

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, November 2, 2022**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, November 2, 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. Mr. Davis led 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, Remove from the Table Rezoning Application ZON-22-004.***

Mr. Truex made a motion to remove from the table Rezoning Application ZON-22-004. Seconded by Mr. Broering. Mr. Broering, Mr. Davis, Mr. Truex, Ms. Rodgers and Mr. Wilkinson 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, current zoning along with proposed zoning and permitted uses were noted. Divergences and buffering were also reviewed. Departmental and Agency comments were noted.

A discussion was had regarding public infrastructure.

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

Ms. Klema noted revisions that were made and will address all comments.

A discussion was had regarding development text.

A further discussion was had regarding public utilities.

Mr. Broering made a motion to recommend approval of Rezoning Application Number ZON-22-004, pursuant of Section 1217.10 of the Pataskala Code with the following condition:

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

***Next on the Agenda, Preliminary Plan Amendment Application PP-22-002, 14140 E Broad Street & 14163 E Broad Street (PIDs: 063-141048-01.000, 063-141048-00.000, 063-0141960-00.000) remove from the Table.***

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

***Next on the Agenda, Preliminary Plan Amendment Application PP-22-002, 14140 E Broad Street & 14163 E Broad Street (PIDs: 063-141048-01.000, 063-141048-00.000, 063-0141960-00.000).***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for an approval of an Amendment to an existing Preliminary Development Plan for a Planned Commercial Development (PCD) at the northeast and southeast corners of Broad Street and Summit Road SW titled "Broad and Summit". Area map was reviewed. Zoning history and site statistics were noted. Landscaping and proposed site plans were reviewed. Departmental and Agency comments were noted.

Mr. Fulton gave an overview of the Tif agreement.

Connie Klema, Esq., was previously placed under oath.

Ms. Klema noted traffic studies have been done, along with working with the City, ODOT and engineers regarding improvements that will be needed for the area.

A discussion was had regarding school traffic and Bristol Drive access.

Mr. Wilkinson made a motion to approve Preliminary Development Plan application PP-22-002 pursuant to Section 1113.11 of the Pataskala Code with the following conditions:

1. The applicant shall address all comments of the Planning and Zoning Department, City Engineer, Pataskala Utilities, and the West Licking Joint Fire District.
2. After all comments and questions have been addressed the Applicant shall submit a revised Development Text and a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

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

***Next on the Agenda, Excuse of Absence of Rick Boggs from the October 5, 2022 Regular Meeting.***

Mr. Truex made a motion to approve the absence of Rick Boggs from the October 5, 2022 Regular Meeting. Seconded by Mr. Broering. Mr. Broering, Mr. Wilkinson, Mr. Davis, Ms. Rodgers and Mr. Truex and voted yes. The motion was approved.

***Next on the Agenda, Approval of the October 5, 2022 Regular Meeting Minutes.***

Mr. Broering made a motion to approve the October 5, 2022 Regular Meeting Minutes. Seconded by Mr. Davis. Mr. Wilkinson, Mr. Davis, Mr. Truex, Mr. Wilkinson and Mr. Broering voted yes. The motion was approved.

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

No other business was given.

***Next on the Agenda, adjournment to Wednesday, December 7, 2022 hearing.***

Mr. Broering made a motion to adjourn the meeting to December 7, 2022. Seconded by Mr. Davis. Mr. Davis, Mr. Broering, Mr. Truex, Mr. Wilkinson and Ms. Rodgers voted yes.

The hearing was adjourned at 7:31 p.m.

Minutes of the November 2, 2022 Planning and Zoning Commission hearing were approved on

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

Chairperson

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