

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, July 6, 2022**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, July 6, 2022.

Present were:

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

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning and Zoning Director  
Jack Kuntzman, City Planner

Mr. Boggs opened the hearing at 6:30 p.m. followed by 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 the table Rezoning Application ZON-21-005. Seconded by Mr. Broering. Mr. Davis, Mr. Truex, Ms. Rodgers, Mr. Wilkinson, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

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

Mr. Kuntzman, gave a brief overview of the Staff Report, noting the Applicant's request to rezone a 160 +/- acre parcel, formally the Highlands Golf Course, from the AG – Agricultural District to a PDD – Planned Development District. Area Map was reviewed. Property's zoning history was noted. Existing Zoning Map and Proposed Zoning Map were noted. Concept plan and landscaping were reviewed. Access locations and emergency access were noted. It was noted the Applicant has addressed most comments. Departmental and Agency comments were reviewed.

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

Mr. Clase noted updating the divergence list.

A discussion was had regarding landscaping.

James Sarosy, 21 Highland Hollow Road, was placed under oath.

A discussion was had regarding the tree line and streetlights.

Mr. Truex made a motion to recommend approval of Rezoning Application Number ZON-21-005, pursuant to Section 1255.19 of the Pataskala Code, with the following modification:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

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

***Next on the Agenda, Rezoning Application ZON-22-002, 0 Palmers Land Avenue.***

Mr. Kuntzman, gave an overview of the Staff Report, noting the Applicant's request to rezone 3.07 acres of land from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district, pursuant to Section 1217.10 of the Pataskala Code. Area Map was reviewed. The property located at the end of Palmers Land Ave, Parcel No. 063-141570-00.000, is currently occupied by 728-square foot pole barn and a 1,440-square foot pole barn, both built in 1992. The Applicant owns the adjacent 4.27-acre property to the north, which is occupied by Meredith Brothers, Inc., a construction component manufacturing facility, with frontage on Klema Drive. The other adjacent properties to the west are also zoned M-1 – Light Manufacturing and used as such. The Applicant's purpose of the rezoning is to provide additional material storage for Meredith Brothers, Inc. It was stated the Applicant would clean up the property, as it has become "a neighborhood dump", and has several potential Zoning Code Violations. The requested rezoning is in line with the recommendations of the Comprehensive Plan. Departmental and Agency comments were reviewed.

Victor Meredith, 61 Klema Drive, Pataskala, was placed under oath.

Mr. Meredith gave a history of Meredith Brothers, Inc., noting being approached by the Palmer family regarding the subject property. Mr. Meredith indicated wanting to expand his business and use the subject property for storage. Mr. Meredith stated the property would be accessed through Klema Drive.

A discussion was had regarding fencing the property along with landscaping and buffering.

Pam Dunkle, 166 Harrison Street, Pataskala, was placed under oath.

Ms. Dunkle noted concerns with the surrounding property's conditions.

Mr. Fulton noted the issues with the property along with the difficulty of tracking down the property owners for enforcement. Mr. Fulton further noted Mr. Meredith is aware of an abatement plan for the property.

Shelly Bennett, 28 Nashua Drive, Pataskala, was placed under oath.

Ms. Bennett has concerns regarding property taxes, buffering and noise that may come from the subject property.

A discussion was had regarding the abatement process along with violation enforcement.

Mr. Rodgers noted her concerns regarding any future sale of the property and its use.

Mr. Truex noted that would be true for all rezonings.

Ms. Rodgers noted the concern is for the homes that are near the subject property.

Mr. Broering and Mr. Truex indicated it will be good for the area as it will be cleaned up and maintained.

Mr. Truex made a motion to approve Rezoning Application ZON-22-002, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Broering. Mr. Truex, Mr. Broering, Mr. Davis, Mr. Wilkinson, Mr. Boggs and Ms. Rodgers voted yes. The motion was approved.

***Next on the Agenda, approval of the June 1, 2022 Regular Meeting Minutes.***

Mr. Boggs made a motion to approve the June 1, 2022 regular meeting minutes. Seconded by Mr. Wilkinson. Mr. Davis, Mr. Broering, Mr. Wilkinson, Mr. Truex, Mr. Boggs and Ms. Rodgers voted yes. The motion was approved.

***Next on the Agenda, Heritage Town Center Expansion – Informal Discussion.***

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

Ms. Klema noted the owners and developers of the property would like to expand Heritage Town Center. Landscaping concept plans were noted.

A discussion was had regarding walking paths, access and possible uses for the subject property.

Master sign plan and development text were noted.

***Next on the Agenda, Adjournment to Wednesday, August 3, 2022.***

Mr. Truex made a motion to adjourn the meeting to August 3, 2022. Seconded by Mr. Davis. Mr. Boggs, Mr. Truex, Ms. Rodgers, Mr. Davis, Mr. Broering and Mr. Wilkinson voted yes.

The hearing was adjourned at 7:54 p.m.

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

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***Chairperson***