



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects

➤ **Planning and Zoning Commission**

June 1, 2022 Hearing: The following applications were heard at the June 1, 2022 Planning and Zoning Commission hearing:

- Application ZON-21-005: The Planning and Zoning Commission tabled a request by Plan 4 Land – Joe Clase for a recommendation to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course).
- Application FP-22-003: The Planning and Zoning Commission approved a request by Grand Communities, LLC for approval of a Final Plan pursuant to Section 1113.28 of the Pataskala Code for Section 4 of the Heron Manor subdivision with the following conditions:
 1. The Applicant shall address all comments from Planning and Zoning Staff.
 2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

July 6, 2022 Hearing: The following applications are scheduled to be heard at the July 6, 2022 Planning and Zoning Commission hearing:

- Application ZON-21-005: Plan 4 Land – Joe Clase is requesting a recommendation to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course). (*Tabled June 1, 2022*).
- Application ZON-22-002: Meredith Family Properties, LLC is requesting a recommendation to rezone 3.07 +/- acres from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 0 Palmers Land Avenue (PID 063-141570-00.000)

➤ **Board of Zoning Appeals**

June 14, 2022 Hearing: The following applications were heard at the June 14, 2022 Board of Zoning Appeals hearing:

- Application VA-22-018: The Board of Zoning Appeals approved a request by Craig and Krisztina Breidenbach for a variance from Section 1221.05(D)(1) of the Pataskala Code to allow for an accessory building to be located in front of a principal structure for the property located at 2725 Summit Road SW with the following condition:
 1. 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.

- Application VA-22-019: The Board of Zoning Appeals approved a request by Randy and Laura Gibson for approval of three (3) variances in order to reduce the required setbacks on the north and west sides of the proposed home, and to reduce the minimum required basement size for the property located at 122 Mill Street with the following condition:
 1. 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.

- Application VA-22-020: The Board of Zoning Appeals approved a request by Kevin and Kelsie Nickolas for a variance from Section 1221.05(C)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted height on a lot that is less than two (2) acres in size for the property located at 13751 Cable Road with the following condition:
 1. 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.

July 12, 2022 Hearing: At this time, no applications are scheduled to be heard at the July 12, 2022 Board of Zoning Appeals hearing. The application deadline is June 17, 2022.

➤ **Ordinance 2022-4421**

- The City of Pataskala is requesting to rezone the properties located at 12520, 12510 and 12490 Refugee Road SW, totaling 38.32 acres, from the R-87 – Medium-Low Density Residential district to the PM – Planned Manufacturing district pursuant to Section 1217.13 of the Pataskala Code.
- A Council public hearing was held on June 6, 2022 at 6:30pm.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Ordinance 2022-4417**

- Karl Billisits, Harmony Development, is requesting to rezone 36.18-acres of the 48.9-acre property located at the southwest corner of Taylor Road and Kennedy Road from the PM –

Planned Manufacturing district to the R-M – Multi-Family Residential district pursuant to Section 1217.13 of the Pataskala Code.

- A Council public hearing was held on April 18, 2022 at 6:15pm.
- Council tabled the ordinance at the May 2, 2022 meeting.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Code Enforcement**

- Certificate of Compliance Violations
 - A certificate of compliance is required prior to occupancy
 - 94 remaining violations out of an original 257
 - One developer has been to Mayor's Court, so far, who paid a fine of \$60,000
- 470 violations to date in 2022
 - 393 violations abated
 - 7 violations on an abatement plan
 - 4 violations in Mayor's Court
 - 4 violations at summons level
 - 24 violations at violation level
 - 23 violations at courtesy letter level
 - 15 violations at door hanger level

➤ **OX-B's Appeal**

- Mr. Holbrook received this third (of three) Mobile Food Vendor permit allowing him to operate until July 5, 2022.
- On April 26, 2022 staff sent Mr. Holbrook an email reminding him of the May 7, 2022 deadline to receive his third of three permits to continue to operate.
- Mr. Holbrook received his second (of three) Mobile Food Vendor permit allowing him to operate until May 7, 2022.
- Mr. Holbrook received his first (of three) Mobile Food Vendor permit allowing him to operate until March 4, 2022.
- Mr. Holbrook has been notified, in writing, of the status of his appeal and his need to submit a Mobile Food Vendor application on or before January 3, 2022.
- Council approved an appeal by Joe Holbrook thereby allowing OX-B's to receive a maximum of three (3) Mobile Food Vendor permits in the 2022 calendar year to operate from the property located at 80 Oak Meadow Drive.
- Pursuant to Section 719.11 of the Pataskala Code, Joe Holbrook is appealing a decision by the Planning and Zoning Department to disapprove a mobile food vendor permit for OX-B's located at 80 Oak Meadow Drive.
- During the height of Covid-19, the Administration relaxed strict enforcement of the regulations for mobile food vendors, amongst other things. In this instance, strict conformity to the definition of a mobile food vendor (i.e. mobile food trailer).

- As the height of Covid-19 has passed, the Planning and Zoning Department is now enforcing the regulations as written; therefore, a shipping container does not qualify as a mobile food trailer as defined.
- A public hearing before Council was held on December 6, 2021 at 6:15pm.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.

➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
- The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: "Consider the use of impact fees as a tool plan for and cover the cost associated with future development".
- Montrose is working on the creation of a CRA for the northern "innovation" district as outlined in the Comprehensive Plan as Action 4.2.2 which states: "Continue to market and explore opportunities for the northern innovation district".
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: "Establish the area as a primary showplace for the City through public and private improvements".

➤ **Summit Road TIF**

- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- Staff spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located

on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.

- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.