

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, June 7, 2023

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, June 7, 2023.

Present were:

Rick Boggs, Chairman

Frank Broering

Stephanie Daugherty

David Mancino

Alexander Smiley

Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning 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, Alexander Smiley and Anne Rodgers. Jerry Truex was not present.

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. Broering. Mr. Boggs, Ms. Rodgers, Ms. Daugherty, Mr. Smiley, Mr. Broering and Mr. Mancino voted yes. The motion was approved.

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

Mr. Kuntzman gave a brief overview of the Staff Report, area map, property summary and proposals were noted. Mr. Kuntzman reviewed concerns the Commission had from the April hearing. Planning and Zoning Staff comments were noted. Elevations were also reviewed. Departmental and Agency Comments were noted.

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

A presentation by Mr. Tebeau was given, including an updated site plan, landscaping plans, a rendering of Provisions Living at Pataskala and upgraded options. Mr. Tebeau reviewed photos from Provisional Living at West Clermont that included interior and exterior views.

Ms. Rodgers would like to see more screening for the parking lot.

Mr. Tebeau noted buffering and fencing.

A further discussion was had regarding screening for the parking lot.

David Baylis, 2 Greenbriar Drive, St. Louis, MO, was placed under oath.

Mr. Baylis noted landscaping, screening and will address any concerns the Commission has.

Mr. Broering made a motion to approve a Transportation Corridor Overlay District Application TCO-22-002 pursuant to Section 1259.07 of the Pataskala Code with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Director, City Engineer, Pataskala Utilities, GPD, and the West Licking Joint Fire District.
2. Fee-in-lieu of the eight (8) foot wide asphalt path to be paid for the frontage along Broad Street.
3. The Applicant shall submit the Construction Plans Application within one (1) year of the date of approval.
4. The Applicant shall receive a variance for building height pursuant to Section 1249.05(A) of the Pataskala Code.

Seconded by Mr. Mancino. Ms. Broering, Mr. Boggs, Ms. Rodgers, Mr. Mancino, Ms. Daugherty and Mr. Smiley voted yes. The motion was approved.

Next on the Agenda, Transportation Corridor Overlay District TCO-22-003 – 9500 E. Broad Street.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for the construction of a transloading yard for cement and aggregates, with associated site improvements, for property located at 9500 East Broad Street. Area map, property summary, proposal and site improvements were reviewed along with access and landscaping/screening. The Applicant's narrative was noted. Site plan was reviewed. Planning and Zoning Staff Comments were reviewed. Departmental and Agency comments were noted.

Noise, dust, pollution, runoff, access to Broad Street were questions and concerns the Commission noted.

Jill Tangeman, Esq., Vorys, Sater, Seymour and Pease, 52 E. Gay Street, Columbus, was placed under oath.

Ms. Tangeman stated with the number of questions the Commission has, and comments from the Staff Report, she would like to table the application.

Doug Hill, Ohio Street, 13792 Broad Street, Pataskala, was placed under oath.

Mr. Hill, 9158 Liberty Place, Powell, Ohio was placed under oath.

Mr. Hill stated not being against the development, but also has similar concerns as the Commission.

Howard Bowers, 13604 Broad Street, Pataskala, was placed under oath.

Mr. Bowers noted concerns with dust, noise, wetlands, wildlife, traffic and loss in property values.

Ruth Bowers, 13604 East Broad Street, Pataskala, was placed under oath.

Ms. Bowers noted same concerns as her husband.

Jason Coy, 13620/13624 Broad Street, Pataskala, was placed under oath.

Mr. Coy noted concerns regarding dust, noise and loss in property values.

Ms. Daugherty reiterated the concerns of the community, including property values and financial impact on the community.

Mr. Boggs made a motion to Table Transportation Corridor Overlay District TCOD-22-003. Mr. Mancino seconded the motion. Ms. Rodgers, Ms. Daugherty, Mr. Boggs, Mr. Smiley, Mr. Mancino and Mr. Broering voted no. The motion failed.

Ms. Smiley made a motion to approve Transportation Corridor Overlay District Application TCOD-23-001 with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Department, and the City Engineer.
2. All operations shall operate within enclosed structures or receive a variance from the Board of Zoning Appeals.
3. All operations on site shall not create or emit any noise, vibration, smoke, gas, fumes, odor, glare, dust, fire hazard, dangerous radiation or other injurious or obnoxious conditions sufficient to create a nuisance beyond the premises.
4. The Applicant shall submit the Construction Plans Application within one (1) year of the date of approval.

Seconded by Ms. Daugherty. Ms. Rodgers, Ms. Daugherty, Mr. Smiley, Mr. Mancino, Mr. Broering and Mr. Boggs voted no. The motion failed.

Next on the Agenda, Replat Application REP-23-002 – 47 & 31 East Avenue.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of an approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for lots 246, 247, 248, and 249-A of the Blanche's East Broad Street Addition. Area map, property summary and proposal were reviewed. Planning and Zoning Staff Comments were reviewed. Departmental and Agency comments were noted.

Jeffrey Maynard, 36 East Avenue, Pataskala, was placed under oath.

Mr. Maynard noted the purpose for the replat is to build a new home.

No questions or comments were presented.

Mr. Broering made a motion to approve Replat Application number REP-23-002, 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. Mancino. Mr. Broering, Mr. Boggs, Ms. Rodgers, Mr. Mancino, Ms. Daugherty and Mr. Smiley voted yes. The motion was approved.

Next on the Agenda, Other Business, Concept Plan Review of Christoff Property.

Chris Christoff, 102 West Main Street, New Albany, was placed under oath.

Mr. Christoff presented a concept plan for commercial and luxury apartments for property located at 13448 East Broad Street.

Next on the Agenda, Other Business, Concept Plan Review of Fair Lady Property.

Steven Kuchler, on behalf of the Weinberger Corporation, was placed under oath.

Mr. Kuchler presented a concept plan for planned manufacturing for property located at Summit Road and Graham Road.

Next on the Agenda, Excuse of Absence of Frank Broering from the April 5,2023 Hearing.

Mr. Boggs made a motion to excuse the absence of Frank Broering from the April 5, 2023 hearing. Seconded by Ms. Daugherty. Mr. Smiley, Ms. Daugherty, Mr. Boggs, Ms. Rodgers and Mr. Mancino voted yes. Mr. Broering abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the April 5,2023 Hearing.

Mr. Boggs made a motion to excuse the absence of Stephanie Daugherty from the April 5, 2023 hearing. Seconded by Mr. Mancino. Mr. Broering, Mr. Boggs, Mr. Smiley, Mr. Mancino and Ms. Rodgers voted yes. Ms. Daugherty abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Anne Rodgers from the April 5,2023 Regular.

Mr. Boggs made a motion to excuse the absence of Anne Rodgers from the April 5, 2023 hearing. Seconded by Ms. Daugherty. Mr. Mancino, Ms. Daugherty, Mr. Broering, Mr. Boggs and Mr. Smiley voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, approval of the April 5, 2023 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the Minutes from the April 5, 2023 meeting. Seconded by Mr. Smiley. Ms. Daugherty, Mr. Boggs, Mr. Smiley, Mr. Mancino, Ms. Rogers and Mr. Broering voted yes. The motion was approved.

No other business was noted.

Mr. Mancino made a motion to adjourn the meeting. Seconded by Ms. Daugherty. Ms. Rodgers, Ms. Daugherty, Mr. Boggs, Mr. Broering, Mr. Smiley and Mr. Mancino voted yes.

The hearing was adjourned at 8:50 p.m.

Minutes of the June 7, 2023 Planning and Zoning Commission hearing were approved on

_____, 2023.

Chairperson.