

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, April 5, 2023

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, April 5, 2023.

Present were:

Rick Boggs, Chairman

David Mancino

Alexander Smiley

Jerry Truex, Vice Chairman

City of Pataskala Planning and Zoning Department Staff:

Jack Kuntzman, City Planner

Lisa Paxton, Zoning Clerk

Mr. Boggs opened the hearing at 6:31 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Rick Boggs, David Mancino, Alexander Smiley and Jerry Truex. Frank Broering, Stephanie Daugherty and Anne Rodgers were not present.

It was noted the Applicants are not attending tonight's hearing due to weather issues and flight cancelations out of St. Louis.

Mr. Boggs suggested removing the application from the table, review the revisions and provide feedback to the Applicant.

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. Mr. Truex, Mr. Smiley, Mr. Mancino 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 revisions that include reducing spaces in the main parking lot, and adding parking spaces for the clubhouse. Landscaping, signage and architectural changes were noted. Departmental and Agency comments were reviewed.

Mr. Mancino indicated having concerns with the overall character and design or lack of character and design, and the Applicant not addressing anything on the backside of the building.

Mr. Truex inquired as to the reasoning for the building height and also noted concerns regarding the different layouts presented and no renderings of what the building will actually look like.

Mr. Smiley also agreed with the Commission Members' concerns.

Mr. Boggs asked for clarification regarding enhancements to the south side of the building, including "Wing B", and also inquired as to the phasing timeline.

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

Next on the Agenda, Replat Application REP-23-001 – 341 and 345 S. Main Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request to combine Lots 65, 66 and 67 of the Richard Conine Addition Subdivision. Area map reviewed, along with property summary. It was noted the Applicant would like to construct an addition to the Ivory Barn on Lot 67. Staff and Agency comments were reviewed.

No questions were presented.

Mr. Truex made a motion to approve Replat Application number REP-23-001, 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 Mr. Smiley. Mr. Truex, Mr. Boggs, Mr. Smiley and Mr. Mancino voted yes. The motion was approved.

Next on the Agenda, approval of the February 1, 2023 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the Minutes from the February 1, 2023 meeting. Seconded by Mr. Mancino. M. Smiley, Mr. Mancino, Mr. Boggs and Mr. Truex voted yes. The motion was approved.

No other business was noted.

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Mancino. Mr. Mancino, Mr. Boggs, Mr. Smiley and Mr. Truex voted yes.

The hearing was adjourned at 6:57 p.m.

Minutes of the April 5, 2023 Planning and Zoning Commission hearing were approved on

_____, 2023.

Chairperson.