



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

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**Current Projects**

➤ **Planning and Zoning Commission**

**May 5, 2021 Hearing:** The following applications were heard at the May 5, 2021 Planning and Zoning Commission hearing:

- **Application PP-21-001:** The Planning and Zoning Commission approved a request by James T. Watkins, P.E. for approval of a Preliminary Plan pursuant to Section 1113.11 of the Pataskala Code for 255 lot subdivision on the properties located at 0 Hazelton-Etna Road (PID 255-067746-00.000, 255-069066-00.005 and 255-069072-00.000) (Fannin & Deagle) 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.
- **Application REP-21-002:** The Planning and Zoning Commission approved a request by Anthony Ransom/TR Craft, LLC for approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for four (4) lots on East Avenue with the following conditions:
  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.

**June 2, 2021 Hearing:** The following applications are scheduled to be heard at the June 2, 2021 Planning and Zoning Commission hearing:

- **Application FP-21-001:** Grand Communities, LLC is requesting approval of a Final Plan pursuant to Section 1113.28 of the Pataskala Code for Section 3 of the Heron Manor subdivision.
- **Application REP-21-003:** Hayes Law Offices are requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 289-304 of the Blanches East subdivision.
- **Application ZON-21-003:** The City of Pataskala is requesting to amend the Pataskala Code pursuant to Chapter 1217 of the Pataskala Code by adding Chapter 1294 – Impact Fees.

➤ **Board of Zoning Appeals**

**May 11, 2021 Hearing:** The following applications were heard at the May 11, 2021 Board of Zoning Appeals hearing:

- Application AP-21-001: The Board of Zoning Appeals disapproved a request by TS Tech USA for an appeal pursuant to Section 1211.03 of the Pataskala Code for a driveway permit application for the property located at 6630 Taylor Road SW.
- Application VA-21-017: The Board of Zoning Appeals approved a request by Roger Coulson for variances from Sections 1221.05(D)(1) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size and would be located in front of a principal structure for the property located at 35 Broad Street SW with the following conditions:
  1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
  2. The Applicant shall not impair any public utilities with the proposed improvements.
- Application VA-21-018: The Board of Zoning Appeals approved a request by Arica McKenzie for a variance from Section 1279.03 of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height in front of a principal structure on the property located at 124 Lincoln Street with the following conditions:
  1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
  2. The Board of Zoning Appeals shall approve a variance from Section 1279.03(A)(5) of the Pataskala Code until such time as the alley is improved.
  3. The Applicant shall agree that the City of Pataskala reserves the right to improve the alleyway along the northern rear property line, and should said alleyway be improved, then the Applicant shall modify the fence to meet the sight triangle requirements of Section 1279.03(A)(5).
- Application VA-21-019: The Board of Zoning Appeals approved a request by Donald Walaszek for variances from Section 1225.0(C)(3) to allow for the construction of a Single-Family Home that will not meet the required rear yard setback and Section 1221.05(D)(1) for an existing Accessory Building to be in front of the primary structure for the property located at 3671 Headleys Mill Road SW with the following condition:
  1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

- Application CU-21-001: The Board of Zoning Appeals approved a request by Mount Carmel Health Systems for a conditional use pursuant to Section 124904(17) of the Pataskala Code to allow for a primary care medical office for the property located at 370 East Broad Street with the following conditions:
  1. The Applicant shall obtain all necessary permits from the City of Pataskala within six (6) months of the date of approval.
  2. The Applicant shall address all comments from the Pataskala Utilities Department.
- Application CU-21-002: The Board of Zoning Appeals approved a request by Ice Queens of Smith's Mill, LLC for a Conditional Use pursuant to Section 1249.04(18) of the Pataskala Code for a restaurant with a drive-thru facility for the property located at 15000 East Broad Street with the following conditions:
  1. 1215.05(A)(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, individual, or to the community in general.
  2. 1215.05(B)(1): No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway.
  3. 1215.05(E)(7): Such use should be subject to the restrictions outlined in Chapter 1259, Transportation Corridor Overlay District.
  4. The Applicant shall address all comments from Planning and Zoning, City Engineer, and the Public Service Director, and the Licking Heights Local School District.
  5. The Applicant shall carry out the proposed use within six (6) months of the date of approval.

**June 8, 2021 Hearing:** At this time, there have been no applications submitted for the June 8, 2021 Board of Zoning Appeals hearing. The deadline is May 14, 2021.

➤ **Comprehensive Plan Update**

- Ordinance 2021-4392 is on the agenda to adopt the Comprehensive Plan.
- Staff and the Development Committee have determined the updates were made appropriately. At their March 16, 2021 meeting, the Development Committee passed a motion to bring the Comprehensive Plan to Council for consideration if all changes were made. Ordinance 2021-4392 is on the agenda for the adoption of the Comprehensive Plan.
- OHM has provided updates, staff and the Development committee are reviewing the document.
- The Development Committee reviewed a list of comments/questions at their March 16, 2021 meeting. Staff provided the list of revisions to OHM and hopes to have the updated plan by April 2, 2021 for review.
- A Development Committee is scheduled for March 16, 2021 to discuss the updates to the Comprehensive Plan.
- 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.

➤ **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 expired on April 17, 2021.
- The property sold on April 16, 2021 and staff is working with the new owner to revise/create a new abatement plan.

➤ **Ordinance 2021-4392**

- Approval of this ordinance would adopt the updated Comprehensive Plan.
- At their March 16, 2021 meeting, the Development Committee passed a motion to bring the Comprehensive Plan to Council for consideration if all requested changes were made.
- Staff and the Development Committee have confirmed the requested changes have been made.

➤ **Ordinance 2021-4386**

- Reliable Pataskala, LLC is requesting to rezone the property located at 13850 Cleveland Road SW (Parcel No. 063-141150-00.000), totaling 18.44 ± acres, in the City of Pataskala from Medium-Low Density Residential (R-87) to Medium Density Residential (R-20).
- A Council public hearing was held on April 19, 2021 at 6:30pm.

➤ **Summit Road TIF**

- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a 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 regarding 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.