

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, February 3, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, February 3, 2021.

Present were:

Robert Beggerow
Rick Boggs, Chairman
Frank Broering
Stephanie Daugherty
Charlie Davis
Anne Rodgers
Jerry Truex, Vice Chairman

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 Robert Beggerow, Rick Boggs, Frank Broering, Stephanie Daugherty, Charlie Davis, Anne Rodgers and Jerry Truex.

First on the Agenda, Replat Application REP-21-001, 169 West Avenue SW.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for an approval of a replat of four lots within the Blanche's East Broad Street Addition. Multiple lots have been replated over the years to accommodate single-family homes. It was noted Blanche's East Broad Street Addition was platted in 1929. Aerial view and surrounding properties were noted. Departmental and Agency comments were reviewed. Modifications were noted.

Ho Diep Duy Bui, 5547 Cedar Dale Ave SW, Westerville, was placed under oath.

Mr. Bui had no comments.

No questions were presented by the Board.

Mr. Truex made a motion to approve Replat Application number REP-21-001, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

Seconded by Mr. Davis. Ms. Rodgers, Mr. Davis, Mr. Truex, Mr. Beggerow, Mr. Boggs, Ms. Daugherty and Mr. Broering voted yes. The motion was approved.

Next on the Agenda, Rezoning Application ZON-21-001.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for a recommendation of approval for rezoning of 8065, 7621 and 7625 Mink Street to a Planned Manufacturing district. It was stated the owners are proposing a 1.2 Million square foot distribution center. Aerial view and surrounding properties were noted. Departmental and Agency comments were reviewed. Modifications were noted.

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

Ms. Klema reiterated the Applicant's proposal and concept plan. Landscaping and buffering were noted.

A discussion was had regarding access. It was also noted semis and box trucks would be accessing the property.

Ms. Klema noted road improvements would be needed.

A discussion was had regarding traffic and road conditions.

Mr. Fulton noted the Developer, Etna Township, City of Pataskala, Licking County are working together regarding a global traffic study. It was also stated a TCOD hearing will answer some of these questions; however, tonight's hearing is only about the rezoning.

Philip and Eileen DeRolf, 12520 Refugee Road SW, Pataskala, were placed under oath.

Ms. DeRolf gave a history of her property. Concerns that were noted included noise, construction and area lighting. Ms. DeRolf stated not trying to stop development but wants to continue to enjoy their property.

Mr. DeRolf stated wanting to be good neighbors and understands this is a need for the community. Mr. DeRolf asked the Board to mandate a wall, mound and landscaping to buffer between the properties. Keeping the current tree line along the property and a retention pond along the length of the shared property was suggested. Mr. DeRolf noted being 30 feet from the property line and have concerns with noise, dust, dirt and would expect some sort of compensation for the inconvenience. Road improvements and tax assessments were noted.

A discussion was had regarding retention ponds.

Ms. Daugherty noted her appreciation for the neighbors' feedback and noted the particulars would come before the Board at a later time. Ms. Daugherty asked if the requests were feasible.

Ms. Klema noted requirements are built into the Zoning Code but will discuss the neighbors' concerns and work together.

Mr. Fulton noted issues and concerns will be addressed with the TCOD application; however, compensation for inconvenience would be between the Developer and the DeRolf's.

Ms. Rodgers noted the Board will keep in mind the neighbors' situation.

Ms. Daugherty made a motion to approve the recommendation to Council of Rezoning Application ZON-21-001, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Beggerow. Mr. Broering, Ms. Daugherty, Ms. Rodgers, Mr. Davis, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

Next on the Agenda, excuse of absence of Anne Rodgers from the August 5, 2020 regular meeting.

Mr. Truex made a motion to approve the absence of Anne Rodgers from the August 5, 2020 regular meeting. Seconded by Mr. Broering. Ms. Daugherty, Mr. Broering, Mr. Beggerow, Mr. Boggs, Mr. Davis and Mr. Truex voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, excuse of absence of Anne Rodgers from the January 6, 2021 Organizational meeting.

Mr. Boggs made a motion to approve the absence of Anne Rodgers from the January 6, 2021 regular meeting. Seconded by Ms. Daugherty. Mr. Boggs, Mr. Truex, Mr. Beggerow, Mr. Broering, Mr. Davis and Ms. Daugherty voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, approval of the August 5, 2020 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the minutes from the August 5, 2020 regular meeting. Seconded by Mr. Broering. Ms. Daugherty, Mr. Beggerow, Mr. Broering, Mr. Davis, Ms. Rodgers, Mr. Truex and Mr. Boggs voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, approval of the January 6, 2021 Organizational Meeting Minutes.

Mr. Boggs made a motion to approve the January 6, 2021 Organizational Meeting Minutes. Seconded by Ms. Daughterty. Mr. Beggerow, Mr. Boggs, Mr. Truex, Ms. Daugherty, Mr. Broering and Mr. Davis voted yes. Ms. Rodgers abstained. The motion was approved

Next on the Agenda, adjournment to Wednesday, March 3, 2021 meeting.

Mr. Truex made a motion to adjourn the meeting. Seconded by Ms. Rodgers. Mr. Davis, Ms. Rodgers, Mr. Beggerow, Mr. Boggs, Mr. Truex, Mr. Broering and Ms. Daugherty voted yes. The hearing was adjourned at 7:11 p.m.

Minutes of the February 3, 2021 Planning and Zoning Commission hearing were approved on

_____, 2020
