



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

Current Projects

➤ **Planning and Zoning Commission**

November 4, 2020 Hearing: No applications were submitted for the November 4, 2020 Planning and Zoning Commission hearing; therefore, no hearing will be held.

➤ **Board of Zoning Appeals**

November 10, 2020 Hearing: The following applications are scheduled to be heard at the November 10, 2020 Board of Zoning Appeals hearing:

- Application CU-20-008: Glen Dugger is requesting approval of a Conditional Use, pursuant to Section 1251.04(4) of the Pataskala Code, to allow for a vehicle maintenance facility to be located at 6747 Taylor Road SW.
- Application CU-20-009: Robert Aaron Fry is requesting approval of a Conditional Use, pursuant to Section 1231.04(3) of the Pataskala Code, to allow for a religious institution in a residential zoning district, located at 94 West Avenue.
- Application VA-20-017: Robert Aaron Fry is requesting a Variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the expansion of a gravel vehicle parking lot to be located at 94 West Avenue.
- Application AP-20-001: TS Tech is requesting an appeal, pursuant to Section 1211.03 of the Pataskala Code, for property located at 6630 Taylor Road SW.

➤ **Comprehensive Plan Update**

- The Development Committee discussed Parks and Recreation, the Future Land Use map and changes to date at their meeting on October 27, 2020.
- The Development Committee discussed Chapter 4 and 6 at their meeting on October 12, 2020.
- The Development Committee discussed Chapter 5 at their meeting on September 24, 2020.
- The Development Committee discussed Chapter 4 at their meeting on September 14, 2020.
- The Development Committee discussed Chapter 4 at their meeting on August 18, 2020.
- The Development Committee discussed Chapter 4 at their meeting on August 4, 2020.
- The Development Committee discussed Chapters 2 and 3 at their meeting on July 14, 2020.
- The Development Committee discussed Chapter 2 at their meeting on July 1, 2020.
- The Development Committee discussed Chapter 2 at their meeting on June 11, 2020.
- The Development Committee discussed Chapters 1 and 2 at their meeting on April 23, 2020.

- The Development Committee discussed a proposed OHM Contract (Resolution 2020-039) at their meeting on April 6, 2020 at 5:00pm
- A copy of the Future Land Use Map is on the wall in the Planning and Zoning Department to record any proposed changes from Council. Should a member of Council wish to make changes, please contact me to schedule a time.
- The Council Comprehensive Plan workshop was held on Monday, March 9, 2020 from 6pm to 8pm in Council Chambers and Council approved a motion to have the Draft reviewed by the Development Committee.
- OHM presented the draft comprehensive plan at the September 16, 2019 Council meeting at 7pm. Steering Committee members were present for questions.
- 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.
- 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.

➤ **14587 Graham Road**

- On October 7, 2019 Council passed a motion instructing the property to be investigated to determine if it is an unsafe structure pursuant to Section 1315.01 of the Pataskala Code.
- An investigation was conducted on October 28, 2019, with relatives of the property owner, and determined the property was unsafe and needed to be demolished. The relatives agreed.
- The new owner of the property received a demolition permit on October 23, 2020 and will have until January 21, 2021 to demolish the home.

➤ **Pataskala Square Shopping Center**

- Staff mailed a Violation Letter and posted the notice of violation on the property on May 7, 2020.
- The property owner's abatement plan expired on August 1, 2020 and a revised abatement plan was not submitted.
- The property owner received Mayor's Court summons on August 11, 2020 and was scheduled to appear in court on September 17, 2020.
- A trial has been scheduled in Pataskala Mayor's Court on October 15, 2020.
- The case was continued for 30 days on October 15, 2020 to allow the applicant to submit a demolition permit and begin the demolition process.

➤ **312 Main Street**

- Staff mailed a Violation Letter and posted the notice of violation on the property on May 7, 2020.
- The property owner has submitted an approved abatement plan that will expire on November 18, 2020.

➤ **Scenic View Estates**

- Ordinance 2019-4341 was removed from the table on October 19, 2020 and is set for a final reading and vote by Council on November 2, 2020.
- The Law Director has reviewed the changes and the amended ordinance and has no issues with it being removed from the table.
- Development Committee made a motion on September 24, 2020 to approve all revisions to the plan pending review by the Law Director. The Law Director is currently reviewing these revisions.
- A copy of the revised plans, development text, and HOA documents have been included for review by Council in anticipation of removing the application from the table on October 19, 2020.
- The documentation has been finalized, vetted by staff and distributed to the Development Committee on September 14, 2020. Following a recommendation from Development Committee, the application will proceed to Council for consideration.

- The applicant has resolved the issue on Faultless Lane and is working with staff to finalize documentation before it is presented to Development Committee for review.
- The applicant has provided updated Development Text, HOA documents, and plans based upon staff comments. Staff provided comments in return and waiting on updated documents
- Staff reviewed and provided comments to the applicant regarding their revisions based upon concerns raised by the Development Committee.
- The applicant revised the Development Text, HOA documents, and plans to address the concerns discussed with the Development Committee on April 6, 2020. Staff is in the process of reviewing those revisions
- The Development Committee reviewed concerns with the amended language provided by the applicant at their meeting on April 6, 2020 at 5:00pm.
- The applicant has provided language, to be reviewed by the Development Committee on March 16, 2020, that addresses the concerns raised at the February 3, 2020 Council meeting.
- Staff and Mr. Walther met with the applicants on February 18, 2020 to discuss the concerns raised at the February 3, 2020 Council meeting.
- Staff will be working with the applicant to craft appropriate language to be included as part of the rezoning to address those concerns.
- The Planning and Zoning Commission recommended approval of the requested Preliminary Plan Amendment on January 2, 2020 which included the language required by the Utility Committee.
- The applicant submitted an Amendment to a Preliminary Development Plan application on December 10, 2019 and will appear before the Planning and Zoning Commission for consideration on January 2, 2020.
- Staff received a revised set of plans for review and comment and met with the developer to discuss in early December.
- Staff met with developer on October 28 to discuss the language, which the developer had no issues with.
- Staff will be working with the developer to finalize the plans with the agreed upon language so that it may be submitted to the Planning and Zoning Commission for a recommendation.
- Staff has prepared language to be included in the development text, plans, and HOA documents to address the concerns of the Utility Committee and has been review by the Law Director.
- Staff will present that language at the October 21 Utility Committee meeting for consideration.
- On August 30, 2019 staff shared with the applicant the list of concerns the Utility Committee has regarding the sanitary system proposed for the project.
- Staff met with the applicant on September 5, 2019 to discuss the list of concerns.

➤ **Ordinance 2019-4341 – Rezoning Request (Scenic View Estates)**

- Ordinance 2019-4341 was removed from the table on October 19, 2020 and is set for a final reading and vote by Council on November 2, 2020.
- The Law Director has reviewed the changes and the amended ordinance and has no issues with Ordinance 2019-4341 being removed from the table.
- Development Committee made a motion on September 24, 2020 to approve all revisions to the plan pending review by the Law Director. The Law Director is currently reviewing these revisions.
- A copy of the revised plans, development text, and HOA documents have been included for review by Council in anticipation of removing the application from the table on October 19, 2020.
- The documentation has been finalized, vetted by staff and distributed to the Development Committee on September 14, 2020. Following a recommendation from Development Committee, the application will proceed to Council for consideration.
- The applicant has resolved the issue on Faultless Lane and is working with staff to finalize documentation before it is presented to Development Committee for review.
- The applicant has provided updated Development Text, HOA documents, and plans based upon staff comments. Staff provided comments in return and waiting on updated documents
- Staff reviewed and provided comments to the applicant regarding their revisions based upon concerns raised by the Development Committee.
- The applicant revised the Development Text, HOA documents, and plans to address the concerns discussed with the Development Committee on April 6, 2020. Staff is in the process of reviewing those revisions.
- The Development Committee reviewed concerns with the amended language provided by the applicant at their meeting on April 6, 2020 at 5:00pm.
- The applicant has provided language, to be reviewed by the Development Committee on March 16, 2020, that addresses the concerns raised at the February 3, 2020 Council meeting.
- Staff and Mr. Walther met with the applicants on February 18, 2020 to discuss the concerns raised at the February 3, 2020 Council meeting.
- 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.

➤ **214 Fairgrounds Street**

- Pursuant to Section 506.03(a)(1) of the Pataskala Code no more than four chickens may be kept on a property at least 10,000 square feet in size. An additional two chickens may be kept for each additional increment of 10,000 square feet.
- The residents at the subject property (13,000 square feet) own seven chickens, which is more than the amount permitted on a property of that size; therefore, the residents are requesting a variance before Council pursuant to Section 506.06(c).
- A public hearing has been tentatively scheduled for December 7, 2020 at 6:30pm; however, staff would like confirmation of the date and time in order to proceed with the process.

➤ **11034 Broad Street**

- The Planning and Zoning Department received a resident complaint regarding the condition of this property on August 5, 2020.
- The Zoning Inspector is investigating the property as an Unsafe Structure pursuant to Chapter 1315 of the Pataskala Code and has provided notification to the property owner pursuant to Section 315.01 of the Pataskala Code.
- Because the written complain came from a resident, Council did not first need to direct the Zoning Inspector to investigate.
- The Planning and Zoning Department has also issued courtesy letters under Chapter 1223 – Distressed Properties.
- The property owner has supplied an abatement plan that has been approved by the Planning and Zoning Department.

➤ **Summit Road TIF**

- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 in regard to the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.