

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, September 7, 2022

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, September 7, 2022.

Present were:

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
Lisa Paxton, Zoning Clerk

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

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

First on the Agenda, Request to Table Preliminary Plan Amendment Application PP-22-002 - Parcel ID Nos. 063-141048-01.000, 063-141048-00.000 and 063-0141960-00.00.

Ms. Rodgers made a motion to table Preliminary Plan Amendment Application PP-22-002. Seconded by Mr. Broering. Mr. Davis, Mr. Broering, Mr. Wilkinson, Mr. Truex and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Request to Table Rezoning Application ZON-22-004 – 7164 Hazelton-Etna Road SW.

Mr. Broering made a motion to table Rezoning Application ZON-22-004. Seconded by Mr. Davis. Mr. Truex, Mr. Broering, Mr. Davis, Mr. Wilkinson and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, Planned Manufacturing Application PM-22-001, 11591 Mill Street Road SW.

Mr. Fulton gave an overview of the Staff Report, noting Area Map and property information. The Applicant proposes to construct two warehouse distribution buildings. Site layout, access, Buildings C and D elevations were reviewed along with parking spaces, lighting and loading area. If required, Emergency Only access to Mill Street Road; however, full access to Mill Street Road is prohibited. It was indicated signage has not been proposed at this time. Landscaping and landscaping site layouts were reviewed. Mr. Fulton indicated there are still some outstanding issues; however, Planned Development District regulations allows the City Administrator or Designee to approve minor revisions to the plan,

including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code. Departmental and Agency comments were noted.

A discussion was had regarding CRA agreements.

A discussion was had regarding the Water and Sewer District's comments of not guaranteeing sanitary sewer capacity at this time.

Todd Ward, Red Rock Development, 301 Fremont Drive, Simpsonville, South Carolina, was placed under oath.

Mr. Ward noted potential tenants, emergency access, along with working with the Water and Sewer District.

A discussion was had regarding building elevations and landscaping.

Amanda Spencer, Hull & Associates, 1555 W. Main Street, Newark, Ohio was placed under oath.

No questions were presented.

Bernie Brush, 5530 Columbia Road, Pataskala, was placed under oath.

Mr. Brush noted concerns regarding unavailability of water and sewer.

Linda Glenn, 12114 Mill Street Pataskala, was placed under oath.

Ms. Glenn noted concerns regarding sewer, the number of employees, tax abatements and aesthetics.

Anne Hohmann, 11015 Mill Street Road, Pataskala, was placed under oath.

Ms. Hohmann noted concerns regarding the elevations of the buildings, semitrucks, noise, traffic, water and sewer access and buffering to hide the view of the warehouses. Ms. Hohmann gave a brief history of the Lima Township and Village of Pataskala merge.

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

Mr. Hohmann noted concerns regarding flooding of farms downstream from the project, along with stormwater runoff and the availability of water for the community.

Jonathan Scott, 10729 Mill Street, Pataskala, was placed under oath.

Mr. Scott noted concerns with flooding, infrastructure issues, tax abatement, agricultural farms disappearing and traffic issues.

Terry White, 11704 Mill Street Road, Pataskala, was placed under oath.

Mr. White noted concerns regarding semitrucks and traffic.

Julie Williams, 10914 Mill Street Road, Pataskala, was placed under oath.

Ms. Williams believes the proposed request will be detrimental to her property and quality of life.

Pate Edge, 10730 Mill Street Road, Pataskala, was placed under oath.

Mr. Pate noted concerns regarding water runoff, water and sewer, landscaping and concerns for the future of rural areas.

John Butsko, 11950 Mill Street Road, Pataskala, was placed under oath.

Mr. Butsko noted concerns regarding emergency access on Mill Street.

Mr. Fulton noted the emergency access may or may not be necessary. Should an emergency access be necessary, the Fire District has regulations regarding how those are cordoned off.

A discussion was had regarding no access to the property from Mill Street.,

Mr. Ward noted understanding the citizens concerns and trying to do the best they can and increase the standards.

A discussion was had regarding parking, including water and sewer concerns.

Ms. Rodgers noted understanding Mill Street residents' concerns, including her own concerns.

Mr. Truex noted concerns if no sewer is available.

Mr. Fulton stated Certificates of Compliance cannot be granted unless water and sewer is hooked up.

Mr. Truex noted the proposed landscaping is exceeding the code.

A discussion was had regarding landscaping and buffering.

A discussion was had regarding tabling the application.

Mr. Ward stated, in his opinion, Red Rock Development has met and exceeded the Code; concerns will be addressed during engineering requirements.

Mr. Wilkinson made a motion to recommend approval of Planned Manufacturing Application PM-22-001, pursuant to Section 1253.07 of the Pataskala Code, with the following conditions:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.

Seconded by Mr. Davis. Mr. Truex and Mr. Wilkinson voted yes. Mr. Broering, Mr. Davis and Ms. Rodgers voted no. The motion failed.

Next on the Agenda, Preliminary Plan Amendment Application PP-22-001 - Hazelton Etna Road SW, Parcel ID Nos. 255-067746-00.000, 255-069066-00.005, 255-069072-00.000.

Mr. Kuntzman gave an overview of the Staff Report, Area Map and property information was reviewed. Zoning history was given, noting the property was annexed into the City in 2015, and a Preliminary Plan was approved in May 2021. Layout changes were noted. Previous Plan and Amended Plans were reviewed. Site statistics were noted. Signage, entrance and interior roadways were reviewed.

Landscaping was noted, including the US 6th Circuit Court's decision regarding tree replacement unenforceable; however, street trees and other landscaping will be required, and Staff will need to see the landscaping plans with street trees and other landscaping with the Final Development Plan. Mr. Kuntzman noted the property will be subject to Residential Appearance Standards. It was stated a variance will be required for the intersection of Deagle Drive and Ruby Road, as it will not meet the horizontal alignment standard. Departmental and Agency comments were noted.

Josh Barkan, 4131 Worth Avenue, Columbus, on behalf of MI Homes, and James Watkins, on behalf of Watcom Engineering, 83 Shull Avenue, Columbus, were placed under oath.

Mr. Broering inquired as to the stream going through Lot 232 and possible wetland/water issues.

Mr. Watkins stated EMH&T performed the environmental review and stated it would not be impacted.

A discussion was had regarding wetlands.

Mr. Davis inquired as to the new design standards.

Mr. Barkan noted meeting with the development committee and complying with the design standards. It was also noted the homes could sell in the 5- to \$600,000 range.

Mr. Wilkinson made a motion to approve an Amendment to a Preliminary Development Plan for Application PP-22-001, pursuant to Section 1113.14 of the Pataskala Code, with the following conditions:

1. The applicant shall address all comments and questions of the Planning and Zoning Department, City Engineer, and Public Service Director.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

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

Next on the Agenda, Rezoning Application ZON-22-003 - George Street, Parcel ID Nos. 064-307908-00.000 and 064-311784-00.000,

Mr. Kuntzman gave an overview of the Staff Report, Area Map and property information were noted. The Applicant is requesting recommendation to rezone both parcels from the M-1 Light Manufacturing District to the DB Downtown Business District. The Applicant's narrative indicated he would like to lease the space to small businesses. Existing conditions were reviewed. The proposed rezoning is in line with recommendation of the 2021 Comprehensive Plan; however, if it is rezoned, it would be non-compliant with the front yard setback, but the existing non-conformity still carries over. Departmental and Agency comments were noted.

Jeff Branham, 6750 Beaver Run Road SW, Pataskala, was placed under oath.

Mr. Branham noted updating the building and rezoning to Downtown Business fits the area instead of the current M-1 Zoning.

A discussion was had regarding the remodeling of the building.

Janice Eveland, 479 South Township Road, Pataskala, was placed under oath.

Ms. Eveland stated not being against the rezoning; however, she noted concerns with traffic, noise and if certain types of businesses could be limited.

Mr. Fulton noted, legally, those types of conditions cannot be placed on rezoning.

Robert Teal, 163 S Fork Circle, Pataskala, was placed under oath.

Mr. Teal stated not being against the rezoning; however, he had safety concerns regarding speeding, traffic and parking.

A discussion was had regarding parking.

Mr. Broering made a motion to recommend approval of Rezoning Application ZON-22-003, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Mr. Davis. Mr. Wilkinson, Mr. Broering, Ms. Rodgers, Mr. Davis and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the July 6, 2022 Meeting.

Mr. Truex made a motion to approve the absence of Stephanie Daugherty from the July 6, 2022 meeting. Seconded by Mr. Broering. Ms. Rodgers, Mr. Wilkinson, Mr. Truex, Mr. Davis and Mr. Broering voted yes. The motion was approved.

Next on the Agenda, approval of the July 6, 2022 Regular Meeting Minutes.

Mr. Truex made a motion to approve the minutes from the July 6, 2022 meeting. Seconded by Mr. Davis. Mr. Truex, Mr. Broering, Mr. Davis, Mr. Wilkinson, and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, adjournment to Wednesday, October 5, 2022 hearing.

Mr. Broering made a motion to adjourn the meeting to October 5, 2022. Seconded by Mr. Davis. Mr. Broering, Mr. Wilkinson, Mr. Davis, Ms. Rodgers and Mr. Truex voted yes.

The hearing was adjourned at 8:43 p.m.

Minutes of the September 7, 2022 Planning and Zoning Commission hearing were approved on

_____, 2022.

Chairperson