

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, April 6, 2022

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, April 6, 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. Mr. Davis led the Pledge of Allegiance.

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

First on the Agenda, remove from table Rezoning Application ZON-21-005 – 10391 Hollow Road SW.

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

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

Mr. Kuntzman 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 reviewed. It was noted the Applicant presented a concept plan at the Planning and Zoning Commission hearing on October 6, 2021. The application was heard and tabled at the December 1, 2021 hearing. Proposed Zoning Map was reviewed. Site statistics were presented. Concept plan was noted, including an increase of the number of lots from 24 to 32. Internal roadways, architectural standards and landscaping were reviewed. Divergences were noted. Mr. Kuntzman stated there are still several unknown factors with the proposal. Departmental and Agency Comments were noted.

A discussion was had regarding development text.

Mr. Wilkinson noted his concerns with the unknown factors.

It was noted Staff had not received septic reports from the Health Department.

Joe Clase, 1 S. Harrison Street, Ashley, Ohio 43003, was placed under oath.

Mr. Clase gave an update, noting paperwork has been submitted to the Health Department. Soil tests have been done. Open space and screening were noted. Mr. Clase indicated working with neighbors regarding screening. Mr. Clase indicated not having any issues with the Fire Department's comments. It was noted a discussion was had with Southwest Licking Water and Sewer District regarding water access.

Mr. Truex inquired as to the Departmental and Agency comments.

Mr. Clase noted private drives, open space and landscaping.

Mr. Truex also noted neighbor concerns with entrance locations.

Nathan Harrington, 5659 Greystone Lane, Hilliard, Ohio 43026, was placed under oath.

Mr. Harrington noted site distances meeting ODOT regulation standards.

Mr. Wilkinson inquired as to tree removal and replacement.

Mr. Clase noted mirroring the language of the Code and wanting to comply 100 percent with the tree replacement.

Ms. Rodgers suggested street names be in line with the Highland Community also noted concerns with items that are still outstanding.

A discussion was had regarding Lot 12 and 16.

A further discussion was had regarding outstanding items.

Gary Milosovich, 21 Greenloch Court, Pataskala, Ohio was placed under oath.

Mr. Milosovich noted multiple concerns, including the traffic study data, the intersection of Hollow Road and State Route 310, the need to relocate the entrance, school bus access, covenants and restrictions and minimum structure size.

Debbie Kohman, 10039 Hollow Road, Pataskala, Ohio was placed under oath.

Ms. Kohman noted concerns, including disruption to her driveway and yard, and traffic concerns.

Jim Sarosy, 21 Highland Hollow, Pataskala, Ohio was placed under oath.

Mr. Sarosy noted multiple concerns, including details still needing addressed and deed restrictions.

A further discussion was had regarding items that needed to be addressed.

A discussion was had regarding submittal deadline for the May hearing.

Ms. Rodgers noted the need for Alward Road to be updated.

A discussion was had regarding school bus access.

Mr. Clase noted meeting with the School District Superintendent.

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

Next on the Agenda, Rezoning Application ZON-22-001 – 12520, 12510 & 12490 Refugee Road SW.

Mr. Kuntzman gave an overview of the Staff Report, noting the City’s request, on behalf of the property owners, for a recommendation to rezone the properties from the R-87 – Medium-Low Density Residential District to the PM – Planned Manufacturing District, for 12520, 12510 and 12490 Refugee Road SW. Area map was reviewed. It was noted the properties would become appropriately zoned for development, align with recommended land use from the Comprehensive Plan, and match zoning of surrounding properties. The property owners agreed and signed a letter indicating their permission to rezone the properties. Existing Zoning Map reviewed. Planning and Zoning Staff comments were noted.

No further discussion was had.

Mr. Broering made a motion to recommend approval of Rezoning Application ZON-22-001. Seconded by Mr. Wilkinson. 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 Jerry Truex from the March 2, 2022 Meeting.

Mr. Boggs made a motion to approve the absence of Jerry Truex from the March 2, 2022 Meeting. Seconded by Mr. Wilkinson. Ms. Rodgers, Mr. Davis, Mr. Boggs, Mr. Broering and Mr. Wilkinson voted yes. Mr. Truex abstained. The motion was approved.

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

Mr. Boggs made a motion to approve the March 2, 2022 Regular Meeting Minutes. Seconded by Mr. Broering. Mr. Boggs, Mr. Broering, Mr. Davis, Mr. Truex, Mr. Wilkinson and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, adjournment to the Wednesday, May 4, 2022 meeting.

Mr. Truex made a motion to adjourn the meeting to May 4, 2022. Seconded by Mr. Broering. Ms. Rodgers, Mr. Broering, Mr. Davis, Mr. Truex, Mr. Wilkinson and Mr. Boggs voted yes.

The hearing was adjourned at 7:55 p.m.

Minutes of the April 6, 2022 Planning and Zoning Commission hearing were approved on

_____, 2022.

Chairperson