

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, May 5, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, May 5, 2021.

Present were:

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
Alan Haines, Public Service Director
Lisa Paxton, Zoning Clerk

Vice Chairman Truex opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were Frank Broering, Stephanie Daugherty, Charlie Davis, Anne Rodgers and Jerry Truex. Mr. Boggs was not present. Mr. Beggerow resigned from the Board.

First on the Agenda, Replat Application REP-21-002, 0 East Avenue.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's proposal to create one lot by replating lots 196 through 199 of the Blanche's East Broad Street Addition. The Applicant intends to build a single-family home on the property in the future. Area maps were reviewed. City Engineer comments were noted.

Anthony Ransom, 1050 Morning Star Court, Reynoldsburg, was placed under oath.

Mr. Ransom had no questions or comments.

Ms. Daugherty made a motion to approve Replat Application REP-21-002, 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 once comments from Planning and Zoning Staff and the City Engineer have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

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

Next on the Agenda, Preliminary Plan Application PP-21-001, 0 Hazelton-Etna Road.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting approval of a Preliminary Development Plan, pursuant to Section 1113.11 of the Pataskala Code, for a 255-lot cluster subdivision known as Forest Ridge. The three parcels, annexed into the City of Pataskala in 2015 from Harrison Township, is located north of the Ravines at Hazelwood and South of Apple Blossom Road SW. Area Maps were reviewed. A general summary of the proposal was noted. CBU locations were noted. A Variance was approved on February 9, 2021 by the Board of Zoning Appeals for the final Tree Replacement Survey and Landscaping Plans to be delayed until the Final Plan Application stage of the process. Departmental and Agency comments were noted, along with four Public Correspondences.

A discussion was had regarding turn lane, traffic light and emergency access.

Traffic study and traffic concerns were discussed.

James Watkins, 83 Shull Avenue, Gahanna was placed under oath.

Mr. Watkins noted working extensively on the plan.

The need to address flooding was noted.

A discussion was had regarding wetlands, restrictions and wetland regulations.

Traffic study was further noted, along with adding a traffic light and left-hand turn lane.

Addressing buffering also noted.

Density and topography were noted.

William Fannin, Jr., was 8471 Olinda Way, Fort Myers, Florida, was placed under oath.

Mr. Fannin noted the purchasing the property in 1999 and wanting to building homes. Mr. Fannin gave a brief history of the property.

Phases were discussed.

David Watkins, 411 East Town Street, Columbus, was placed under oath.

Mr. Watkins noted the Applicant knows he has to follow the law, and that this is a conceptual stage.

Justin Quattro, 1737 Keela Drive, was placed under oath.

Mr. Quattro noted concerns with flooding, slope and placement of homes, and traffic.

Larry Hicks, 5203 Hazleton-Etna Road, was placed under oath.

Mr. Hicks noted concerns with flooding and requests a separation of the property with a fence.

David Shain, 5115 Hazelton-Etna Road, was placed under oath.

Mr. Shain presented pictures of recent flooding, also noted concerns with traffic.

Nancy Gero, 5011 Hazelton-Etna Road, was placed under oath.

Ms. Gero noted traffic concerns, along with nature preservation and buffering.

Jeff Meade, 2015 Pine Hills Drive, was placed under oath.

Mr. Meade noted smaller lot size concerns and flooding,

Edward Gero, 5011 Hazelton-Etna Road, was placed under oath.

Mr. Gero noted traffic concerns, buffering and overcrowding of school.

A discussion was had regarding buffering and drainage.

Mr. Watkins noted this being at the planning stage and concerns will be addressed at the final engineering review stage.

Ms. Rodgers noted cluster housing concerns, and common open areas.

Ms. Daugherty noted flooding, buffering and traffic data concerns.

Mr. Watkins noted these are common issue and they will be addressed with City engineers and staff.

Ms. Daugherty made a motion to approve Preliminary Development Plan Application PP-21-001, pursuant to Section 1113.11 of the Pataskala Code, with the following conditions:

1. The applicant shall address all comments and questions of the Planning and Zoning Department, City Engineer, Pataskala Utilities, and the West Licking Joint Fire District.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

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

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the April 7, 2021 meeting.

Mr. Truex made a motion to excuse the absence of Stephanie Daugherty from the April 7, 2021 meeting. Seconded by Mr. Broering. Ms. Rodgers, Mr. Broering, Mr. Davis and Mr. Truex voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, approval of the April 7, 2021 Regular Meeting Minutes.

Mr. Truex made a motion to approve the minutes from the April 7, 2021 regular meeting. Seconded by Mr. Broering. Ms. Rodgers, Ms. Daugherty, Mr. Broering, Mr. Davis and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Other Business.

Next on the Agenda, adjournment to Wednesday, June 2, 2021.

Ms. Daugherty made a motion to adjourn the meeting. Seconded by Mr. Broering. Ms. Daugherty, Mr. Broering, Ms. Rodgers, Mr. Davis and Mr. Truex voted yes. The hearing was adjourned at 8:07 p.m.

Minutes of the June 2, 2021 Planning and Zoning Commission hearing were approved on

_____, 2021
