



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

Current Projects

➤ **Planning and Zoning Commission**

June 2, 2021 Hearing: The following applications were heard at the June 2, 2021 Planning and Zoning Commission hearing:

- Application FP-21-001: The Planning and Zoning Commission approved a request by 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 with the following conditions:
 1. The Applicant shall address all comments from Planning and Zoning Staff.
 2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.
- Application REP-21-003: The Planning and Zoning Commission approved a request by Hayes Law Offices for approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 289-304 of the Blanches East subdivision 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.
- Application ZON-21-003: The Planning and Zoning Commission recommended approval of a request by the City of Pataskala to amend the Pataskala Code pursuant to Chapter 1217 of the Pataskala Code by adding Chapter 1294 – Impact Fees.

July 7, 2021 Hearing: The following application is scheduled to be heard at the July 7, 2021 Planning and Zoning Commission hearing:

- Application REP-21-004: The Licking County Land Reutilization Corporation is requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 19-325 of the Blanche's East Broad Addition (132 East Avenue).

➤ **Board of Zoning Appeals**

June 8, 2021 Hearing: The following applications were heard at the June 8, 2021 Board of Zoning Appeals hearing:

- Application VA-21-020: The Board of Zoning Appeals approved a request by Michael and Crystal Brendemuehl for approval of a variance from Section 1227.05(C)(2) of the Pataskala Code to allow for the construction of a residence that will not meet the minimum required side yard setback for the property located at 5100 Mink Street 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 VA-21-021: The Board of Zoning Appeals tabled a request by Ben Breen for a variance from Section 1297.03(B)(4) to allow for the installation of a swimming pool that will not be enclosed by a fence with a minimum height of five (5) feet for the property located at 218 South Fork Circle.

July 13, 2021 Hearing: The following applications are scheduled to heard at the July 13, 2021 Board of Zoning Appeals hearing:

- Application VA-21-021: Ben Breen is requesting a variance from Section 1297.03(B)(4) to allow for the installation of a swimming pool that will not be enclosed by a fence with a minimum height of five (5) feet for the property located at 218 South Fork Circle.
- Application VA-21-022: Bradley and Erin Bryant are requesting a variance from Section 1225.05(B) to allow for the creation of an ~18.92-acre lot that will not meet the required minimum lot width at the right-of-way for the property located at Mill Street Road SW (PID: 064-152880-00.004).
- Application VA-21-023: Dale and Rachael Williams are requesting a variance from Section 1225.05(B) to allow for the creation of an ~15.00-acre lot that will not meet the required minimum lot width at the right-of-way for the property located at Mill Street Road SW (PID: 064-152880-00.004).
- Application CU-21-003: Brian Joseph is Requesting approval of a Conditional Use pursuant to Section 1251.04(4) to allow a portion of the property to be used for the storage of vehicles and boats for the property located at 6747 Taylor Road.
- Application AP-21-002: Dan Santa is requesting an appeal pursuant to Section 1211.03 of the Pataskala Code for the property located at 460 Connor Avenue SW.

➤ **Ordinance 2021-4396**

- The proposed ordinance would establish Chapter 1294 to create uniform procedures for the imposition, collection, expenditure, and administration of impact fees imposed on new development and to assure new development contributes its fair share towards the costs of public facilities reasonably necessitated by such new development.

- The Planning and Zoning Commission recommended approval of the proposed amendment on June 2, 2021.
- A public hearing before Council will be held on July 19, 2021.

➤ **Zoning Inspector Position**

- The open Zoning Inspector position closed on June 11, 2021 and the Planning and Zoning Department has begun to set up interviews.
- In the interim, the Director of Planning will be conducting code enforcement and inspections.

➤ **Summit Road TIF**

- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- 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.