

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, February 2, 2022

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, February 2, 2022.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

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

Mr. Boggs opened the hearing at 6:30 p.m. Ms. Rodgers led the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, Frank Broering, Charlie Davis, Stephanie Daugherty, Anne Rodgers, Jerry Truex and Brian Wilkinson.

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

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

Mr. Fulton indicated that earlier in the day the Applicant requested to remove the Application from the table and would provide additional information for the application. Mr. Fulton noted a discussion was had with the Law Director regarding not receiving the request to remove the Application from the table by the deadline of January 7, 2022, and proper Public Notice was not given. Three options were given to the Commission: The application can remain tabled; the application can be removed from the table, discuss the additional information and retable; or remove from table, discuss and take a vote.

Mr. Boggs noted the Commission not having time to review the additional material and not being fair to the Commission or the Community to discuss without Notice.

Commission members concurred with Mr. Boggs.

A discussion was had by the Board voting to remove from the table.

Mr. Painter requested to make a statement before voting.

Nathan Painter, Esq., 5123 Norwich Street, Hilliard, Ohio 43026, was placed under oath.

Mr. Painter noted not presenting any changes but stipulations based on comments that were heard at the previous meeting. Mr. Painter indicated the property owner's due process, along with Public Notices are simply courtesy provisions and submission deadline is a rule of Administration. Mr. Painter stated the vote needs to move forward, as they are receiving calls to have the land developed as warehouses and this is a sense of urgency that they need to act on.

A discussion was had regarding the Law Director's recommendations.

Mr. Truex made a motion to remove Rezoning Application ZON-21-004 from the table. Seconded by Ms. Daugherty. Mr. Boggs, Mr. Broering, Mr. Davis, Mr. Truex, Mr. Wilkinson, Ms. Daugherty and Ms. Rodgers voted no. The motion failed.

Next on the Agenda, Final Plan Application FP-22-001, Scenic View Estates, 0 Middleground Road.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is seeking approval of the Final Development Plan for Phase 1 of the Scenic View Estates subdivision. Preliminary Plan ZON-19-005 was approved in 2020. The subdivision will have larger lot sizes, allow the community to work with the natural features of the sites and restrict the removal of existing trees. Phase 1 will consist of 17 lots along with a Community Area. Staff has drafted a list of comments regarding the Application. Planning and Zoning Staff was unable to perform a complete and comprehensive review of the Application as submitted due to missing information and the overall quality of the submittal. As a result, additional comments may arise as plans are revised. Agency and Departmental comments were noted.

A discussion was had regarding revisions.

Gary Smith. G2 Planning and Design. 720 East Broad Street, Columbus, Ohio 43229, was placed under oath.

A discussion was had regarding phases and amenities.

Mr. Smith noted he will work with Staff and Agencies.

Thomas Owens, 399 Middleground Road, Pataskala, Ohio 43062 was placed under oath.

Mr. Owens noted concerns regarding traffic and maintenance of the area roads.

Dimitry Filonenko, 146 Main Street, New Albany, Ohio 43054 was placed under oath.

Mr. Filonenko noted the uniqueness of the project, large lots, saving the trees and being respectful to the neighboring community.

Tabling the application to the March 2, 2022 hearing was discussed.

Mr. Truex made a motion to table Final Plan Application FP-22-001 to the March 2, 2022 Planning and Zoning Commission Hearing. Seconded by Mr. Wilkinson. Ms. Rodgers, Mr. Wilkinson, Mr. Boggs and Mr. Broering voted yes. Mr. Davis, Mr. Truex and Ms. Daugherty voted no. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the January 5, 2022 Meeting.

Mr. Boggs made a motion to approve the absence of Stephanie Daugherty from the January 2, 2022 meeting. Seconded by Ms. Rodgers. Mr. Wilkinson, Mr. Davis, Mr. Truex, Ms. Rodgers, Ms. Daugherty, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, approval of the January 5, 2022 Organizational Meeting Minutes.

Mr. Boggs made a motion to approve the Organizational Meeting Minutes, with corrections as noted, of the January 5, 2022 meeting. Seconded by Mr. Truex. Mr. Broering, Mr. Boggs, Mr. Wilkinson, Mr. Davis, Ms. Rodgers and Mr. Truex voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, approval of the January 5, 2022 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the Regular Meeting Minutes, with corrections as noted, of the January 5, 2022 meeting. Seconded by Mr. Truex. Mr. Broering, Mr. Boggs, Mr. Wilkinson, Mr. Davis, Ms. Rodgers and Mr. Truex voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Refugee Road Residential Concept Development Plan.

Alex Marsh, 92 South Dawson Avenue, Columbus, Ohio, was placed under oath.

Mr. Marsh gave an overview of the conceptual site plan, noting single-family homes, condos and townhomes; combination of rentals and for sale products were noted. Green space, walking trails and clubhouse were noted.

A discussion was had regarding concerns with access points, traffic, schools and density.

Next on the Agenda, Broad and Mink Mixed-Use Concept Development Plan.

Connie Klema, Esq., PO Box 991, Pataskala, Ohio 43062 was placed under oath.

Ms. Klema gave an overview of a mixed-use conceptual plan, noting a gas facility, car wash, liquor store, offices, commercial truck parking, park-like setting and adult-type daycare, including the five-acre corner lot.

Discussions were had regarding the conceptual plan items, along with current zoning and the Comprehensive Plan.

Next on the Agenda, adjournment to Wednesday, April 6, 2022.

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

The hearing was adjourned at 8:23 p.m.

Minutes of the February 2, 2022, Planning and Zoning Commission hearing were approved on

_____, 2022

Chairperson