

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, April 7, 2021**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, April 7, 2021.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning  
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, Charlie Davis, Anne Rodgers and Jerry Truex. Stephanie Daugherty was not present.

***First on the Agenda, Transportation Corridor Overlay District Application TCOD-21-002.***

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 a Tractor Supply Company to be located at 11309 Broad Street. Area map was reviewed. Elevations, parking, access and landscaping were noted. Agency and departmental comments were reviewed.

Dumpster location and fee in lieu of sidewalk/path were noted.

Jarrold Mahaffey, 2800 Corporate Exchange Drive, Columbus, was placed under oath.

Mr. Mahaffey had no comments.

Mr. Truex made a motion to approve a Transportation Corridor Overlay District Application TCOD-20-002, 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 Staff, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.

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

***Next on the Agenda, Transportation Corridor Overlay District Application TCOD-21-003.***

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 a warehouse/distribution building and associated site improvements for property located at 8065, 7621 and 7625 Mink Street SW. Area map was reviewed. Property descriptions were noted. Site plan layouts were reviewed. Parking, access, landscaping and DeRolf buffering were noted. Regional Traffic Study was discussed. Potential issues were noted along with Planned Development District regulations. Agency and departmental comments were reviewed.

Ms. Rodgers noted traffic and semi traffic concerns.

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

Ms. Spencer noted trucks will use the most direct route, Refugee Road, Route 310 and Interstate 70.

Ms. Spencer also noted landscaping and buffering.

Parking and lighting were discussed.

Regional Traffic Study was discussed.

Mr. Truex made a motion to approve a Transportation Corridor Overlay District Application TCOD-20-003, 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, 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. 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.
5. The applicant shall update the plans to show the agreed upon buffering plan along the eastern property line.

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

***Next on the Agenda, Planned Manufacturing Application PM-21-003.***

Mr. Fulton noted the application is for the same project and properties, although it is a Planned Manufacturing District Application, required per section 1253.07, and meets all requirements for the PM

District. Comments are the same as the previous application. It was noted the final rezoning reading will be before Council on April 19<sup>th</sup>.

There were no further questions of comments.

Mr. Broering made a motion to approve Planned Manufacturing Application PM-21-003 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. 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.
5. The applicant shall update the plans to show the agreed upon buffering plan along the eastern property line.
6. The properties shall be rezoned to the PM – Planned Manufacturing District.

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

***Next on the Agenda, Excuse of Absence of Charlie Davis from the March 3, 2021 meeting.***

Mr. Boggs made a motion to excuse the absence of Charlie Davis from the March 3, 2021 meeting. Seconded by Mr. Broering. Mr. Broering, Mr. Beggerow, Mr. Boggs and Mr. Truex voted yes. Mr. Davis and Ms. Rodgers abstained. The motion was approved.

***Next on the Agenda, Excuse of Absence of Anne Rodgers from the March 3, 2021 meeting.***

Mr. Boggs made a motion to excuse the absence of Anne Rodgers from the March 3, 2021 meeting. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Broering, Mr. Beggerow and Mr. Truex voted yes. Mr. Davis and Ms. Rodgers abstained. The motion was approved.

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

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

***Next on the Agenda, Other Business.***

Mr. Fulton noted the Zoning Inspector would be retiring at the end of the month.

***Next on the Agenda, adjournment to Wednesday, May 5, 2021.***

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Beggerow. Mr. Boggs, Mr. Broering, Mr. Beggerow, Ms. Rodgers, Mr. Davis and Mr. Truex voted yes. The hearing was adjourned at 7:34 p.m.

Minutes of the April 7, 2021 Planning and Zoning Commission hearing were approved on

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