

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, October 6, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, October 6, 2021.

Present were:

Rick Boggs, Chairman
Frank Broering
Charlie Davis
Stephanie Daugherty
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

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, Frank Broering, Charlie Davis, Stephanie Daugherty and Anne Rodgers. Jerry Truex and Brian Wilkinson were not present.

First on the Agenda, Excuse of Absence of Stephanie Daugherty from the September 1, 2021, meeting.

Mr. Boggs made a motion to excuse the absence of Stephanie Daugherty from the September 1, 2021, meeting. Seconded by Ms. Rodgers. Mr. Davis, Mr. Boggs, Mr. Broering and Ms. Rodgers voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, approval of the September 1, 2021, Regular Meeting Minutes.

Mr. Boggs made a motion to approve the minutes of the September 1, 2021, regular meeting. Seconded by Mr. Broering. Ms. Rodgers, Mr. Boggs, Mr. Davis and Mr. Broering voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Other Business – Highlands Golf Course Re-Development Proposal

Mr. Kuntzman noted Planned Development Districts allows developers, prior to submitting applications and plans, the option to come before the Planning and Zoning Commission for feedback.

Joe Clase, PO Box 306, Ashley, Ohio was placed under oath.

Mr. Clase gave an overview of a conceptual plan, noting 160 acres, 24 single-family homes, 50-plus percent of open space. Aerial view was noted, along with possible uses for the clubhouse and pool. Private drives, emergency access and development access were noted.

Mr. Kuntzman noted the PDD rezoning request is due to the unique nature of the property and necessitated a more planned approach than a typical subdivision.

Mr. Boggs asked if the HOA would be maintaining the clubhouse and greenspace.

Mr. Clase noted the HOA has the potential to maintain the clubhouse, and that it could be used as a revenue source by renting it out for events and it would help maintain the grounds and clubhouse.

Mr. Boggs inquired as to the current asphalt trails.

Mr. Clase stated trails are in good shape and they would continue to maintain them.

Mr. Boggs suggested contacting the Fire District as they may have concerns regarding the cul-de-sacs.
Mr. Boggs asked about architectural style.

Mr. Clase indicated being open to material restrictions and building styles.

Mr. Kuntzman added plans would be subject to architectural requirements.

Mr. Boggs inquired as to timeline.

Mr. Clase indicated his client would like to begin building streets and start selling lots in the spring.

Ms. Rodgers noted concerns with approving a Planned Development District.

Ms. Daugherty noted it being too early for criticism on a proposed plan but would like to hear neighbor input.

Mr. Broering noted issues with a couple of the odd shaped lots.

Mr. Clase noted he will prepare a 10-acre per lot comparable plan.

A discussion was had regarding meeting with neighboring property owners.

Jim Sarosy, 21 Highland Hollow Drive, was placed under oath.

Mr. Sarosy stated liking the proposed density and inquired about the clubhouse, HOA, new home building styles, traffic studies, access, and water and sewer.

Mr. Boggs left the meeting due to a prior commitment.

Kate Haidet, 3750 Alward Road, was placed under oath.

Ms. Haidet noted concern regarding loss of "country feel", traffic, property values, quality and size of homes and water/sewer.

Mr. Clase noted the goal is for high-end, custom-built homes.

Ms. Daugherty noted understanding the concerns, noted traffic will need to be addressed, and would like neighbors to bring constructive feedback to the developer.

Ms. Haidet also noted purchasing the property prior to the Lima Township and Pataskala merge and keeping the 10-acre minimum requirement.

Janet Brand, 4151 Alward Road, was placed under oath.

Ms. Brand noted being an avid walker on Alward Road and concerns with traffic. Flooding concerns were noted at Alward Road to Headleys Mill Road. Keeping the area rural was also noted.

Ms. Daugherty suggested reworking different access points.

Mr. Clase noted ODOT standards.

Ms. Daugherty noted traffic at Hollow Road and Route 310.

Ms. Rodgers noted issues with Cumberland Trails pool maintenance and enforcement and issues with being maintained by an HOA.

Next on the Agenda, adjournment to Wednesday, November 3, 2021.

Ms. Daugherty made a motion to adjourn the meeting. Seconded by Mr. Davis. Ms. Daugherty, Mr. Broering, Ms. Rodgers and Mr. Davis voted yes. The motion was approved.

The hearing was adjourned at 7:22 p.m.

Minutes of the October 6, 2021, Planning and Zoning Commission hearing were approved on

_____, 2021

Chairman Rick Boggs