

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, March 2, 2022**

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

Present were:

Rick Boggs  
Frank Broering  
Stephanie Daugherty  
Charlie Davis  
Anne Rodgers  
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. Mr. Wilkinson led the Pledge of Allegiance.

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

***First on the Agenda, remove from table Rezoning Application ZON-21-004 – Harmony Development, Taylor Road and Kennedy Road, Parcel No. 063-140190-00.000.***

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

***Next on the Agenda, Rezoning Application ZON-21-004 – Harmony Development, Taylor and Kennedy Road, Parcel No. 063-140190-00.000.***

Mr. Kuntzman gave an overview of the Staff Report, noting the properties zoning history. Area map and property information were reviewed. Proposed Zoning changes were noted, including Subareas A1 through A4. Questions presented at the November 3, 2021 hearing regarding base residential zoning and permitted semi-truck traveling on Taylor Road were answered. Departmental, Agency and Local School District comments were noted.

Mr. Broering noted concerns with higher density.

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

Mr. Painter had no comments.

Ms. Rodgers noted the proposed plan not fitting with the Comprehensive Plan.

There were no further comments.

Ms. Rodgers made a motion to approve Rezoning Application ZON-21-004. Seconded by Mr. Davis. Ms. Daugherty, Mr. Broering, Mr. Davis, Mr. Wilkinson, Mr. Boggs and Ms. Rodgers voted no. The motion was not approved.

***Rezoning Application ZON-21-005, 10391 Hollow Road SW, remained tabled.***

***Next on the Agenda, Remove from Table Final Plan Application FP-22-001, Scenic View Estates.***

Mr. Boggs made a motion to remove from the table, Final Plan Application FP-22-001. Seconded by Mr. Broering. Mr. Wilkinson, Mr. Davis, Ms. Rodgers, Ms. Daugherty, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

***Next on the Agenda, Final Plan Application FP-21-001 , Scenic View Estates.***

Mr. Kuntzman gave an overview of the Staff Report, noting area map and zoning history. Development summary was reviewed, noting Phase 1 will consist of seventeen homes and a community amenity area. Future development site was noted. It was stated the Applicant has made progress in addressing Staff's concerns. Departmental and Agency comments were noted.

Gary Smith, G2 Planning and Design, 720 E Broad Street, Suite 200, Columbus, Ohio was placed under oath.

Mr. Smith noted addressing Staff's comments and ready to move forward.

A discussion was had regarding street names.

Mr. Davis inquired as to lighting.

Mr. Smith noted using ambient and natural lighting.

There were no further comments.

Ms. Daugherty made a motion to approve Final Plan Application FP-21-001 with the following modification:

1. The Applicant shall address all comments from Planning and Zoning Staff, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.

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

***Next on the Agenda, Transportation Corridor Overlay District Application TCOD-22-001, 14067 E. Broad Street.***

Mr. Kuntzman gave an overview of the Staff Report, noting area map and zoning history. Project summary was reviewed, noting structures, access and monument signage. Landscaping plan and Fee In Lieu of were noted. General requirements for the LB - Local Business District were reviewed. Departmental and Agency comments were noted.

A discussion was had regarding access points, landscaping, parking and signage.

Mr. Broering inquired as to the Public Service Comments.

A discussion was had regarding addressing Staff and Departmental Comments.

Mr. Boggs noted landscaping can be resolved administratively.

Cory Bonda, 14067 E. Broad Street, Pataskala, was placed under oath.

Mr. Bonda indicated he will work with Staff on comments that were given by Departments and Agencies.

A discussion was had regarding traffic.

Mr. Fulton noted plans to upgrade the intersection of Summit Road and Broad Street.

Ms. Rodgers noted concerns with lighting and the neighbors to the south.

A further discussion was had regarding landscaping and traffic.

There were no further comments.

Mr. Broering made a motion to approve Transportation Corridor Overlay District Application TCO-22-001 pursuant to Section 1259.07 of the Pataskala Cod with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Joint Fire District.
2. 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.

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

***Next on the Agenda, approval of the February 2, 2022 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the February 2, 2022 regular meeting minutes. Seconded by Mr. Wilkinson. Mr. Boggs, Mr. Broering, Mr. Davis, Mr. Wilkinson, Ms. Daugherty and Ms. Rodgers voted yes. The motion was approved.

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

Mr. Broering made a motion to adjourn the meeting to April 6, 2022. Seconded by Mr. Davis. Mr. Wilkinson, Mr. Davis, Ms. Rodgers, Ms. Daugherty, Mr. Broering and Mr. Boggs voted yes.

The hearing was adjourned at 7:17 p.m.

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

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***Chairperson***