

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, September 4, 2019

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, September 4, 2019.

Present were:

Jerry Truex, Vice Chairman
Robert Beggerow
Dustin Epperson
Darin McGowan
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Jack Kuntzman, City Planner
Lisa Paxton, Zoning Clerk

Vice Chairman Truex opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Dustin Epperson, Robert Beggerow, Darin McGowan, Anne Rodgers and Jerry Truex. Rick Boggs and Randall Ripley were not present.

Application ZON-18-004 remained tabled. Application TCOD-19-002 has been withdrawn.

First on the Agenda, Remove from Table Rezoning Application ZON-19-003.

Mr. Epperson made a motion to remove from the table Rezoning Application ZON-19-003. Seconded by Mr. McGowan. Mr. McGowan, Mr. Epperson, Mr. Truex, Mr. Beggerow and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Rezoning Application ZON-19-003.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting approval of a Preliminary Development Plan for the proposed Planned Residential Development "Sage Pointe", a 211-lot residential subdivision on the unimproved +/- 84-acre property at 6031 Summit Rd SW. The property is currently zoned R-87 – Medium-Low Density Residential, and is being used for agricultural purposes. Existing tree lines were noted. The subject property has been previously considered for development in the past; however, they were not accepted by City Council. Ten acres along Cleveland Road SW is to be dedicated to the Licking Heights School District for potential future development.

Mr. Beggerow noted concerns and consequences with ten acres gifted to the school.

A discussion was had regarding phases.

Ms. Rodgers inquired as to why the last rezoning requests were not accepted by Council.

Mr. Fulton stated, from his research and understanding, it was due to drainage concerns.

Amanda Webb, Grand Communities, 3940 Olympic Boulevard, Erlanger, Kentucky, was placed under oath.

Ms. Webb gave a presentation for the development, noting different aspects when designing communities. Ms. Webb noted the site is located close to schools, employment and retail. Area maps were reviewed. Ms. Webb noted previous community concerns along with meeting with the Development Committee. Ms. Webb reviewed drainage improvements, along with infrastructure. Home designs and floor plans were noted. Ms. Webb stated she is looking for recommendations and feedback from the Board.

Mr. Epperson noted the cluster design reduces the infrastructure for the City to maintain; however, “eyebrows” are difficult to maintain.

Ms. Webb stated they are open to discuss with the City.

Stub streets were noted.

Emergency access at Phase 4 were noted.

Mailbox cluster were discussed.

Ms. Webb reviewed tree preservation.

Jason Wisniewsk, Grand Communities, 3940 Olympic Blvd., Erlanger, KY, was placed under oath.

Mr. Wisniewski noted tree preservation easements as an HOA property.

Mr. Epperson stated tree preservation should be considered.

A discussion was had regarding stormwater and tree preservation zones.

Ms. Webb noted their engineers have been working on the plans.

Open space was reviewed.

Ms. Rodgers appreciated the effort made regarding the drainage issues.

A discussion was had regarding the United States Postal Service requiring new subdivisions have cluster mailboxes.

Ms. Webb reviewed gravel path locations along with the emergency access road.

Ms. Rodgers noted her concerns regarding gravel paths.

A discussion was had regarding turn lanes.

Ms. Rodgers noted concerns regarding the ten-acre donation and the responsibility of the tax payers.

Connie Klema, PO Box 991, Pataskala, was placed under oath.

Ms. Klema noted the Planned Development District allows for the donation of property to schools. Ms. Klema stated the school came up with the idea. It was also noted not wanting the discussion of the development to be based on the school and noted the developer has received nothing from the donation. Ms. Klema noted the school can be taken out of this and not have an open space.

A discussion was had regarding density and cluster homes.

Ms. Rodgers inquired as to price points of the homes.

Ms. Webb noted high-200s to low- to mid-300s.

Mr. Truex noted the required 35% opens space, modifications and divergences that are still unanswered, along with the Public Service Director's comments.

Mr. Wisniewsk for clarification, noted density being an issue, overall number of home sites and width of the home sites.

Mr. Beggerow stated the distance between the houses being a concern.

Ms. Rodgers agreed with Mr. Beggerow.

Mr. Truex noted, regardless of the plans, there still needs to be a fire access designation. Mr. Truex inquired as to the walking paths.

Ms. Webb noted proposing gravel walking paths; however, the developer is open to the discretion of the Board.

Ms. Rodgers noted her concerns with the intersection of Summit Road and Broad Street and what the impact would be.

Mr. Fulton stated that intersection was not part of the traffic impact study, as those studies typically go to the nearest major intersection.

Mr. Epperson reiterated the required open space.

Mr. Fulton stated Planned Developed Districts have to have a minimum 35% open space.

Jody Bowen, 13645 Cleveland Street, was placed under oath.

Ms. Bowen noted concerns with density, side yard setbacks, traffic on Cleveland Road, including issues with turning left on to Summit Road and Taylor Road from Cleveland Road. Ms. Bowen inquired as to whom pays for the emergency access.

Mr. Fulton noted the developer is financially responsible for the emergency access.

Ms. Bowen noted passive green space, trees, wooded lots and not favorable of a bus terminal.

Donald Shaffer, 47 Lincoln Street, was placed under oath.

Mr. Shaffer noted the emergency access will be used as a pathway and not just for emergencies. Mr. Shaffer also noted concerns with school infrastructure, AEP access and the road structure of Cleveland Road.

Jerika Zuckerman, 6368 Summit Road, was placed under oath.

Ms. Zuckerman noted the Comprehensive Plan, lower density and cluster designs. Concerns with a bus terminal on Cleveland Road. Traffic issues also noted. Creating homes on bigger lots, building turn lanes, utilizing the ten acres, help with City infrastructure was suggested.

Susan Holmes, 6334 Summit Road, was placed under oath.

Ms. Holmes agreed with Ms. Zuckerman. Ms. Holmes noted school growth and density issues, including concerns with the ten acres. Storm water and traffic issues were noted. Ms. Holmes referenced 1255.19(i)(n)(p) and (q) of the Pataskala Code. HOA responsibility and emergency access concerns were noted.

Mr. Truex had concerns with multiple modifications and needing more detailed plans.

Ms. Rodgers would like more information regarding the use of the emergency access.

A discussion was had amongst the Board regarding information that would be needed.

Mr. Beggerow indicated there are questions that have not been answered and the application keeps getting delayed and tabled.

Ms. Klema stated items have being addressed and needing more details on the plans. Ms. Klema requested the application to be tabled.

Ms. Rodgers listed items needing addresses as density and all the modifications.

Mr. Truex would like to see a plan for the mailboxes.

Ms. Rodgers would like to see paved paths and no gravel; an accurate rendition of the top lot; a better description and plan of the emergency access.

Mr. Epperson noted better language on tree replacement and preservation zones.

A discussion was had noting modifications and agency comments.

Ms. Klema gave examples of preservation zones and HOAs.

Mr. Epperson made a motion to table Application ZON-19-003 pending modifications and comments being addressed. Seconded by Mr. McGowan. Ms. Rogers, Mr. Epperson, Mr. Truex and Mr. McGowan voted yes. Mr. Beggerow voted no. The motion was approved.

Recess was taken at 8:03 p.m.

Back on the record at 8:08 p.m.

There was no new business.

A discussion was had regarding Council considering a basic property maintenance code.

Next on the Agenda, Excuse of Absences from the August 7, 2019 meeting.

Mr. Truex made a motion to excuse the absences of Mr. Epperson, Mr. Beggerow, Mr. McGowan, Mr. Ripley, Ms. Rodgers and Mr. Truex. Seconded by Mr. McGowan. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Beggerow and Mr. McGowan voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Mr. Beggerow from the August 8, 2019 Special Meeting.

Mr. Truex made a motion to excuse the absence of Mr. Beggerow. Seconded by Mr. Epperson. Ms. Rodgers, Mr. Beggerow, Mr. McGowan, Mr. Truex and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Ms. Rodgers and Mr. Ripley from the August 22, 2019 Special Meeting.

Mr. Truex made a motion to excuse the absence of Ms. Rodgers and Mr. Ripley. Seconded by Mr. McGowan. Mr. McGowan, Mr. Epperson, Mr. Beggerow and Mr. Truex voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, Approval of the Minutes from the August 7, 2019 meeting.

Mr. Truex made a motion to approve the minutes. Seconded by Mr. McGowan. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Beggerow and Mr. McGowan voted yes. The motion was approved.

Next on the Agenda, Approval of the Minutes from the August 8, 2019 Special Meeting.

Mr. Truex made a motion to approve the minutes. Seconded by Mr. Beggerow. Ms. Rodgers, Mr. Beggerow, Mr. McGowan, Mr. Truex and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Approval of the Minutes from the August 22, 2019 Special Meeting.

Mr. Truex made a motion to approve the minutes. Seconded by Mr. Epperson. Mr. Epperson, Mr. Beggerow, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes. The motion was approved.

Ms. Rodgers made a motion to adjourn the meeting. Seconded by Mr. McGowan. Mr. Epperson, Mr. Beggerow, Mr. Truex, Mr. McGowan and Ms. Rodgers voted yes.

The hearing was adjourned at 8:16 p.m.

Minutes of the September 4, 2019 Planning and Zoning Commission hearing were approved on
_____, 2019.
