



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

Current Projects

➤ **Planning and Zoning Commission**

August 4, 2021 Hearing: The following applications were heard at the August 4, 2021 Planning and Zoning Commission hearing:

- Application REP-21-005: The Planning and Zoning Commission approved a request by Maronda Homes Inc. of Ohio for approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for Section 3 Parts 1 and 2 of the Homesteads of the Borderplace 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, 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.
- Application TCOD-21-004: The Planning and Zoning Commission approved a request by Saso Damceski for approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code to allow for the expansion of an existing car lot 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.
- Application REP-21-006: The Planning and Zoning Commission approved a request by Sean Campbell for approval of a replat pursuant to Section 113.48 of the Pataskala Code for Lots 259-262 of the Blanche's East Broad Street Addition 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.
 2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

September 1, 2021 Hearing: The following applications are scheduled to be heard at the September 1, 2021 Planning and Zoning Commission hearing:

- Application TCOD-21-005: Ice Queens of Smith Mill, LLC c/o Todd M. Parker is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for a Dairy Queen restaurant for the property located at 15000 East Broad Street.
- Application PM-21-004: Trevor Extine is requesting approval of a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an office/warehouse facility for the property located at 0 Etna Parkway (PID 064-152856-00.000).

➤ **Board of Zoning Appeals**

August 10, 2021 Hearing: The following applications were heard at the August 10, 2021 Board of Zoning Appeals hearing:

- Application AP-21-002: The Board of Zoning Appeals disapproved a request by Dan Santa for an appeal pursuant to Section 1211.03 of the Pataskala Code for the property located at 460 Connor Avenue SW.
- Application VA-21-024: The Board of Zoning Appeals tabled a request by George Moore for variances from Sections 1221.05(A) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum number permitted and to exceed the maximum square footage permitted on a lot less than two (2) acres in size for the property located at 6408 Columbia Road SW.

September 14, 2021 Hearing: At this time, the following applications are scheduled to be heard at the September 14, 2021 Board of Zoning Appeals hearing. The application deadline is August 13, 2021:

- Application VA-21-025: Prem Lagon is requesting a variance from Section 1219.03(a)(1) of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height for the property located at 601 Keltonhurst Drive.
- Application VA-21-024: George Moore is requesting variances from Sections 1221.05(A) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum number permitted and to exceed the maximum square footage permitted on a lot less than two (2) acres in size for the property located at 6408 Columbia Road 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 was held on July 19, 2021.

➤ **0 Summit Road (Harold Lines property)**

- The Licking County Land Bank has been working to acquire this property due to its tax delinquent status.
- This property has repeatedly been in violation for high grass/weeds over the years as Mr. Lines is deceased yet still listed as the property owner on the Auditor's website.
- Once acquired the property will be mowed and the Licking County Land Bank will look to sell the property to an adjacent property owner.
- The Licking County Land Bank expects to acquire the property by the end of July.
- The Licking County Land bank has acquired the property and has mowed the lawn. They also plan on removing the dilapidated garage on the property.
- Staff is working with the Land Bank to recoup the lien money placed upon the property for mowing.

➤ **Code Enforcement**

- The Planning and Zoning Department has investigated 82 zoning violations since April 30, 2021.
- The majority of zoning violations were for high grass/weeds which is typical during this time of year.

➤ **Zoning Inspector Position**

- The new Zoning Inspector, Felix Dellibovi, will begin work on August 23, 2021.
- The Planning and Zoning Department has selected a candidate who is currently in the process of pre-employment screening.
- The Planning and Zoning Department has conducted three interviews for the position and hopes to have a candidate selected by the week of July 5, 2021.
- 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 spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
- 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.