

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, December 1, 2021

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

Present were:

Rick Boggs, Chairperson
Frank Broering
Stephanie Daugherty
Anne Rodgers
Jerry Truex, Vice Chairperson
Brian Wilkinson

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Zoning Director
Lisa Paxton, Zoning Clerk

Mr. 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, Stephanie Daugherty, Anne Rodgers, Jerry Truex and Brian Wilkinson. Charlie Davis was not present.

First on the Agenda, Remain Tabled Rezoning Application ZON-21-004.

Next on the Agenda, Rezoning Application ZON-21-005, 10391 Hollow Road SW.

Mr. Fulton gave an overview of the Staff Report, noting the Applicant's request to rezone a 160 +/- acre parcel, located at 10391 Hollow Road SW, former High Lands Golf Course, from AG-Agricultural to PDD-Planned Development District. Area Map was viewed. It was noted the Applicant presented a concept plan at the Planning and Zoning Commission hearing on October 6, 2021. The Applicant has been in contact with neighboring property owners regarding this project. Concept plan was reviewed. Site statistics were presented. Internal roadways, architectural standards and landscaping were reviewed. Departmental and Agency Comments were noted.

A discussion was had regarding private drives, emergency access, HOA responsibilities regarding road maintenance and mowing.

Mr. Fulton noted items still need to be addressed, including a tree survey, roads, screening and buffering, clubhouse and the maintenance shed.

Joe Clase, 1 S. Harrison Street, Athens, Ohio was placed under oath.

Mr. Clase noted meeting with neighbors and addressing their concerns. Mr. Clase gave an overview of the site plans, noting open space, access and emergency access. It was noted the clubhouse may be repurposed and not remain as a commercial or non-residential structure, maintenance facility

buffering, tree survey and green space were noted along with drainage concerns from neighbors. It was stated discussions with Southwest Licking Water regarding the availability of water and extending water lines to the development.

Ms. Daugherty stated if developed correctly, it would be a wonderful development; however, concerns were noted with septic and well costs, traffic and safety at the access point at the ravine.

Mr. Truex indicated liking the layout; however, he has concerns that there are a lot of variables that are unanswered. Mr. Truex suggested changing access away from the ravine.

Mr. Wilkinson noted his appreciation with the Applicant speaking with the neighbors, and likes what has been presented; however, does not feel comfortable voting due to the number of details that are missing.

Ms. Rodgers noted appreciating the design and suggested street names should fit with the surrounding street names.

Mr. Broering indicated liking the plan and having concerns with a lot of the unknowns.

A discussion was had regarding emergency access, fire district requirements along with remaining cart paths.

A discussion was had regarding the cost of the HOA maintaining the existing dam.

James Sarosy, 21 Highland Drive, was placed under oath.

Mr. Sarosy noted many unknowns that need to be answered, including concerns with traffic. Mr. Sarosy stated, overall, the design is one of the best designs for the property.

Deborah Kohman, 10039 Hollow Road, was placed under oath.

Ms. Kohman noted concerns with added traffic on Hollow Road. Ms. Kohman also requested buffering between her property and the developed property.

Dedication of right-of-way was discussed.

Ms. Kohman requested a draft of the deed restrictions and architectural design prior to approval.

A discussion was had regarding the current zoning code regarding grass and weeds.

Harold Schultz, 3524 Alward Road, was placed under oath.

Mr. Schultz noted concerns regarding additional traffic on Alward Road, along with concerns with adding 24 wells, and 24 septic systems with leach fields.

Mr. Clase noted having engineers that will help with the requested information. Divergences will be requested. It was further noted the application would be withdrawn if the deal with the buyer falls through, as not to be in a situation where there's an approved plan and the plan would not follow through. Mr. Clase appreciated the neighbors' comments and wanting to work with the neighbors. Mr. Clase more information needs to be submitted and requested to table the application.

Ms. Daugherty commented that although a full traffic study is not required, she but would like to see a modified study as traffic is a concern.

Mr. Truex made a motion to table Rezoning Application ZON-21-005. Seconded by Ms. Rodgers. Mr. Boggs, Mr. Wilkinson, Ms. Daugherty, Mr. Broering, Ms. Rodgers and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Jerry Truex from the November 3, 2021, Regular Meeting.

Mr. Broering made a motion to excuse the absence of Jerry Truex from the November 3, 2021 regular meeting. Seconded by Mr. Wilkinson. Ms. Rodgers, Mr. Wilkinson and Mr. Broering voted yes. Mr. Truex, Mr. Boggs and Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Rick Boggs from the November 3, 2021 Regular Meeting.

Mr. Broering made a motion to excuse the absence of Rick Boggs from the November 3, 2021 regular meeting. Seconded by Ms. Rodgers. Mr. Broering, Mr. Wilkinson and Ms. Rodgers voted yes. Mr. Truex, Mr. Boggs and Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the November 3, 2021 Regular Meeting.

Mr. Broering made a motion to excuse the absence of Stephanie Daugherty from the November 3, 2021 regular meeting. Seconded by Ms. Rodgers. Mr. Broering, Mr. Wilkinson and Ms. Rodgers voted yes. Mr. Truex, Mr. Boggs and Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, approval of the November 3, 2021, Regular Meeting Minutes.

Mr. Boggs made a motion to approve the minutes of the November 3, 2021 meeting. Seconded by Ms. Daugherty. Ms. Rodgers, Ms. Daugherty, Mr. Boggs, Mr. Truex, Mr. Broering and Mr. Wilkinson voted yes. The motion was approved.

Next on the Agenda, Other Business – None.

Next on the Agenda, adjournment to January 5, 2022.

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

The hearing was adjourned at 7:47 p.m.

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

_____, 2022

Chairperson