

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, September 1, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, September 1, 2021.

Present were:

Rick Boggs, Chairman
Frank Broering
Charlie Davis
Anne Rodgers
Jerry Truex, Vice Chairman
Brian Wilkinson

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Director of Planning
Jack Kuntzman, City Planner

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

Roll call was made. Present were Rick Boggs, Frank Broering, Charlie Davis, Anne Rodgers, Jerry Truex and Brian Wilkinson. Stephanie Daugherty was not present.

First on the Agenda, Transportation Corridor Overlay District TCO-21-005, 15000 E. Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of an approval of a Transportation Corridor Overlay District application. Area map was reviewed. The property is currently occupied by an 1834-square footage single-family home and a 576-square footage commercial building, which will be demolished, and the construction of a 2350-square footage Dairy Queen Grill & Chill with a drive thru. Site plan, setbacks, parking, access, landscaping, signage and elevations were reviewed. Departmental and Agency comments were noted.

Todd Parker, PO Box 86, New Albany, Ohio 43054 was placed under oath.

Mr. Parker noted items that will be corrected, including parking setbacks, landscaping and signage. It was stated that they were unable to obtain a right-of-way from neighboring property, and came up with the right in, right out, and then the access to Taylor Road.

Parking lot crosswalk and sidewalks were discussed.

Landscaping was discussed.

Mr. Parker noted parking setbacks, landscaping and signage.

Traffic and access concerns were discussed.

Mr. Fulton noted future street upgrades and at that point the City will have the ability to control access points.

Mr. Truex noted his concerns regarding cars backing up on to Taylor Road.

A discussion was had regarding parking and crosswalks.

Mr. Truex made a motion to approve a Transportation Corridor Overlay District Application TCOD-21-005, pursuant to Section 1259.07 of the Pataskala Code, with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning, City Engineer, and the Public Service Director.
2. 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.
3. The Applicant shall adjust the proposed signage to bring it into compliance with Pataskala Code or receive a Variance form the Board of Zoning Appeals.

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

Next on the Agenda, Planned Manufacturing Application PM-21-004, 0 Etna Parkway.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of an approval of a Planned Manufacturing application to allow for the construction of an office/warehouse facility. It was noted the Applicant proposes to construct a 72,250-square footage combination office/warehouse for a wireless telecom construction contractor. Proposed plans were reviewed. Utilities were noted. Floor plan and renderings were reviewed. Setbacks and access were noted. The Applicant has committed to a left-turn lane, in lieu of a traffic study, and contributing \$48,000 for impact fees to area traffic improvements, which is not required. CRA agreement between Council and Applicant were noted. Parking and landscaping were reviewed. Departmental and Agency comments were noted. Performance Standards of the PM District were noted.

Turn lanes, access, gates and emergency access were discussed.

Traffic Studies, water drainage and stormwater plans were noted.

Trevor Extine, 10020 Aurora Hudson Road, Streetsboro, Ohio, and Matt Weber, Weber Engineering Services, 2555 Hartville Rd, Rootstown, OH 44272 were placed under oath.

Mr. Extine presented sample boards to the Commission for review. Thayer Power & Communications is a fiber, power, and wireless communications construction contractor for larger corporations. Vehicle traffic will consist of bucket trucks, repair trucks, utility trucks and three axle trucks. Semitrucks would be once or twice a month.

Mr. Weber noted working with Staff regarding access to the facility.

Mr. Wilkinson noted his concerns that plans were not complete.

Mr. Webber stated they will work with Staff and will work with whatever the conditions are that are put in place.

Mr. Broering inquired as to the potential septic field and plans if septic is not needed.

Mr. Webber indicated if septic were not needed, the field would be used as an additional yard; however, they will need the field for septic.

Mr. Broering asked if anything in the laydown area would contaminate the water.

Mr. Webber stated it would be just like a parking lot.

A discussion was had regarding addressing Staff's concerns.

Fencing and screening were discussed.

A further discussion was had regarding access.

Mr. Truex made a motion to approve Planned Manufacturing District Application PM-21-004, pursuant to Section 253.07 of the Pataskala Code, with the following modifications and addendum:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Joint Fire District.
2. The applicant shall receive all necessary permits from the City of Pataskala and the Licking County Building Department.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
5. One full access point shall be permitted with one emergency access point.

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

Next on the Agenda, Excuse of Absence of Frank Broering from the August 4, 2021, meeting.

Mr. Boggs made a motion to excuse the absence of Frank Broering from the August 4, 2021, meeting. Seconded by Ms. Rodgers. Ms. Rodgers, Mr. Wilkinson, Mr. Davis, Mr. Truex and Mr. Boggs voted yes. Mr. Broering abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Charlie Davis from the August 4, 2021, meeting.

Mr. Boggs made a motion to excuse the absence of Charlie Davis from the August 4, 2021, meeting. Seconded by Mr. Truex. Mr. Wilkinson, Mr. Boggs, Mr. Truex and Ms. Rodgers voted yes. Mr. Broering and Mr. Davis abstained. The motion was approved.

Next on the Agenda, approval of the August 4, 2021, Regular Meeting Minutes.

Mr. Boggs made a motion to approve the minutes of the August 4, 2021, regular meeting, with an amendment noting Mr. Wilkinson as being present. Seconded by Mr. Truex. Ms. Rodgers, Mr. Boggs,

Mr. Truex and Mr. Wilkinson voted yes. Mr. Davis and Mr. Broering abstained. The motion was approved.

Next on the Agenda, Other Business – None.

Next on the Agenda, adjournment to Wednesday, October 6, 2021.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Davis. Mr. Boggs, Mr. Wilkinson, Mr. Broering, Ms. Rodgers, Mr. Davis and Mr. Truex voted yes. The hearing was adjourned at 7:45 p.m.

Minutes of the September 1, 2021, Planning and Zoning Commission hearing were approved on

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Chairman Rick Boggs