

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, December 7, 2022

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

Present were:

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

Roll call was made. Present were: Rick Boggs, Frank Broering, Stephanie Daugherty, Charlie Davis, Anne Rodgers, Jerry Truex and Brian Wilkinson.

First on the Agenda, Transportation Corridor Overlay District Application TCOD-22-002.

Mr. Kuntzman gave an overview of the Staff Report, noting Applicant's request for an approval of a Transportation Corridor Overlay District Application, pursuant to Section 1259.07 of the Pataskala Code, for the construction of a Retirement Home, Independent Living Villas and associated site improvements for property located at 200 West Broad Street. Area map and site plans were reviewed. Structures, access, landscaping and signage were noted. A Conditional Use was approved November 8, 2022 to allow for the property to be used as an Assisted Living Facility. General Plan Comments were reviewed along with Departmental and Agency comments.

A discussion was had regarding construction plans, building height, setbacks, utility access, retention pond and traffic.

Ryan Tebeau, 9450 Manchester Road, St Louis, MO., was placed under oath.

Mr. Tebeau gave an overview of the Provision Living Senior Communities, noting communities in Ohio and the need for assisted living and memory care in Pataskala. Mr. Tebeau believes this is a favorable site, and an ideal transitional use. It was also noted that the communities are 55 years and older.

A discussion was had regarding Staff comments along with utility availability.

Ms. Rodgers noted there is a lot of information missing from the plan.

Mr. Tebeau stated being agreeable to the comments that are listed and will be submitting a variance for the height of the building.

A discussion was had regarding tabling the Application.

Ms. Rodgers made a motion to table Transportation Corridor Overlay District Application TCOD-22-002. Seconded by Mr. Davis. Mr. Broering, Ms. Daugherty, Mr. Davis, Mr. Boggs, Mr. Truex, Ms. Rodgers and Mr. Wilkinson voted yes. The motion was approved.

Next on the Agenda, Transportation Corridor Overlay District Application TCOD-22-003 – Request to be tabled.

Mr. Boggs made a motion to table Transportation Corridor Overlay District Application TCOD-22-003. Seconded by Mr. Davis. Ms. Rodgers, Mr. Davis, Mr. Truex, Ms. Daugherty, Mr. Wilkinson, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Rezoning Application number ZON-22-006.

Mr. Kuntzman gave an overview of the Staff Report, noting Applicant's request for a recommendation of approval of a Preliminary Plan, pursuant to Section 1255.19 of the Pataskala Code, for a 231-unit multi-family development for "Redwood Pataskala Mink Street". Area map was reviewed. Site statistics were noted. Proposed site plan, setbacks, access, parking, landscaping, screening and elevations were reviewed. A list of Staff comments were noted along with Departmental and Agency comments, including Southwest Licking Water and Sewer District's comments regarding sewer capacity.

Will Sharer, Acquisition Operations Manager at Redwood, 7007 East Pleasant Valley Road, Independence, Ohio, was placed under oath.

Mr. Sharer gave a brief overview of Redwood Communities.

Todd Foley, POD Design, 100 Northwoods Boulevard, Suite A, Columbus, Ohio, was placed under oath.

Mr. Foley gave a presentation of the conceptual plan, illustrative site plan, preliminary development plan along with a landscaping and architectural plan.

James Woolever, 71 Connor Avenue, Pataskala, Ohio, was placed under oath.

Mr. Woolever noted the area is rural, concerns regarding traffic, density, drainage issues, impact of the schools and home values.

Michael Taranto, 12800 Adams Lane, Pataskala, Ohio, was placed under oath.

Mr. Taranto noted the area is agricultural, and is also used for hunting, concerned with increase in traffic.

Katelyn Wilson, 119 Connor Avenue, Pataskala, Ohio, was placed under oath.

Ms. Wilson noted the area is quiet and rural, concerns include increase in noise, decrease in wild habitat, retention pond flooding and increase in crime.

Rick Knight, 6097 Mink Street, Pataskala, Ohio, was placed under oath.

Mr. Knight presented a Visual Impact Assessment PowerPoint, noting current conditions along with proposed conditions. Mr. Knight also noted concern regarding the Applicants not reaching out to the neighbors.

Tenika O'Neil, 6065 Mink Street, Pataskala, Ohio, was placed under oath.

Ms. O'Neil noted concerns regarding traffic and impact on the schools.

Scott Kahrig, 6108 Mink Street, Pataskala, Ohio, was placed under oath.

Mr. Kahrig thanked the Board and the neighbors for attending.

Gloria Kahrig, 6108 Mink Street, Pataskala, Ohio, was placed under oath.

Ms. Kahrig noted existing drainage issues.

Scott Webb, 331 Connor Avenue, Pataskala, Ohio, was placed under oath.

Mr. Webb noted concerns regarding flooding, wetlands and would not be harmonious with the area.

John Jones, 6331 Mink Street, Pataskala, Ohio was placed under oath.

Mr. Jones noted traffic concerns and impact on schools.

Rhoda Ray, 6122 Mink Street, Pataskala, Ohio, was placed under oath.

Ms. Ray noted the rural area, losing more of her front yard to widen the road, and concerns with noise, traffic and flooding.

Mr. Foley acknowledged the concerns and suggested tabling the application.

Mr. Truex noted the previous meeting the Board presented suggestions, and appreciates the request to table, however, feels their opportunity was missed.

Ms. Rodgers noted her initial comment from the previous meeting that this would not be harmonious with the area, and any reduction would not satisfy the needs of the community.

Mr. Truex noted liking their product, but it is not the right area.

A discussion was had regarding tabling the application.

Ms. Daugherty noted not being comfortable with tabling the application, having concerns with utility access and traffic. It was also noted the Board had given suggestions at the June meeting, and also concerns for not reaching out to the neighbors.

Mr. Davis inquired as to other possible locations.

Mr. Foley noted no other site locations at this time.

A further discussion was had regarding tabling the application or moving forward with a vote.

Mr. Truex made a motion to table Rezoning Application ZON-22-006. Seconded by Mr. Broering. Mr. Boggs and Mr. Broering voted yes. Mr. Truex, Ms. Rodgers, Mr. Davis, Ms. Daugherty and Mr. Wilkinson voted no. The motion failed.

Mr. Truex made a motion to recommend approval of Rezoning Application ZON-22-006, pursuant to Section 1255.19 of the Pataskala Code, with the following modification:

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. Broering, Ms. Rodgers, Mr. Wilkinson, Mr. Boggs, Mr. Davis, Ms. Daugherty, Mr. Truex, Mr. Boggs and Mr. Broering voted no. The motion failed.

Next on the Agenda, Excuse of Absence of Rick Boggs from the November 2, 2022 Regular Meeting.

Mr. Truex made a motion to approve the absence of Rick Boggs from the November 2, 2022 Regular Meeting. Seconded by Mr. Broering. Mr. Davis, Mr. Broering, Mr. Wilkinson, Mr. Truex, Mr. Davis and Ms. Rodgers voted yes. Mr. Boggs, and Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the November 2, 2022 Regular Meeting.

Mr. Truex made a motion to approve the absence of Stephanie Daugherty from the November 2, 2022 Regular Meeting. Seconded by Mr. Wilkinson. Mr. Wilkinson, Mr. Broering, Mr. Davis, Ms. Rodgers and Mr. Truex voted yes. Mr. Boggs, and Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Approval of the November 2, 2022 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the November 2, 2022 Regular Meeting Minutes. Seconded by Ms. Daugherty. Ms. Rodgers, Mr. Davis, Mr. Truex, Mr. Wilkinson and Mr. Broering voted yes. Ms. Daugherty and Mr. Boggs abstained. The motion was approved.

Next on the Agenda, Other Business.

No other business was given.

Next on the Agenda, adjournment to Wednesday, January 4, 2023 hearing.

Mr. Truex made a motion to adjourn the meeting to January 4, 2023. Seconded by Mr. Broering. Mr. Davis, Mr. Broering, Mr. Wilkinson, Mr. Truex, Mr. Boggs, Ms. Daugherty and Ms. Rodgers voted yes. The motion was approved.

The hearing was adjourned at 9:07 p.m.

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

_____, _____, 2023.

Chairperson