

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Thursday, January 2, 2020

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Thursday, January 2, 2020.

Present were:

Rick Boggs, Chairman
Jerry Truex, Vice Chairman
Emily Butler
Charlie Davis
Dustin Epperson
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

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

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

Roll call was made. Present were: Rick Boggs, Dustin Epperson, Charlie Davis, Emily Butler, Anne Rodgers and Jerry Truex. Robert Beggerow was not present.

Rezoning Application ZON-18-004 remained tabled.

Next on the Agenda, Amendment to Preliminary Plan Application ZON-19-005, 0 Middleground Road.

Mr. Kuntzman noted the Commission's previous approval of the application, which is currently tabled before City Council. It was noted the Utility Committee presented concerns and Staff prepared language to be included in the development text, plans, and HOA documents addressing those concerns. Staff and the Applicant met in October and December to review the added language and no issues were noted. An overview of the Staff Report was given, noting the property is zoned R-10 – High Density Residential, heavily wooded, large ravines and large elevation changes. The property borders Hazelwood Subdivision and Barrington Ridge, along with Beechwood Trails Subdivision in Harrison Township. The property was previously considered for a 224-unit subdivision with roads that would run throughout the development allowing through-access between the City of Pataskala and Harrison Township; however, the Applicant's proposal is to develop the property into a 60-lot Planned Residential Development, to include large lots and cul-de-sacs. Setbacks, access, signage and landscaping were noted, along with requested divergences. Staff, Departmental and City Agencies, Southwest Licking Local Schools and Harrison Township comments were noted. Mr. Kuntzman also provided the Board with an email from Nancy Arledge.

Mr. Epperson inquired as to maintaining the cul-de-sacs and roads in the development.

Mr. Fulton stated road maintenance, snowplowing, etc., in the development would be maintained by the development's HOA, and Harrison Township and the City of Pataskala will maintain their respective roads.

Mr. Epperson inquired as to mailbox locations.

Mr. Fulton noted cluster mailboxes will be located at the end of the cul-de-sacs, as the USPS is requiring cluster mailboxes for all new subdivisions.

Mr. Truex commented that high density residential could have allowed up to 408 homes.

Mr. Fulton indicated in the affirmative.

A discussion was had regarding the timeline of City Council's approval and construction.

Ms. Butler asked if there were any concern with tar and gravel wash-off.

Mr. Fulton noted the Public Service Director has not expressed any concerns with a tar and chip road.

Ms. Butler inquired as to whom is responsible for the pump station.

Mr. Fulton noted the pump station at the north end would be the responsibility of the City and any lines coming off the main line to the home is the responsibility of each individual homeowner.

Gary Smith, G2 Planning and Design, LLC, 720 E. Broad Street, Suite 200, Columbus, Ohio 43215, was placed under oath.

Mr. Smith indicated reconfiguring a number of the lots, being more responsible in terms of how the lots are accessed, along with preservation of the natural features. It was also stated their goal is to develop a nice subdivision with minimal impact. A brief history was noted, including the previous plan for a 230-lot subdivision. Mr. Smith noted the land developer wants to develop the property responsibly. Access, cul-de-sacs and amenities were noted. Paths, trails and easements were also noted.

Mr. Davis inquired as to the price point of the homes.

Mr. Smith noted the lots will be +/- \$100,000, and the homes will be four to five times the cost of the lot, depending on what the buyer wants. Architectural designs were reviewed.

Mr. Davis inquired as to the amenities.

Mr. Smith listed potential amenities as a pool, tennis courts, shuffleboards, hibachis and pickleball courts.

Mr. Boggs inquired as to surfacing of the streets and cul-de-sacs.

Mr. Smith noted the cul-de-sacs will be asphalt and common access drives can be gravel or tar and chip.

Walking trails were noted.

Mr. Truex inquired as to the pictures of the homes that are included in the packet.

Mr. Smith indicated those are the home styles the developer envisions for the site.

Mr. Epperson asked if home styles are reflected in the HOA documents.

Mr. Fulton stated it is required to be in the development text. It was also noted the developer will personally approve the first homes, until the HOA takes over, and the City will be responsible for making sure they meet the requirements.

Mr. Truex inquired as to the steps to develop the amenities.

Mr. Fulton indicated, if approved, they will be noted in the Final Development Plan. It was also stated permits will be required and setbacks will need to be met.

A discussion was had for possible amenity modifications along with meeting City requirements and amending the Final Development Plan.

Mr. Truex asked if an area has been designated for the amenities.

Mr. Smith noted amenities would be located at the southern entrance.

Ms. Rodgers asked if the walking paths would be paved.

Mr. Smith indicated probably a crushed gravel path maintained by the HOA.

Ms. Rodgers noted her concerns regarding failing HOAs.

Mr. Fulton noted there are provisions in the HOA documents for assessments.

Mr. Smith also noted the obligation of the pool will be the homeowners if they choose to have a community pool.

Mr. Fulton stated homeowners' responsibilities will be included in all development text, plans, etc.

Mr. Epperson inquired as to streetlights.

Mr. Smith noted there will be no streetlights.

Police and fire department access were noted.

Snowplowing was discussed.

Mr. Smith noted the community gate will be inside the line and not right on the Township/City line.

Mr. Truex inquired as to tree removal plans regarding dead and dying trees.

Mr. Smith stated they will have the opportunity to remove dead and dying trees, especially if they are in danger to the remaining trees. Their goal is to keep as many healthy trees as possible.

Thomas Owen, 399 Middleground Road, was placed under oath.

Mr. Owen noted concerns regarding traffic, construction traffic and road maintenance.

Hai Fu, 1783 Keela Drive, was placed under oath.

Mr. Fu noted concerns with noise and amenity maintenance.

Drew Clark, 174 Wintergreen, was placed under oath.

Mr. Clark stated he appreciates the developer's plans, and noted concerns regarding the horse stable and requested the developer to reach out to Ms. Arledge and address her concerns. Sewer concerns were noted along with restrictions and HOA concerns.

Eric Fahner, 667 Forward Pass Road, was placed under oath.

Mr. Fahner noted his concerns regarding the maintenance of roads. Mr. Fahner also noted horse shows at the stable, along with stable parking on the street.

A discussion was had regarding street parking for the stable.

Chuck Watkins, 457 Forward Pass, was placed under oath.

Mr. Watkins noted Watkins Road and Broad Street traffic, along with road maintenance concerns.

Mr. Fulton noted the City is currently looking and identifying priority intersections.

Clayton Rainsberg, 102 Cavalcade Lane, was placed under oath.

Mr. Rainsberg noted traffic and road maintenance concerns.

Dan Wolfe, 946 Middleground Road, was placed under oath.

Mr. Wolfe noted concerns regarding snowplows and snow removal, HOA requirements, along with the City to work with Harrison Township. Greenspace and runoff concerns were also noted.

Wayne Ratliff, 1035 Middleground Road, was placed under oath.

Mr. Ratliff noted concerns regarding construction traffic, road maintenance and school overcrowding.

A discussion was had regarding the stub roads.

Mr. Smith noted the reduction of construction traffic to the site and each lot will be developed over a period of time. HOA requirements and assessments were noted. Mr. Smith stated there is a considerable amount of greenspace, with the goal to have a wooded site. Mr. Smith noted the concerns of the horse stable and indicated the power company easement and homes being built away from the easement. It was also stated engineers will be working on any water issues.

Ms. Rodgers discussed the stub streets, and the disbursement of traffic by creating fewer home sites.

A discussion was had regarding street signs and speeding.

Mr. Fulton noted the amendment for the reconfiguration of lots, adding language to the plans, development text, HOA documents, walking paths and amenity area. Mr. Fulton also noted the developer's responsibility for any damage done by construction equipment.

A discussion was had regarding road damage and repair.

Mark Van Buren, 4832 Keller Road, Hebron, Ohio 43025, was placed under oath.

Mr. Van Buren noted his concerns along with the Harrison Township Board of Trustees regarding the use of the Township roads and weight limit concern, but the developer has every right to use their roads.

Mr. Van Buren noted an example of a previous bond requirement. Snow removal concerns and traffic

issues were noted. Mr. Van Buren would like to see the City and Township work together for future development at Watkins Road and Broad Street. HOA concerns and endangered bats were noted.

Mr. Smith indicated not disagreeing with Mr. Van Buren's concerns and will continue to have conversations with the County Engineer, Harrison Township and the Public Safety Director.

Mr. Epperson inquired as to screening, fencing, privacy and noise of the amenity area.

Mr. Smith noted preservation of trees and fencing in the amenity area.

Mr. Epperson inquired as to enforcement of any impact the developer may have on the roads.

Mr. Fulton noted the Zoning Inspector currently enforces developer issues and noted conditions that may be placed on approval.

A discussion was had regarding cleaning and maintenance of the roads.

Mr. Smith noted the developer is required to keep the streets clean of construction debris.

A discussion was had regarding the City of Pataskala and Harrison Township working together.

Beachwood Trails Pool was noted.

Utility connection was discussed.

Construction phasing was noted.

Amendments were discussed.

Ms. Butler noted deed restrictions, HOA authority and installation of trees for buffering.

Mr. Truex indicated homes being built will want privacy.

Ms. Rodgers noted concerns with the horse stable using the streets for parking.

The Commission viewed an aerial view regarding the powerlines.

Mr. Van Buren indicated there should be buffering between the stable and new home builds.

Mr. Smith indicated understanding Mr. Van Buren's point and noted an example of someone choosing to live or not live next to a stable. Landscaping options for new home builds was also indicated.

Mr. Truex made a motion to recommend to City Council approval of the Amendment to Preliminary Plan Application ZON-19-005 with the following modifications:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, Public Utilities Director, Licking County Engineer, Harrison Township, and the West Licking Joint Fire District.
2. The Planning and Zoning Commission shall grant the following divergences, in addition to those identified in the proposed development text:
 - a. Section 1255.10(c): To forego the requirement that a minimum of 50% of the lots abut common open space.
 - b. Section 1295.09(b)(8): To allow for more than one (1) subdivision entrance sign at each

- entryway. As proposed, there will be two (2) small signs, one on each column.
- c. Section 1117.17(c): To allow for lots that will not front on a public thoroughfare.
 - d. Section 1117.17(f): To allow for lots that have an average depth greater than three (3) times its average width (flag lots).

- 3. Inclusion of the Utility Committee's language on all applicable documents and plans.
- 4. City of Pataskala shall work with Harrison Township to address, including but not limited to, road maintenance, road repair and road cleanliness in relation to construction activity.

Seconded by Mr. Davis. Mr. Davis, Ms. Rodgers, Ms. Butler, Mr. Truex, Mr. Boggs and Mr. Epperson voted yes. The motion was approved.

Next on the Agenda, Code Amendment Application ZON-19-009.

Mr. Fulton gave an overview of the Staff Report, noting Off-Site Impacts protect uses in all districts and the proposed amendment would add a penalty section to the existing regulations.

A discussion was had regarding measurement of noise, light and enforcement.

Mr. Boggs inquired as to the exemption in the AG District.

Mr. Fulton noted agricultural exemptions are approved through City Council.

Mr. Truex made a motion to recommend to City Council approval to Code Amendment Application ZON-19-009. Seconded by Mr. Epperson. Mr. Epperson, Mr. Boggs, Mr. Davis, Mr. Truex, Ms. Butler and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Approval of the December 4, 2019 regular meeting minutes.

Mr. Boggs made a motion to approve the minutes from the December 4, 2019 meeting. Seconded by Ms. Butler. Mr. Truex, Ms. Rodgers, Mr. Epperson, Mr. Boggs, Ms. Butler and Mr. Davis voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Epperson. Ms. Rodgers, Ms. Butler, Mr. Epperson, Mr. Boggs, Mr. Davis and Mr. Truex voted yes.

The hearing was adjourned at 9:01 p.m.

Minutes of the January 2, 2020 Planning and Zoning Commission hearing were approved on

_____, 2020.
