

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, January 5, 2022

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, January 5, 2022.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Jack Kuntzman, City Planner
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: Frank Broering, Charlie Davis, Brian Wilkinson, Jerry Truex, Rick Boggs and Anne Rodgers. Stephanie Daugherty was not present.

First on the Agenda, Rezoning Application ZON-21-005 – 10391 Hollow Road will Remain Tabled.

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

Mr. Boggs made a motion to remove Rezoning Application ZON-21-004 from the table. Seconded by Ms. Rodgers. Mr. Boggs, Mr. Wilkinson, Mr. Broering, Ms. Rodgers, Mr. Davis and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Rezoning Application ZON-21-004, Kennedy and Taylor Road.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting a recommendation of approval 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. The property is located at the southwest corner of the intersection of Taylor Road SW and Kennedy Road. The lot is split zoned, with the frontage along Kennedy Road being zoned R-20 – Medium Density Residential while the remaining part is currently zoned PM – Planned Manufacturing. Mr. Kuntzman gave a summary of the revised proposal. It was also noted the proposed plans have been revised regarding feedback and suggestions from the previous Planning and Zoning Commission hearing. Departmental and Agency comments were noted.

A discussion was had regarding previous hearings.

Karl Billisits, 1071 Fishinger Road, Columbus, Ohio, and Nathan Painter, 5029 Cemetery Road, Hilliard, Ohi, were placed under oath.

Mr. Billisits noted concerns that were brought up at the previous meeting, along with revisions to the plan. Mr. Billisits gave an overview of the ice hockey facility, along with noting traffic, density, economics. Warehouses were also noted.

Mr. Painter indicated needing direction with the concept plan.

Zoning classification, open spaces, townhouses and single-family homes were discussed.

Mr. Davis indicated he would like to see housing versus townhouses.

Mr. Wilkinson noted comprehensive plan calls for single-family homes.

Mr. Billisits noted traffic for an ice hockey facility compared to warehouse traffic.

A further discussion was had regarding an ice hockey facility.

Mr. Truex noted issues with multi-family homes; however, appreciates what they are trying to do.

Mr. Broering likes the ice hockey concept but would like to see single-family homes.

A discussion was had regarding buffering, mounding and screening.

Mr. Boggs noted the Public Service Director's suggestion of an access road for the homes along Kennedy Road.

Mr. Billisits indicated being amenable to a service road or joint driveways.

A discussion was had regarding timelines.

Ms. Rodgers asked Staff if there have been any calls or interests in warehouses for the Kennedy Road and Taylor Road area.

Mr. Kuntzman indicated there have been no inquiries for warehouses for this area.

A discussion was had regarding tabling the application.

Mr. Rodgers noted her concerns regarding rezoning the property and tabling the application.

A further discussion was had regarding tabling the application.

Mr. Truex made a motion to table Rezoning Application ZON-21-004. Seconded by Mr. Broering. Mr. Davis, Mr. Wilkinson, Mr. Truex, Mr. Broering and Mr. Boggs voted yes. Ms. Rodgers voted no. The motion was approved.

Next on the Agenda, Replat Application REP-21-007, 4075 Dixon Road SW and Lot 13 of Sims Road.

Mr. Kuntzman gave an overview of the Staff Report, noting the applicant's request to replat Lot 13 of Sims Garden and 4075 Dixon Road SW. The replat would create a new buildable lot with access from Sims Road. Area Map was reviewed. It was noted the Applicant received a variance on October 12,

2021 regarding frontage. Proposal replat map was reviewed. Departmental and Agency comments were noted.

Jim McFarland, PO Box 171, Commercial Point, Ohio was placed under oath.

No questions or comments were presented.

Mr. Truex made a motion to approve Replat Application REP-21-007, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff and the Licking County Health Department have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

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

Next on the Agenda, Excuse of Absence of Charlie Davis from the December 1, 2021 meeting.

Mr. Boggs made a motion to approve the absence of Charlie Davis from the December 1, 2021 meeting. Seconded by Mr. Broering. Mr. Broering, Mr. Boggs, Mr. Wilkinson, Ms. Rodgers and Mr. Truex voted yes. Mr. Davis abstained. The motion was approved.

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

Mr. Boggs made a motion to approve the minutes of the December 1, 2021 meeting. Seconded by Mr. Wilkinson. Mr. Rodgers, Mr. Davis, 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 Wednesday, February 2, 2022.

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

The hearing was adjourned at 7:39 p.m.

Minutes of the January 5, 2022, Planning and Zoning Commission hearing were approved on

_____, 2022

Chairperson