



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

Current Projects

➤ **Planning and Zoning Commission**

November 3, 2021 Hearing: The following application was heard at the November 3, 2021 Planning and Zoning Commission hearing:

- Application ZON-21-004: The Planning and Zoning Commission tabled a request by Karl Billisits, Harmony Development, to rezone 26.88 acres of a 48.49-acre parcel from the PM – Planned Manufacturing District to the R-M – Multi-Family Residential District pursuant to Section 1217.13 of the Pataskala Code for the property located at 0 Taylor Road (Parcel No. 063-140190-00.000).

December 1, 2021 Hearing: The following application is scheduled to be heard at the December 1, 2021 Planning and Zoning Commission hearing:

- Application ZON-21-005: Plan 4 Land – Joe Clase is requesting a recommendation to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course).

➤ **Board of Zoning Appeals**

November 9, 2021 Hearing: The following applications were heard at the November 9, 2021 Board of Zoning Appeals hearing.

- Application VA-21-024: The Board of Zoning Appeals approved a request by George Moore for approval of a Variance from Section 1231.05(C)(3) to allow for a reduced rear yard setback from 50-feet to 10-feet for an Addition to a primary structure for the property located at 6408 Columbia Road SW with the following condition:
 1. 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.
- Application VA-21-027: The Board of Zoning Appeals approved a request by Kenton Investment Group LTD c/o Jim Reid for variances from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size. Section 1227.05(C)(1) to reduce

the required front yard setback for an existing building, and Section 1227.0(C)(2) to reduce the required side yard setback for an existing building for the property located at 14352 Clark State Road SW with the following conditions:

1. The Applicant shall submit for, and have approved, a Lot Split Application from the City of Pataskala within one (1) year of the date of approval.
 2. Upon Approval of a Lot Split Application, the existing structures on site shall be removed within one (1) year of the date of approval.
- Application VA-21-028: The Board of Zoning Appeals approved a request by Kenton Investment Group c/o Jim Reid for a variance from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size for the property located at 0 Clark State Road SW (PID 063-140484-00.003) with the following condition:
 1. The Applicant shall submit for, and have approved, a Lot Split Application from the City of Pataskala within one (1) year of the date of approval.
 - Application VA-21-029: The Board of Zoning Appeals disapproved a request by Kenton Investment Group c/o Jim Reid for a variance from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size for the property located at 0 Clark State Road SW (PID 063-140484-00.004).

December 14, 2021 Hearing: At this time, the following applications are scheduled to heard at the December 14, 2021 Board of Zoning Appeals hearing. The application deadline is Friday, November 12, 2021.

- Application CU-21-005: Double Diamond, LLC is requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the property to be used for a landscaping business for the property located at 6359 Summit Road SW.
- Application CU-21-006: Michael P. Fox is requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow the property to be used for gunsmithing and gun sales for the property located at 11540 Broad Street SW.
- Application VA-21-030: Aaron Crater is requesting variances from Sections 1279.03, 1279.03(A)(4) and 1279.03(A)(5) of the Pataskala Code to allow for the construction of a fence that that would exceed the maximum permitted height in a front yard, fail to be located a minimum of three-feet from the edge of the right-of-way and fail to meet the traffic sight triangle requirements for the property located at 186 Cedar Street.

➤ **OX-B's Appeal**

- Pursuant to Section 719.11 of the Pataskala Code, Joe Holbrook is appealing a decision by the Planning and Zoning Department to disapprove a mobile food vendor permit for OX-B's located at 80 Oak Meadow Drive.

- During the height of Covid-19, the Administration relaxed strict enforcement of the regulations for mobile food vendors, amongst other things. In this instance, strict conformity to the definition of a mobile food vendor (i.e. mobile food trailer).
 - As the height of Covid-19 has passed, the Planning and Zoning Department is now enforcing the regulations as written; therefore, a shipping container does not qualify as a mobile food trailer as defined.
 - A public hearing before Council will be held on December 6, 2021 at 6:15pm.
- **Pataskala CRA's**
- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
 - This assessment will assess the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- **CRA Approval Process**
- Following research conducted for the Development Committee on CRA approval criteria and process in other communities, staff has prepared a draft process in flow chart form.
 - The process is meant to be policy rather than having it codified, which allows greater flexibility but also knows applicants what to expect.
 - Staff is still in the process of finalizing the flow chart.
- **Impact Fees**
- The Planning and Zoning Department is continuing to prepare the appropriate forms to implement the approved ordinance for Impact Fees which became effective on September 16, 2021
- **Comprehensive Plan**
- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
 - The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- **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.