

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, October 5, 2022**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, October 5, 2022.

Present were:

Frank Broering  
Stephanie Daugherty  
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, Stephanie Daugherty, Charlie Davis, Anne Rodgers, Jerry Truex and Brian Wilkinson. Rick Boggs was not present.

***First on the Agenda, Preliminary Plan Amendment Application PP-22-002 Remained Tabled.***

***Next on the Agenda, Remove from Table Rezoning Application ZON-22-004 – 7164 Hazelton-Etna Road SW.***

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

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

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for 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". Area map was reviewed. Property summary and current zoning was reviewed along with the proposed zoning. Site plan of setbacks and buffering were reviewed. Permitted uses, conditional uses and nonpermitted uses were noted. Access and parking were reviewed along with architectural and design standards. It was stated the proposal would be in line with recommendations of the Comprehensive Plan and recommendation of approval would need to go before City Council for final approval. Staff, Departmental and Agency comments were reviewed.

Future land use and Comprehensive Plan were discussed.

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

Mr. Klema noted buffering along the north and west property lines. Mr. Klema noted rezoning the property would make it conform to the restrictions and requirements of Heritage Town Center. Access

to the property would come through Sub Area D. Updated information, including Regional Context, Existing Conditions, Subarea Enlargement Plan and Landscape Buffer Plans were presented to the Commission.

A discussion was had regarding building height.

Ms. Klema indicated there is no specific interest in the property at this time; however, it would be the same use as in Sub Area D.

A discussion was had regarding tabling the application.

Diana Hicks, 739 Ridgeview Drive, Pataskala, was placed under oath.

Ms. Hicks noted concerns regarding drainage into her backyard.

Mr. Fulton noted stormwater calculations along with other requirements will be required prior to construction.

Ms. Hicks also noted concerns with noise from any new businesses, as she can hear music from the current restaurant located in Heritage Town Center.

Michael Scarberry, 725 Ridgeview Drive, Pataskala, was placed under oath.

Mr. Scarberry also noted concerns regarding noise from new businesses.

A discussion was had regarding businesses permitted in the PDD-Planned Development District and LB-Local Business District.

Mr. Broering made a motion to table Rezoning Application ZON-22-004. Seconded by Ms. Daugherty. Mr. Broering, Ms. Daugherty, Mr. Truex, Ms. Rodgers and Mr. Wilkinson voted yes. Mr. Davis voted no. The motion was approved.

***Next on the Agenda, Replat Application REP-22-001 – 466 & 468 Connor Ave SW, Parcel ID Nos. 063-149988-00.000, 063-150036-00.000, 063-145308-00.000.***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for a recommendation of a replat, pursuant to Section 1113.48 of the Pataskala Code, to rearrange three lots into two lots. Area map was reviewed. It was stated there is no public access to the properties, as Connor Avenue has not been developed. The Applicant's Narrative is requesting the replat to allow both lots to have access to West Avenue. Proposed replat was noted. Staff, Departmental and Agency comments were reviewed.

Jesse Maynard 12164 Broad Street, Pataskala, was placed under oath.

Mr. Maynard noted concerns of being unable to access the lots via Connors Avenue.

Ms. Daugherty made a motion to approve Replat Application REP-22-001, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

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

***Next on the Agenda, Zoning Amendment Application ZON-22-005 – City Wide.***

Mr. Fulton gave an overview of the Staff Report, noting the City’s request for a recommendation to amend Chapter 1296 – Residential Appearance Standards, pursuant to Section 1217.10 of the Pataskala Code. Proposed amendments were reviewed. It was indicated the Development Committee met with M/I Homes regarding standards that can be met along with potential issues that would arise, and the Development Committee recommended the addition of a Council Variance. There were no other Departmental or Agency comments.

A discussion was had regarding Council Variance and Board of Zoning Appeals Variance; it was stated Council controls deviations.

Mr. Wilkinson made a motion to recommend approval of Zoning Amendment Application ZON-22-005, pursuant to Section 1217.10 of the Pataskala Code. Seconded by Ms. Daugherty. Ms. Rodgers, Mr. Davis, Mr. Truex, Ms. Daugherty, Mr. Wilkinson and Mr. Broering voted yes. The motion was approved.

***Next on the Agenda, Excuse of Absence of Rick Boggs from the September 7, 2022 Regular Meeting.***

Mr. Truex made a motion to approve the absence of Rick Boggs from the September 7, 2022 Regular Meeting. Seconded by Mr. Broering. Mr. Davis, Mr. Broering, Mr. Wilkinson, Mr. Truex and Ms. Rodgers voted yes. Ms. Daugherty abstained. The motion was approved.

***Next on the Agenda, Excuse of Absence of Stephanie Daugherty from September 7, 2022 Regular Meeting.***

Mr. Truex made a motion to approve the absence of Stephanie Daugherty from the September 7, 2022 Regular Meeting. Seconded by Mr. Broering. Ms. Rodgers, Mr. Davis, Mr. Truex, Mr. Broering and Mr. Wilkinson voted yes. Ms. Daugherty abstained. The motion was approved.

***Next on the Agenda, Other Business.***

A discussion was had regarding expiration of Commission Member terms.

***Next on the Agenda, adjournment to Wednesday, November 2, 2022 hearing.***

Mr. Broering made a motion to adjourn the meeting to November 2, 2022. Seconded by Mr. Davis. Ms. Rodgers, Mr. Davis, Mr. Truex, Ms. Daugherty, Mr. Wilkinson and Mr. Broering voted yes.

The hearing was adjourned at 7:27 p.m.

Minutes of the October 5, 2022 Planning and Zoning Commission hearing were approved on

\_\_\_\_\_, \_\_\_\_\_, 2022.

Chairperson