

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, August 4, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, August 4, 2021.

Present were:

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

First on the Agenda, Replat Application REP-21-005, Homesteads of the Border Place.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of a replat, pursuant to Section 1113.48 of the Pataskala Code, for Section 3, Parts 1 & 2 of the Homesteads of the Border Place. The subdivision was approved in 1998, with Section 3, Parts 1 and 2 being platted and recorded in 2005; however, Section 3 was never built. The Construction Plans for Section 3, Parts 1 and 2 have been approved by the Public Service Director, City Engineer, and Southwest Licking Sewer and Water District. It was noted the City's engineering standards have changed since the subdivision being platted in 2005; requiring revised lot lines and easements, and a larger retention pond in the reserve area. Existing sanitary map was reviewed. Departmental and Agency comments were noted.

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

Ms. Klema had no comments.

Existing and current homeowner's association was discussed.

Mr. Truex made a motion to approve Replat Application REP-21-005 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, City Engineer, and the Southwest Licking Community Water & Sewer District 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 Ms. Daugherty. Ms. Daugherty, Mr. Wilkinson, Mr. Truex, Ms. Rodgers and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Replat Application REP-21-006, Lots 259-262 of the Blanche's East Broad Street Addition (East Avenue).

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a replat, pursuant to Section 1113.48 of the Pataskala Code, for Lots 319-325 of the Blanche's East subdivision. Area map, site plan and proposal map were reviewed. Mr. Kuntzman noted previous lot splits in the Blanche's East. There were no Agency or Departmental comments.

The property owner was not sworn; however, no questions were presented.

Ms. Daugherty made a motion to approve Replat Application REP-21-006 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.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

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

Next on the Agenda, Transportation Corridor Overlay District Application TCOD-21-004, 14760 & 14778 E. Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Transportation Corridor Overlay District application, pursuant to Section 1259.07 of the Pataskala Code, for the expansion of a used vehicle sales and service business. Area map, site plan and proposal were reviewed. Example elevation was noted. Parking, access and landscaping were reviewed. Departmental and Agency comments were noted.

A discussion was had regarding emergency access, landscaping, flooding and turn lanes.

Jeanne Cabral, 2939 Bexley Park Road, Columbus, was placed under oath.

Ms. Cabral noted having no issues with the Departmental and Agency comments. Landscaping will be provided for car sales. Lot combination was noted. Ms. Cabral also noted having no flooding issues.

Mr. Truex made a motion to approve Transportation Corridor Overlay District Application TCOD-21-004 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 Staff, the Public Service Director, and the City Engineer.
3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.

4. The Applicant shall combine the two (2) lots, Parcel Numbers: 063-144900-00.000 and 063-144894-00.000, prior to the approval of a Zoning Permit from the City of Pataskala.

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

Next on the Agenda, Excuse of Absence of Frank Broering from the July 7, 2021, meeting.

Mr. Truex made a motion to excuse the absence of Frank Broering from the July 7, 2021, meeting. Seconded by Ms. Daugherty. Ms. Rodgers, Mr. Truex, Mr. Boggs, Mr. Wilkinson and Ms. Daugherty voted yes. The motion was approved.

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

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

Next on the Agenda, Other Business – None.

Next on the Agenda, adjournment to Wednesday, September 1, 2021.

Mr. Truex made a motion to adjourn the meeting. Seconded by Ms. Daugherty. Mr. Boggs, Mr. Wilkinson, Ms. Daugherty, Ms. Rodgers and Mr. Truex voted yes. The hearing was adjourned at 7:20 p.m.

Minutes of the August 4, 2021, Planning and Zoning Commission hearing were approved on

_____, 2021

Chairman Rick Boggs