



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

PLANNING AND ZONING COMMISSION

Wednesday, September 7, 2022

6:30 p.m.

1. Call to order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business
5. New Business

A. Preliminary Plan Amendment PP-22-002 (REQUEST TO TABLE)

Applicant:	Connie J. Klema
Owner:	Coughlin Properties of Pataskala, LLC.
Location:	14140 E Broad Street & 14163 E Broad Street (PIDs: 063-141048-01.000, 063-141048-00.000, 063-0141960-00.000)
Acreage:	+/- 10.77-acres
Zoning:	PDD – Planned Development District
Request:	Requesting approval of an amendment to a previously approved Planned Development District pursuant to Section 1113.14 of the Pataskala Code.

B. Rezoning Application ZON-22-004 (REQUEST TO TABLE)

Applicant:	Connie J. Klema
Owner:	Pataskala Retail 2, LLC.
Location:	7164 Hazelton-Etna Road SW (PID: 064-153276-00.000)
Acreage:	+/- 4.63-acres
Zoning:	LB – Local Business
Request:	Requesting a recommendation of approval for a Rezoning from LB – Local Business to PDD – Planned Development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for the expansion of “Heritage Town Center”.

C. Planned Manufacturing Application PM-22-001

Applicant:	Red Rock Investment Partners, LLC.
Owner:	Emswiler, Howard P & Rosemary A Trustee
Location:	11591 Mill Street Road SW (PID: 064-152898-00.000)
Acreage:	+/- 96.73-acres
Zoning:	PM – Planned Manufacturing
Request:	Requesting a recommendation of approval for a Planned Manufacturing Application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of two (2) warehouses on the subject property.

D. Planned Plan Amendment PP-22-001

Applicant:	James T. Watkins, P.E.
Owner:	William Fannin Jr.
Location:	Hazleton-Etna Road SW (PIDs: 255-067746-00.000, 255-069066-00.005, 255-069072-00.000)
Acreage:	+/- 127.78-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of an amendment to a previously approved Preliminary Plan pursuant to Section 1113.14 of the Pataskala Code for “Forest Ridge”, a 254-lot single-family residential subdivision.

E. Rezoning Application ZON-22-003

Applicant:	Jeffrey Branham
Owner:	Jeffrey Branham
Location:	53 George Street (PIDs: 064-307908-00.000 and 064-311784-00.000)
Acreage:	+/- 0.25-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting a recommendation to rezone +/- 0.25 acres from the M-1 – Light Manufacturing zoning district to the DB – Downtown Business zoning district pursuant to Section 1255.13 of the Pataskala Code.

6. Excuse of Absence
 - A. Stephanie Daugherty from the July 6, 2022 Regular Meeting
7. Approval of Meeting Minutes
 - A. July 6, 2022 Regular Meeting Minutes
8. Other Business
 - A. None
9. Adjournment to Wednesday, October 5, 2022