

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, February 1, 2023

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, February 1, 2023.

Present were:

Rick Boggs, Chairman

Frank Broering

Stephanie Daugherty

David Mancino

Anne Rodgers

Alexander Smiley

Jerry Truex, Vice Chairman

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, David Mancino, Anne Rodgers, Alexander Smiley and Jerry Truex.

First on the Agenda, remove from table Transportation Corridor Overlay District TCOD-22-002.

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

Next on the Agenda, Transportation Corridor Overlay District TCOD-22-002 – 200 West Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting a Conditional Use was approved on November 8, 2022. Property summary and proposal for an assisted living facility, independent living villas and associated amenities were noted. Site plan was reviewed, noting a 75-unit, 66,000 square foot, two-story building for assisted living and memory care, along with 24 1-bedroom and 37 2-bedroom independent living villas. Clubhouse, parking, landscaping and signage were noted.

Mr. Kuntzman stated the proposed building height exceeds the maximum allowable and will require a Variance. The Transportation Corridor Overlay District requires sidewalks/paths along the developed frontage; however, the City believes fee-in-lieu would be appropriate due to existing low hanging transmission wires along Broad Street. Departmental and Agency comments were reviewed.

Ryan Tebeau, Provisional Living, 9450 Manchester Road, St. Louis, Missouri, was placed under oath.

Mr. Tebeau gave an introduction to Provisional Living, including an overview of the company and their recent projects. Mr. Tebeau noted the City's Comprehensive Plan and identified the need for senior

housing, especially assisted living. Mr. Tebeau addressed comments, red text adjustments and stated they will seek a Variance for the building height.

Mr. Broering and Mr. Mancino inquired as to design/residential appearance standards.

Mr. Fulton noted residential appearance standards do not apply to this project.

A discussion was had regarding landscaping.

Jennifer Pichon, First Federal Savings, 182 West Broad Street, Pataskala, Ohio, was placed under oath.

Ms. Pichon inquired as to access to the proposed project.

A discussion was had regarding access from Broad Street and Heron Avenue.

Ms. Rodgers stated the designs are vague and would like to see plans.

Mr. Tebeau noted he is working with designers to match the surrounding area.

Commission members stated they would like to see specific design plans.

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

Next on the Agenda, approval of the January 4, 2023 Organizational Meeting Minutes.

Mr. Boggs made a motion to approve the Organizational Meeting Minutes from the January 4, 2023 meeting. Seconded by Mr. Broering. Mr. Truex, Ms. Daugherty, Mr. Boggs, Mr. Smiley, Ms. Rodgers, Mr. Broering and Mr. Mancino voted yes. The motion was approved.

Next on the Agenda, approval of the January 4, 2023 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the Regular Meeting Minutes from the January 4, 2023 regular meeting. Seconded by Mr. Broering. Mr. Mancino, Ms. Rodgers, Ms. Daugherty, Mr. Smiley, Mr. Truex, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Concept Plan Review.

David Hodge, Esq., Underhill & Hodge, LLC., 800 Walton Parkway, Suite 260, New Albany, Ohio, was placed under oath.

Mr. Hodge gave an informational review for a 52-lot single-family residential subdivision for 5080 Mink Street, Parcel ID No. 063-141648-00.000, site plan and concept plan were reviewed.

Concerns were noted regarding utilities and traffic.

No other business was noted.

Mr. Truex made a motion to adjourn the meeting March 1, 2023. Seconded by Ms. Daugherty.

Mr. Smiley, Ms. Daugherty, Mr. Broering, Mr. Boggs, Ms. Rodgers, Mr. Mancino and Mr. Truex voted yes.

The hearing was adjourned at 7:43 p.m.

Minutes of the February 1, 2023 Planning and Zoning Commission hearing were approved on

_____, 2023.

Chairperson