



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

Current Projects

➤ **Planning and Zoning Commission**

March 3, 2021 Hearing: The following applications are scheduled to be heard at the March 3, 2021 Planning and Zoning Commission hearing:

- **Application ZON-21-002:** Connie Klema is requesting a recommendation of approval for a rezoning from R-87 – Medium Low Density Residential to R-20 – Medium Density Residential pursuant to Section 1217.10 of the Pataskala Code for the property located at 13850 Cleveland Road SW.
- **Application PM-21-001:** Ian Aultman is requesting approval of a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an approximately 2,000 square foot storage building and storage pad at the AEP Distribution Center (4000 Etna Parkway).
- **Application TCOD-21-001:** Red Rock Investment Partners, LLC is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code to allow for the construction of two industrial buildings and associated site improvements for the properties located at 7409 Mink Street, 0 Mink Street (PID 063-140508-00.000), 0 Mink Street (PID 063-140724-00.000) and 0 Etna Parkway (PID 064-152898-00.001).
- **Application PM-21-002:** Red Rock Investment Partners, LLC is requesting approval of a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of two industrial buildings and associated site improvements for the properties located at 7409 Mink Street, 0 Mink Street (PID 063-140508-00.000), 0 Mink Street (PID 063-140724-00.000) and 0 Etna Parkway (PID 064-152898-00.001).

➤ **Board of Zoning Appeals**

March 9, 2021 Hearing: The following applications are scheduled to be heard at the March 9, 2021 Board of Zoning Appeals hearing:

- **Application VA-21-006:** Jesse Maynard is requesting approval of a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for an accessory building to exceed the maximum square footage permitted for the property located at 36 East Avenue.

- Application VA-21-007: Jaclyn DiPietro is requesting approval of a variance from Section 1221.05(E)(1) of the Pataskala Code to allow for a reduced side yard setback for an accessory building for the property located at 5024 Summit Road.
- Application VA-21-008: Santa Lanna is requesting a variance from Section 1285.07 of the Pataskala Code to allow for the re-construction of a gas pump canopy after the one (1) ear reconstruction time has expired for the property located at 87 East Broad Street.
- Application VA-21-009: Timothy and Cynthia O’Cain are requesting approval of three (3) variances. Two (2) to allow for a lot split that does not meet the minimum size or width, and one (1) to allow for reduced front yard setback of a new primary structure for the property located at 3560 Mink Street.
- Application VA-21-010: Timothy and Cynthia O’Cain are requesting approval of four (4) variances. Two (2) to allow for a lot split that does not meet the minimum size or width. Two (2) to allow for the existing structure to not meet the required front or side yard setbacks for the property located at 3560 Mink Street.
- Application VA-21-011: Connie J. Klema is requesting approval of a Variance from Section 1259.05(C) of the Pataskala Code to allow for Loading Docks to be located on the front of a structure for the properties located at 8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001).
- Application VA-21-012: Cassandra Helm is requesting approval of a Variance from Section 1279.03(A)(1) to allow for the construction of a fence that will exceed the maximum height within the front yard setback, and a Variance from Section 1291.02(A)(4) to allow for the construction of a gravel driveway for the property located at 6379 Summit Road.
- Application VA-21-013: Red Rock Investment Partners, LLC are requesting approval of a Variance from Section 1253.05(B) of the Pataskala Code to allow a reduced lot width from 500-feet to 100-feet for the properties located at 7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001.
- Application VA-21-014: Red Rock Investments, LLC is requesting approval of a Variance from Section 1259.05(D) of the Pataskala Code to allow for a trash receptacle without screening for the properties located at 7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001.
- Application VA-21-015: Red Rock Investments, LLC is requesting approval of a Variance from Section 1259.05(C) of the Pataskala Code to allow for Loading Docks to be located on the front of a structure for the properties located at 7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001.

➤ **Comprehensive Plan Update**

- Staff has received the revised Comprehensive Plan and has begun review.
- The Development Committee discussed the next steps in the review process of the Comprehensive Plan at their meeting on January 25, 2021. OHM will revise the plan based upon the comments they received from the City and Montrose Group. OHM will then review

- the plan to determine no other corrections are necessary. These steps are to be completed by February 9, 2021. Staff will then meet with OHM to review the revised document.
- The Development Committee reviewed the updated copy of the Draft Comprehensive Plan on December 16, 2020 and determined additional corrections were necessary. The Development Committee instructed staff to review the Plan and provide a list of all necessary changes.
 - OHM provided an updated copy of the Draft Comprehensive Plan, based upon comments from the Development Committee, on December 7, 2020.
 - Staff submitted the revisions from Development Committee to OHM on November 2, 2020. OHM expects to have the revisions complete by the end of November or early December.
 - 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.
- The home has been demolished; however, no inspection has been requested. Staff is following up with the applicant.
- The Planning and Zoning Department has granted a 60-day extension of the permit to allow for the completion of the project

➤ **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.

- The property owner has submitted a revised abatement plan that will expire on December 16, 2020.
- The property owner has submitted a revised abatement plan that will expire on April 17, 2021.

➤ **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 that will expire of May 1, 2021.

➤ **Ordinance 2021-4382**

- TPA Ventures, KKC is requesting to rezone the properties located at 8065 Mink Street SW (Parcel No. 063-141516-00.000), 7621 Mink Street SW (Parcel No. 063-140682-00.000) and 7625 Mink Street SW (Parcel No. 063-140682-00.001), totaling 93.79 ± acres, in the City of Pataskala from Planned Development District (PDD), Medium-Low Density Residential (R-87), and General Business (GB) to Planned Manufacturing (PM) Zoning Classification.
- A Council public hearing will be held on March 15, 2021 at 6:30pm.

➤ **Summit Road TIF**

- Mr. Schwallie has prepared the final draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- 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.