

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, November 3, 2021

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, November 3, 2021.

Present were:

Frank Broering
Charlie Davis
Anne Rodgers
Brian Wilkinson

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Zoning Director
Jack Kuntzman, City Planner
Lisa Paxton, Zoning Clerk

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

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

First on the Agenda, Old Business – None.

Next on the Agenda, Rezoning Application ZON-21-004.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request to rezone 26 +/- acres of a 48 +/- acre parcel from the Planned Manufacturing District to the Multi-family Residential District. Area Map, Existing Zoning Map and Proposed Zoning Changes were reviewed. Conceptual Site Plan was reviewed, noting the site plan as proposed may be subject to change. Subarea A proposes 7.72 acres with 12 Single-Family Lots; Subarea A2, 26.88 acres with 193 Townhomes, 7.1 units per acre; Subarea A3 to remain PM District, 14.3 acres for Office/Warehouse Development. Access to subareas were noted. Landscaping was reviewed. All RM units will be fee-simple lots with HOA maintenance. Future Land Use Map recommendations were noted. It was noted the proposal would not be in line with the Comprehensive Plan; furthermore, several more steps will be needed for layout approval if Rezoning is approved. Residential Appearance Standards and Impact Fees would be subject to the development. Final approval would go before City Council if the Planning and Zoning Commission Board recommends approval. Departmental and Agency Comments were noted.

Karl Billisits, Harmony Development, 1071 Fishinger Road, Columbus, Ohio 43221, was placed under oath.

Mr. Billisits noted previously meeting with the Development Committee. Site plans were reviewed. It was noted the northern property zoned R-20 and the development will meet that zoning requirement, and keeping the rural density look along Kennedy Road. Mr. Ballisits noted the south end of the project

has been in discussion with various users for office/warehouse, and possibly an ice hockey arena would be a buffer between the Scioto Ready Mix company and housing. Walking paths were noted. Truck traffic's possible prohibition north of the railroad tracks were noted. Base residential zoning was also noted.

Jonathan Lindow, 300 Edgemont Court, Pataskala, was placed under oath.

Mr. Lindow noted his concerns, including the 2021 Comprehensive Plan's prohibitions and future land use restrictions, traffic concerns, and conservation of agriculture and undeveloped lands.

Diane McMillin, 7032 Taylor Road, Reynoldsburg, was placed under oath.

Ms. McMillin noted living on the corner of Broad Street and Taylor Road for many years. Issues in previous years of construction and construction traffic, widening of Broad Street, construction of COTC and the installation of a turn lane on Taylor Road was noted. Concerns of an increase of truck and semi traffic, along with added traffic of the new Dairy Queen.

Philip Wagner, PhD, Superintendent of Licking Heights Schools, 6539 Summit Road SW, was placed under oath.

Dr. Wagner submitted a handout to the Commission, along with reviewing the letter that was previously submitted. Dr. Wagner noted the Comprehensive Plan and infrastructure concerns. Projected enrollment of new students and an increase of dense housing on Taylor Road was noted; however, it was also stated that a meeting was had with the developer regarding less dense alternative plans.

Ms. Rodgers inquired as to a clarification of the developer's options.

Mr. Fulton indicated he believes the requirement for base zoning is not accurate, and that would be a legal question.

A discussion was had regarding the R-20 District.

Mr. Davis noted density concerns.

Nathan Painter, Esq., Paynter and Associates, 5029 Cemetery Road, Hilliard, Ohio 43026.

Mr. Painter noted agreeing in terms of the spirit of what your code says; however, he has concerns with the ambiguity in the Zoning Code.

Mr. Davis inquired as to reducing the density.

Mr. Billisits indicated possibly doing a reduction in density and incorporating mixed use. Mr. Billisits again noted wanting clarification on the Code and requesting to table the application.

Mr. Fulton noted myprojec p)sexeglih\$sq iw\$xs\$pris\$ ml\$li\$igsq q irhexrs\$jdli\$sq tvilirwzi\$Ter2

Mr. Ballisits gave example of surrounding developments, clustering of homes, consumers wanting smaller lots.

A discussion was had regarding tabling the application.

Mr. Wilkinson noted concerns with density.

Ms. Rodgers noted wanting clarification of the code, needing a traffic study, and density concerns.

Ms. Rodgers made a motion to table Rezoning Application ZON-21-004. Seconded by Mr. Davis.

Ms. Rodgers, Mr. Davis, Mr. Wilkinson and Mr. Broering voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Jerry Truex from the October 6, 2021, Regular Meeting.

Mr. Davis made a motion to approve the absence of Jerry Truex from the October 6, 2021, meeting. Seconded by Mr. Wilkinson. Mr. Davis, Mr. Wilkinson, Mr. Broering and Ms. Rodgers voted yes. The motion was approved

Next on the Agenda, Excuse of Absence of Brian Wilkinson from the October 6, 2021, Regular Meeting.

Mr. Davis made a motion to approve the absence of Brian Wilkinson from the October 6, 2021, meeting.

Seconded by Ms. Rodgers. Mr. Broering, Mr. Davis and Ms. Rodgers voted yes. Mr. Wilkinson Abstained.

The motion was approved.

Next on the Agenda, approval of the October 6, 2021, Regular Meeting Minutes.

Ms. Rodgers made a motion to approve the minutes of the October 6, 2021, meeting. Seconded by

Mr. Davis. Ms. Rodgers, Mr. Davis, Mr. Broering and Mr. Wilkinson voted yes. The motion was approved.

Next on the Agenda, Other Business – None.

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

Ms. Rodgers made a motion to adjourn the meeting. Seconded by Mr. Davis. Mr. Wilkinson,

Mr. Broering, Ms. Rodgers and Mr. Davis voted yes. The motion was approved.

The hearing was adjourned at 7:35 p.m.

Minutes of the November 3, 2021, Planning and Zoning Commission hearing were approved on

_____, 2021

Chairperson