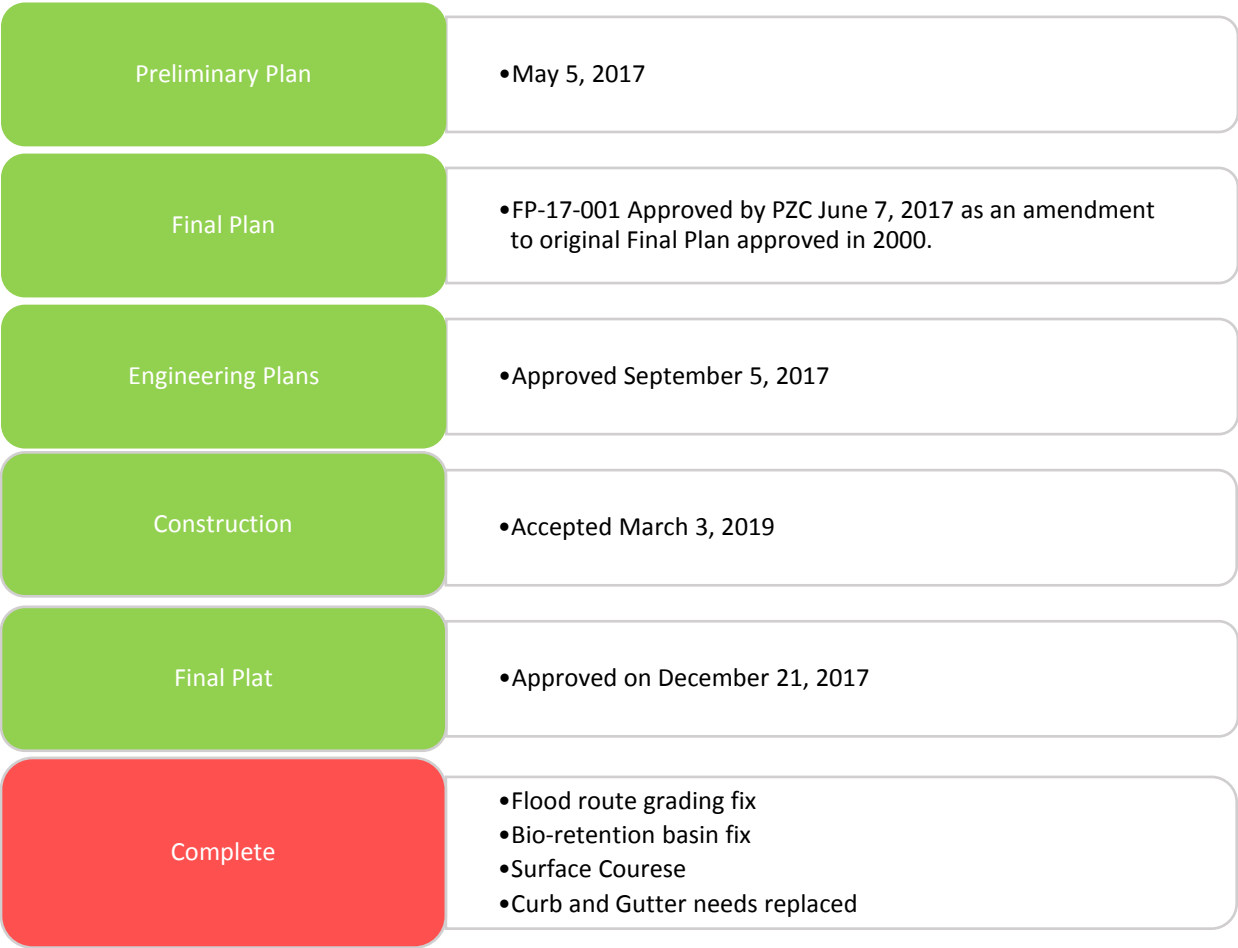
Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> •Approved by PZC in 2001 •PP-17-001 1 year Extension of Preliminary Plan granted by PZC on January 4, 2017.
Engineering Plans	<ul style="list-style-type: none"> •Approved February 1, 2017
Final Plan	<ul style="list-style-type: none"> •Final Plan Amendment FP-19-003 submitted for May 1, 2019 PZC
Construction	<ul style="list-style-type: none"> •Accepted.
Complete	<ul style="list-style-type: none"> •C.O.C.'s issued.

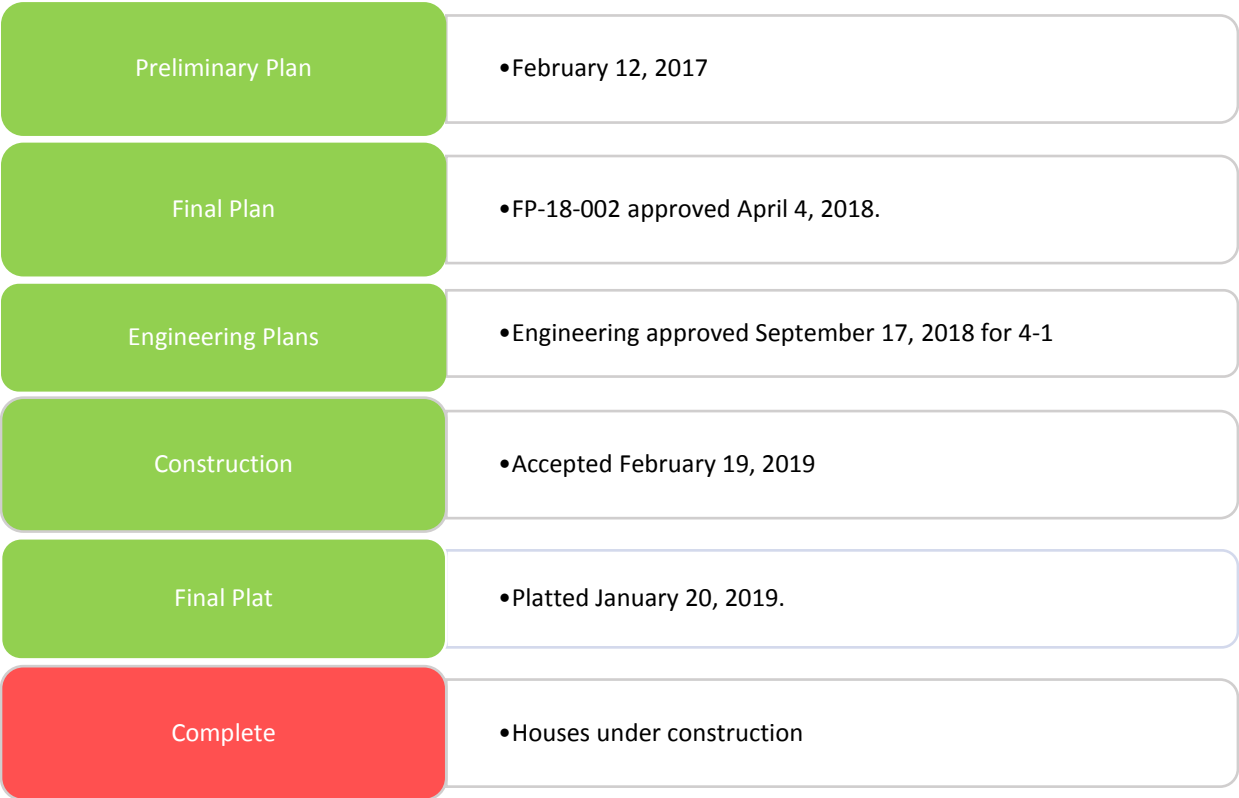
Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 acres
School District: Southwest Licking	Zoning: RM – Multi-Family Residential



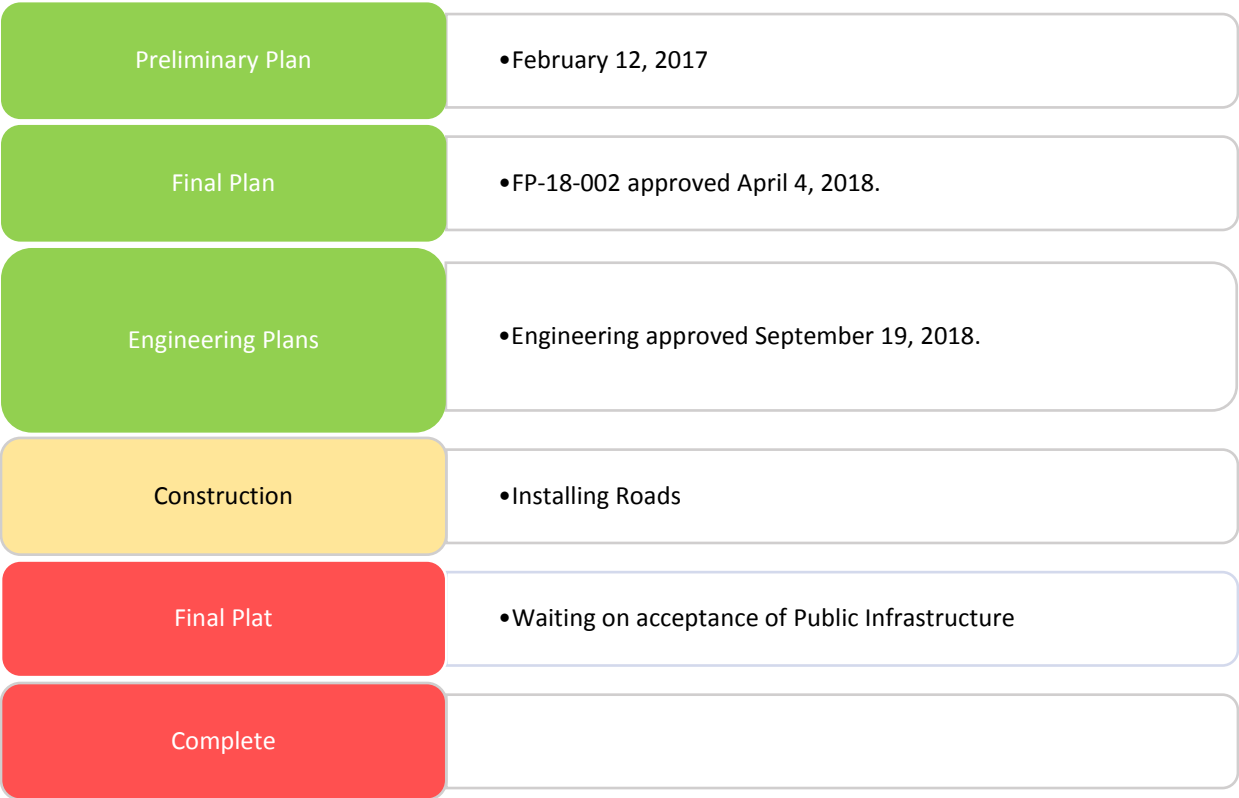
Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



Hazelwood 4-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential

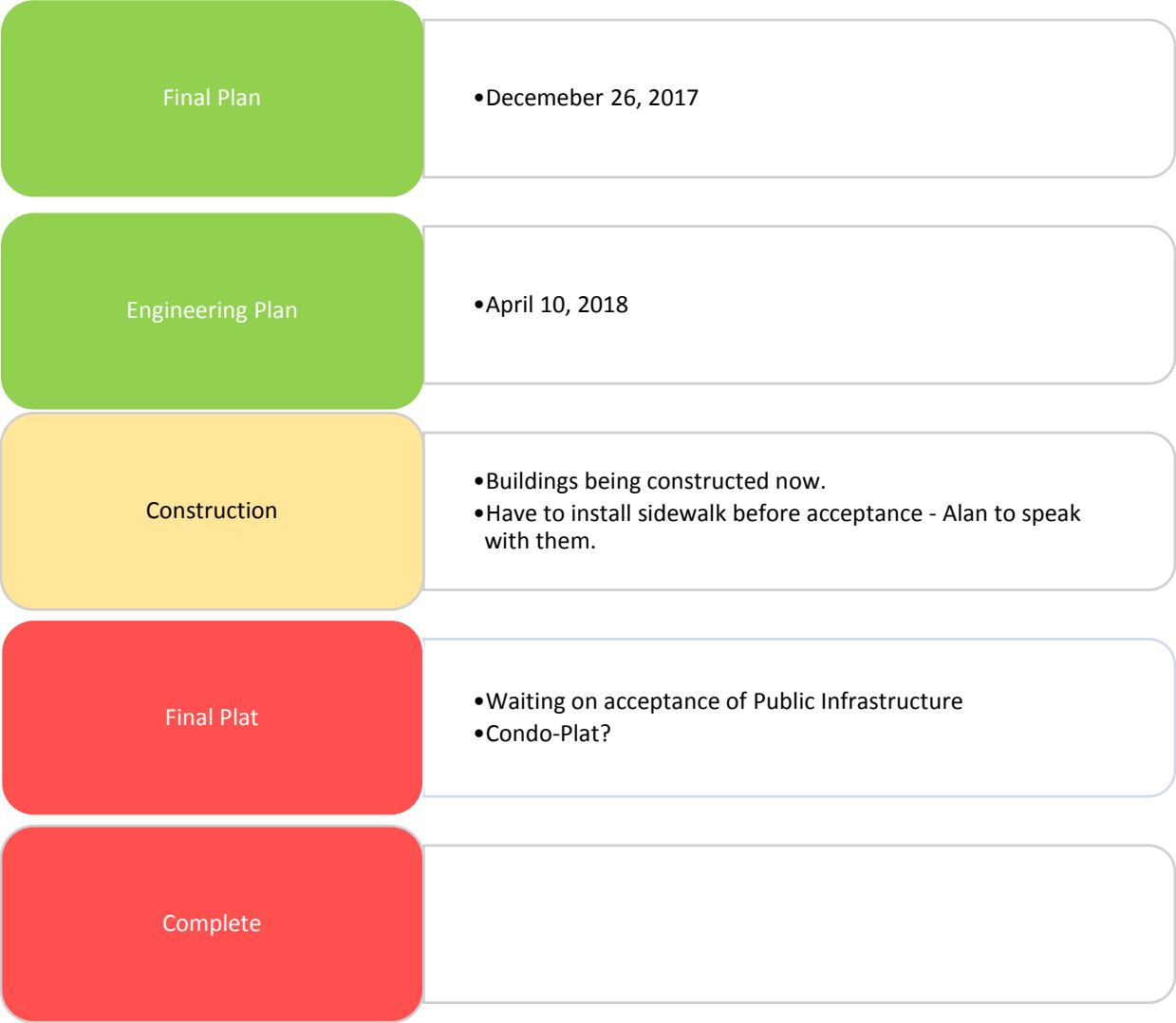


Hazelwood 5-2 and 6-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential

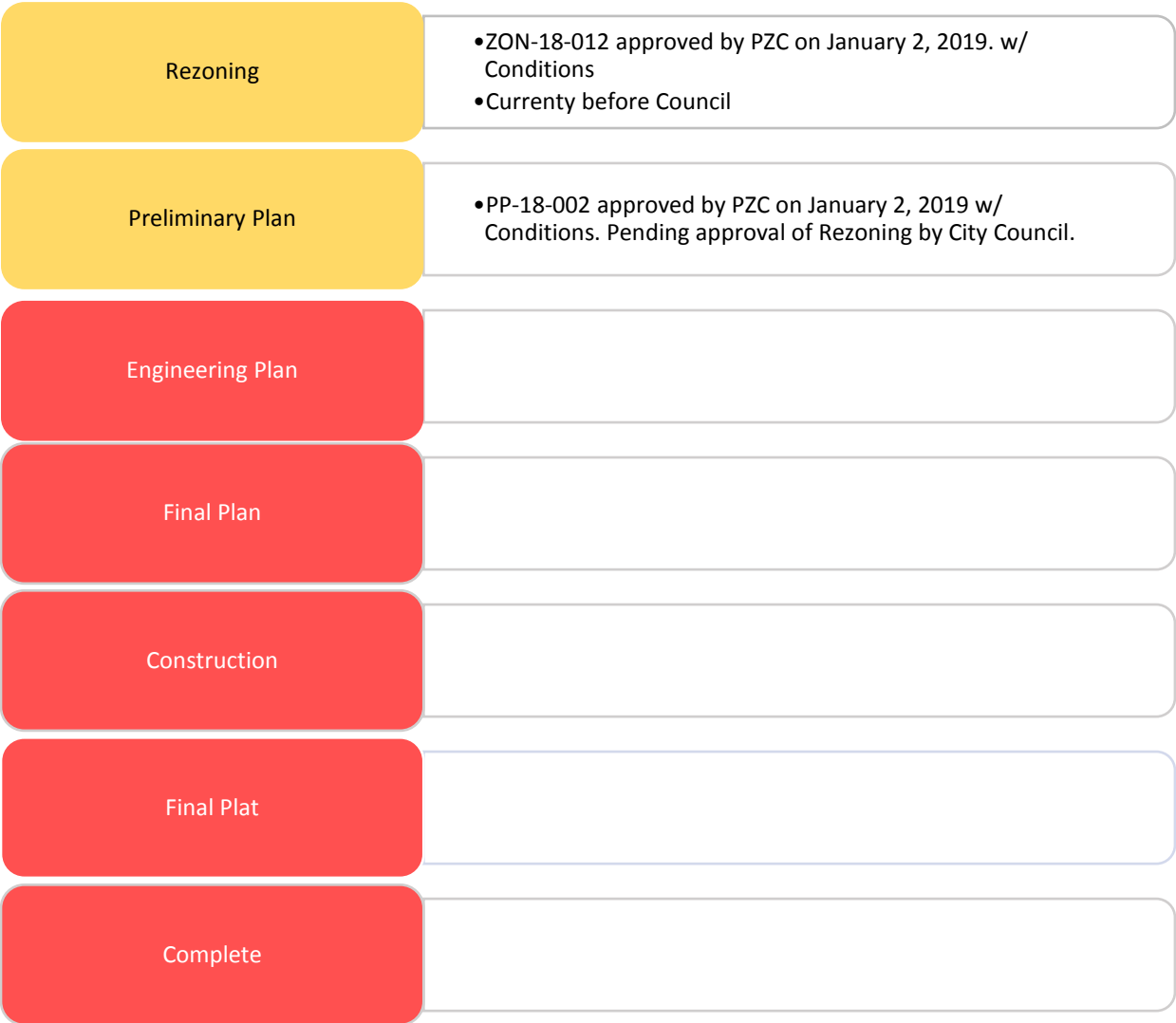


NOTE: Have they submitted Final Plat?

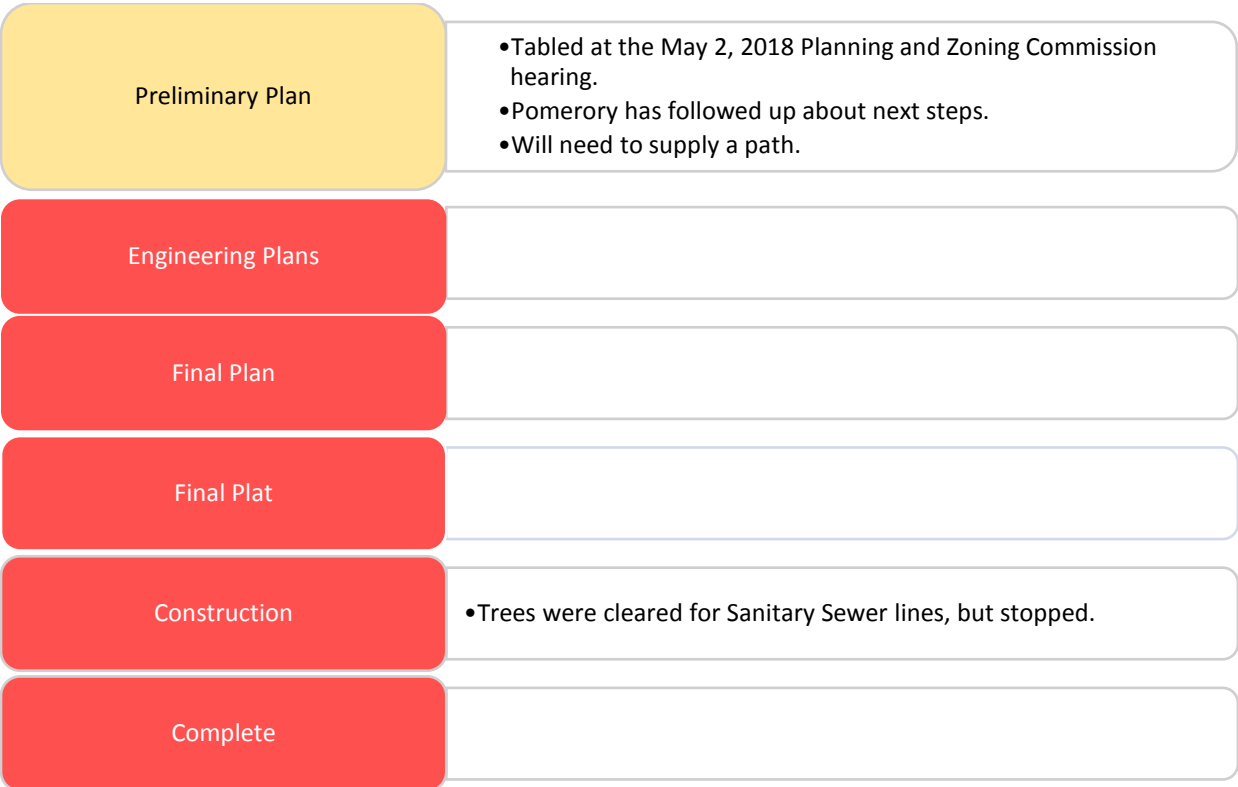
Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District



Heron's Manor (Formerly Settlement at Pataskala 4)	
Development Type: Single-Family Residential	Number of Units: 153 units (Single-Family)
Location: 200 W Broad St. (PID: 064-307692-00.000)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: R-10 – High Density Residential / GB – General Business

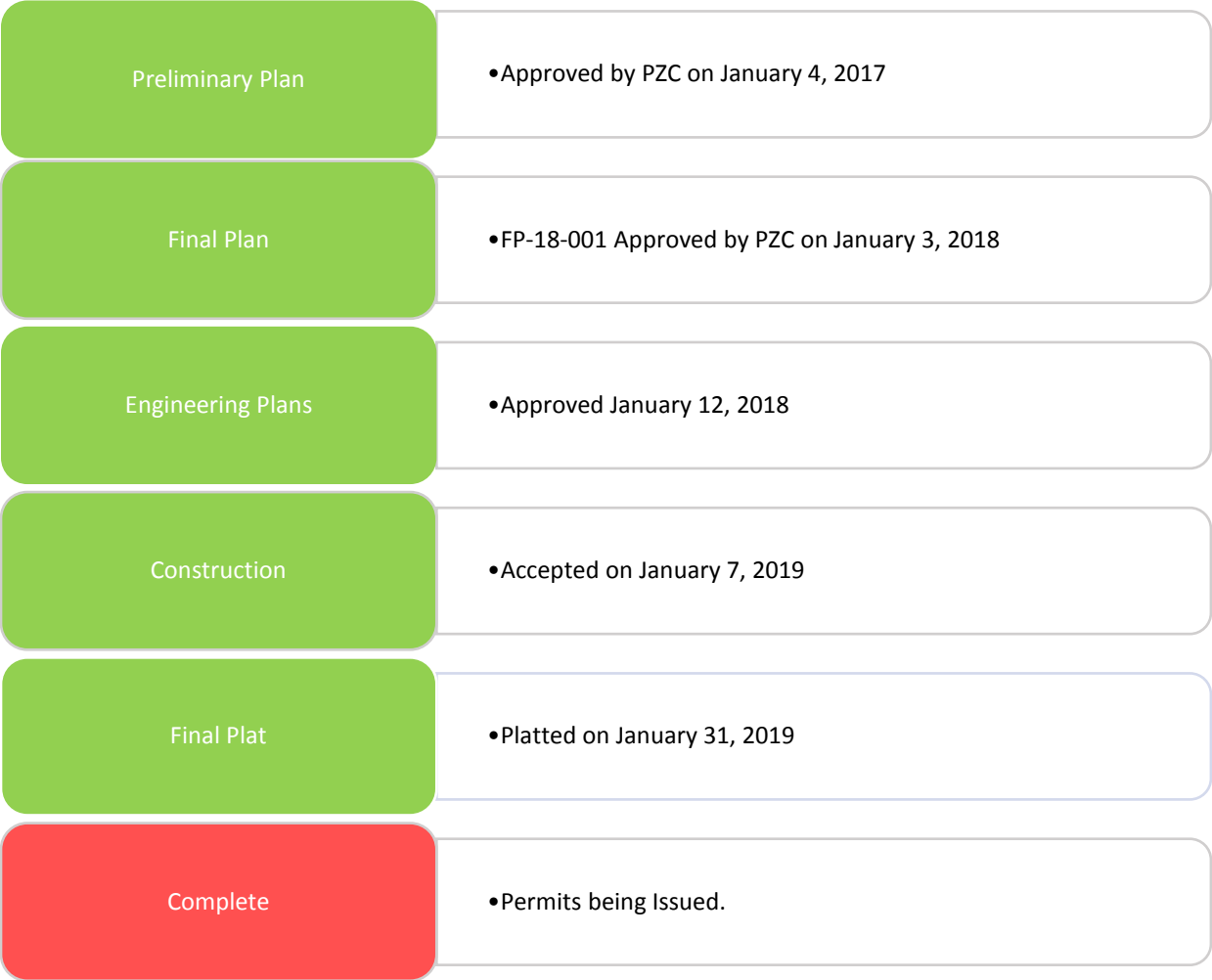


Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



NOTE: Platted, but plan is expired

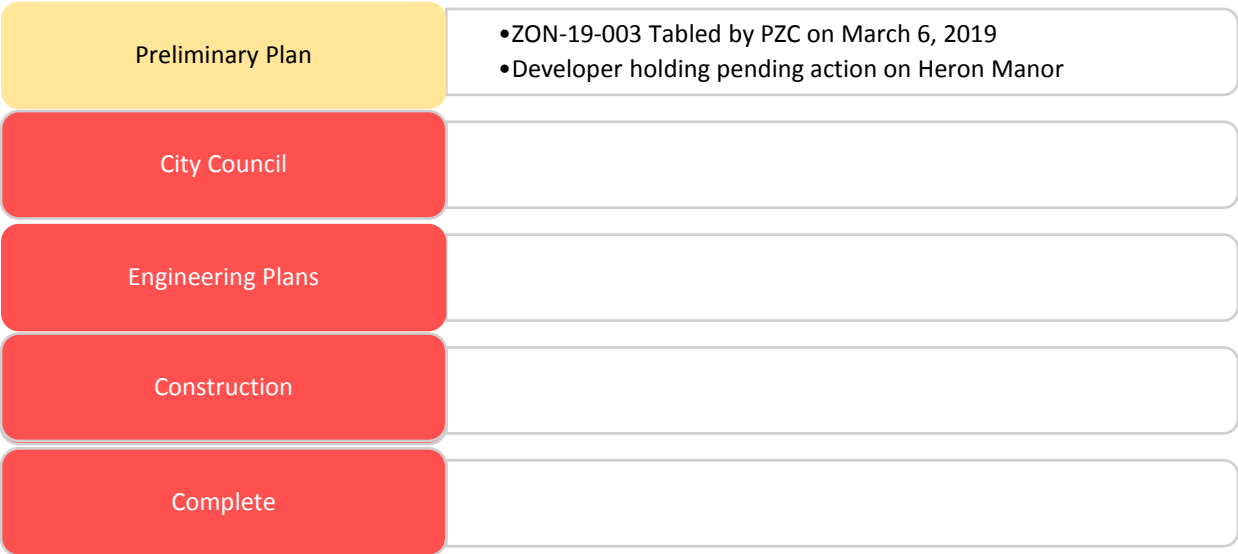
Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



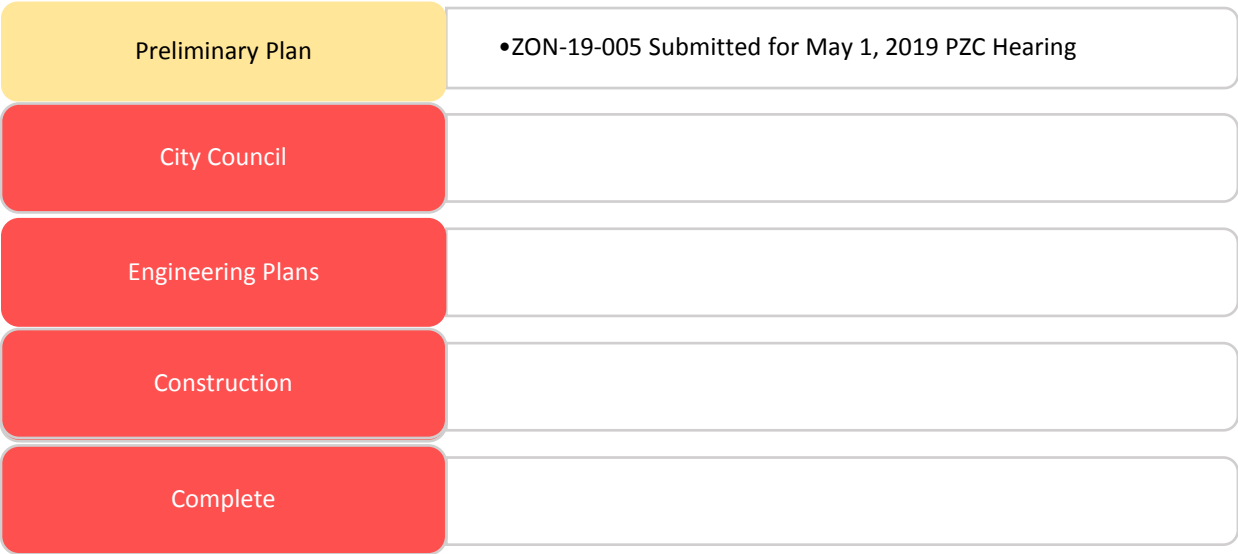
Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential

Preliminary Plan	<ul style="list-style-type: none"> •PP-15-001 Approved by PZC on February 4, 2015
Final Plan	<ul style="list-style-type: none"> •FP-15-002 Approved by PZC on February 3, 2016 •Replat REP-18-001 was approved by PZC on August, 1, 2018.
Engineering Plans	<ul style="list-style-type: none"> •May 5, 2016
Construction	<ul style="list-style-type: none"> •Accepted on April 2, 2018
Final Plat	<ul style="list-style-type: none"> •Approved April 10, 2018
Replat	<ul style="list-style-type: none"> •Necessary to correct issue with public right-of-way •Approved August 6, 2018
Complete	<ul style="list-style-type: none"> •Permits being issued. •Cluster mailboxes?

Sage Pointe	
Development Type: Planned Residential Subdivision	Number of Units: 211
Location: 6031 Summit Rd SW	Acreage: 84.18
School District: Licking Heights	Zoning: R-87 -> PDD



Scenic View Estates	
Development Type: Planned Residential Subdivision	Number of Units: ~60
Location: Middle Ground Rd (PID: 064-068087-00.000)	Acreage: 136.31
School District: Southwest Licking	Zoning: R-10 -> PDD



TrueCore Federal Credit Union	
Development Type: Commercial	Number of Units: 1 (Bank)
Location: 997 N Oxford Drive	Acreage: 3.91 acres
School District: Southwest Licking	Zoning: PDD -> PRO

Rezoning Application	<ul style="list-style-type: none"> •ZON-18-009 approved by PZC on October 3, 2018
City Council	<ul style="list-style-type: none"> •ZON-18-009 approved by Council on January 7, 2019
Engineering Plans	<ul style="list-style-type: none"> •In Review. Alan to backcheck comments from Structurepoint.
Construction	<ul style="list-style-type: none"> •Permits under review.
Complete	

TS Tech	
Development Type: Commercial	Number of Units: 1
Location: Taylor Road SW (PID: 063-140916-00.000)	Acreage: 21.01
School District: Licking Heights	Zoning: M-1 – Light Manufacturing

Permits	• Revised Plans submitted pending review.
Construction	
Compliance	