

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, March 3, 2021**

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

Present were:

Robert Beggerow  
Rick Boggs, Chairman  
Frank Broering  
Stephanie Daugherty  
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, and Jerry Truex. Charlie Davis and Anne Rodgers were not present.

***First on the Agenda, Transportation Corridor Overlay District Application TCOD-21-001.***

Mr. Fulton gave an overview of the Staff Report, noting the Applicant's request for an approval of a Transportation Corridor Overlay District Application to allow for the construction of two industrial buildings and associated site improvements for 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). A general summary of the proposed project was noted. Respective property owners are aware of an encroachment onto the SWLCWSD and AEP properties, and discussions are underway for use/purchase of the properties. It was noted ongoing discussions are being had regarding the north access road being public or private; these items will need to be finalized before construction can commence. The Applicant is currently in the process of preparing a traffic study for the project which, upon completion, will be incorporated into a multi-jurisdictional regional traffic study. Parking requirements were noted. Departmental and Agency comments were reviewed. Conditions were noted.

A discussion was had regarding road improvements and regional traffic study.

Amanda Spencer, 59 Grant Street, Newark, was placed under oath.

Ms. Spencer stated they are working with the fire department regarding access, and discussions are going well with Southwest Licking Water and Sewer. Landscaping and mounds were noted.

Eileen DeRolf, 12520 Refugee Road, was placed under oath.

Ms. DeRolf noted appreciation and thanked Staff for the work they have done.

Garry Taylor, 7438 Mink Street, was placed under oath.

Mr. Taylor noted concerns with lighting, setbacks and traffic.

The north access road was discussed.

Mr. Truex made a motion to approve a Transportation Corridor Overlay District Application TCOD-21-001 pursuant to Section 1259.07 of the Pataskala Code with the following conditions:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
4. The use of properties not under the ownership of Red Rock Investment Partners, Inc. shall not be permitted until such time as formal permission is granted by those having control of the properties.
5. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
6. Six-foot mounding topped with a six-foot opaque fence shall be installed along the shared property line, outside of the AEP easement, between the Red Rock Investment Partners, Inc. site, as shown in the submitted plans, and the DeRolf property (Parcel Number 063-140394-00.000)

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

***Next on the Agenda, Planned Manufacturing Application PM-21-002.***

Mr. Fulton gave an overview of the Staff Report, noted the Applicant's request for an approval of a Planned Manufacturing Application for the construction of two industrial buildings and associated site improvements 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). Mr. Fulton noted items and comments are the same as the previous application.

There were no further comments.

Ms. Daugherty made a motion to recommend approval of Planned Manufacturing District Application PM-21-001 pursuant to Section 1253.07 of the Pataskala Code with the following modifications:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon

approval of the Zoning Permit.

4. The use of properties not under the ownership of Red Rock Investment Partners, Inc. shall not be permitted until such time as formal permission is granted by those having control of the properties.
5. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
6. Six-foot mounding topped with a six-foot opaque fence shall be installed along the shared property line, outside of the AEP easement, between the Red Rock Investment Partners, Inc. site, as shown in the submitted plans, and the DeRolf property (Parcel Number 063-140394-00.000)

Mr. Broering seconded the motion . Mr. Broering, Ms. Daugherty, Mr. Boggs, Mr. Truex and Mr. Beggerow voted yes. The motion was approved.

***Next on the Agenda, Rezoning Application ZON-21-002, 13850 Cleveland Road SW.***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for a recommendation of approval for a rezoning of property from R-87 – Medium-Low Density Residential to R-20 – Medium Density Residential. The property is currently being used for agricultural purposes. The Narrative Statement supplied by the Applicant stated the purpose of the rezoning is to allow for a lot split that will create four new lots and leaving 14-acres remaining for a sod farm. The Applicant included a site plan of their proposal. It was noted, depending on how the property is planned to be developed, stormwater control may need to be addressed. Departmental and Agency comments were reviewed. Conditions were noted.

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

Ms. Klema noted Ohio Mulch will continue to use the property and stated the property would not be a subdivision.

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

Ms. Holmes noted concerns regarding the Applicant's proposal not being guaranteed to stay four lots and a sod farm. Ms. Holmes also noted concerns with sewer issues, storm water and traffic.

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

Ms. Bowen noted agreeing with Ms. Holmes' statements. Concerns were stated regarding multi-family housing.

Ms. Daugherty noted the process of developing properties.

Mr. Fulton noted R-20 Zoning District being only for single-family homes.

A discussion was had regarding major and minor subdivisions.

Mr. Boggs noted any recommendation would go before City Council.

Mr. Beggerow made a motion to recommend approval of Rezoning Application number ZON-21-002,

pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Broering. Ms. Dougherty, Mr. Beggerow, Mr. Boggs, Mr. Truex and Mr. Broering. The motion was approved.

***Next on the Agenda, Planned Manufacturing Application PM-21-001, 4000 Etna Parkway.***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting approval of a Planned Manufacturing District Application to allow for the addition of a 2,000-square foot storage shed and transformer storage pad at the AEP Distribution site. Area map and proposal were reviewed. Departmental and Agency comments were noted.

Ian Aultman, 5172 Bigelow Drive, Hillard, and Shawn Aditya, 6853 Enfield Trace, Dublin, were placed under oath.

Mr. Aultman noted possibly making the larger concrete pad into smaller pads with gravel in between for easier secondary containment.

A discussion was had regarding lean-tos.

Landscaping and security were discussed.

Mr. Truex made a motion to approve Planned Manufacturing Application PM-21-001 pursuant to Section 1253.07 of the Pataskala Code with the following modification:

1. The applicant shall receive all necessary permits from the City of Pataskala and the Licking County Building Department.

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

***Next on the Agenda, approval of the February 3, 2021 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the minutes from the February 3, 2021 regular meeting. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Truex, Mr. Beggerow, Mr. Broering and Ms. Daugherty voted yes. The motion was approved.

***Next on the Agenda, adjournment to Wednesday, April 7, 2021.***

Mr. Truex made a motion to adjourn the meeting. Seconded by Ms. Daugherty. Mr. Beggerow, Mr. Boggs, Mr. Truex, Mr. Broering and Ms. Daugherty voted yes. The hearing was adjourned at 7:55 p.m.

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

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