

**MINUTES OF THE
CITY OF PATASKALA BOARD OF ZONING APPEALS**

Tuesday, July 12, 2022

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, Pataskala, Ohio, on Tuesday, July 12, 2022.

Present were:

Alan Howe, Chairman

Rob Jimison, Vice Chairman

Richard Cooper

Douglas Dandurand

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning and Zoning Director

Jack Kuntzman, City Planner

Lisa Paxton, Zoning Clerk

Mr. Howe opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Rollcall was made. Present were: Alan Howe, Rob Jimison, Richard Cooper and Doug Dandurand.

First on the Agenda, Variance Application VA-22-021, 11308 Broad Street SW.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting approval of four variances, the first, from Section 1295.09(b)(2)(D)(1) of the Pataskala Code to allow for the main wall sign to exceed the maximum permitted square footage by 60 square feet, or 125% increase; two variances from Section 1295.09(b)(2)(B), one, to allow for a second sign, and, two, for said sign to exceed the maximum square footage; however, after review, Staff finds the second sign is eligible for setback bonus. And, lastly, a variance from Section 1295.10(b)(1) for the secondary sign to use full-face illumination. Area map was noted. Property summary was reviewed. Wall sign proposals were discussed. Surrounding properties were noted. Planning and Zoning comments were reviewed. There were no Departmental or Agency comments.

Caleb Moore, 6060 Westerville Road, Westerville, was placed under oath.

A discussion was had regarding the wall sign's size and scale of sign.

John Hohmann, 11015 Mill Street, Pataskala, was placed under oath.

Mr. Hohman noted concerns with the size of the wall sign.

A discussion was had regarding building size, sign size and setback.

Further concerns were noted regarding the wall sign.

A discussion was had regarding tabling the application.

Mr. Cooper made a motion to table Variance Application VA-22-022 to the August 9, 2022 hearing. Seconded by Mr. Jimison. Mr. Dandurand, Mr. Cooper, Mr. Jimison and Mr. Howe voted yes. The motion was approved.

Next on the Agenda, Conditional Use Application CU-22-006, 14952 E. Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Conditional Use to allow for the operation of a coffee shop with a drive-through, pursuant to Section 1249.04(18) of the Pataskala Code. Area map was noted. Site plan was reviewed, along with current conditions. Parking, loading and proposed signage was reviewed. Departmental and Agency comments were noted.

Amber Keaton, 14952 E. Broad Street, Pataskala, was placed under oath.

Ms. Keaton gave an overview of the proposed coffee shop and drive-through.

Findings of Facts were reviewed.

Mr. Jimison made a motion to approve a Conditional Use, pursuant to Section 1215.08 of the Pataskala Code, for Conditional Use Application CU-22-006 with the following conditions:

1. The Applicant shall obtain all necessary permits from the City of the Pataskala within six (6) months of the date of approval.
2. The Applicant shall obtain all necessary permits from the Licking County Building Code Department and the West Licking Joint Fire District within one (1) year of the date of approval.

Seconded by Mr. Dandurand. Mr. Jimison, Mr. Howe, Mr. Dandurand and Mr. Cooper voted yes. The motion was approved.

Next on the Agenda, Findings of Fact.

Conditional Use Application CU-22-006

Yes No

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| ✓ | 1. | Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application. |
| ✓ | 2. | Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code. |

- ✓ 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- ✓ 4. Will not be hazardous or disturbing to existing or future neighboring uses.
- ✓ 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment
- ✓ 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- ✓ 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare,
- ✓ 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.
- ✓ 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.

Mr. Howe made a motion to approve Findings of Fact for Conditional Use Application CU-22-006. Seconded by Mr. Jimison. Mr. Cooper, Mr. Howe, Mr. Dandurand and Mr. Jimison voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Douglas Dandurand from the June 14, 2022 regular meeting.

Mr. Howe made a motion to approve the absence of Douglas Dandurand from the June 14, 2022 regular meeting. Seconded by Mr. Cooper. Mr. Howe, Mr. Cooper, Mr. Jimison and Mr. Dandurand voted yes. The motion was approved.

Next on the Agenda, Approval of the June 14, 2022 regular meeting minutes.

Mr. Howe made a motion to approve the minutes for the June 14, 2022 regular meeting. Seconded by Mr. Jimison. Mr. Jimison, Mr. Howe and Mr. Cooper voted yes. Mr. Dandurand abstained. The motion was approved.

Mr. Howe made a motion to adjourn the meeting. Seconded by Mr. Cooper. Mr. Dandurand, Mr. Jimison, Mr. Cooper and Mr. Howe voted yes. The meeting was adjourned at 7:15 p.m.

Minutes of the July 12, 2022 regular meeting were approved on _____, 2022.

Chairperson