

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, December 6, 2023

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, December 6, 2023.

Present were:

Rick Boggs, Chairman

Frank Broering

David Mancino

Anne Rodgers

Jerry Truex, Vice Chairman

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, David Mancino, Anne Rodgers and Jerry Truex. Stephanie Daugherty and Alexander Smiley were not present.

First on the Agenda, Replat Application REP-23-003 – 196, 164, and 110 Wesley Drive SW. and 0 Summit Road. Parcel ID Nos.: 063-148182-00.000, 063-150342-00.000, 063-150348-00.000, 063-145398-00.000.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Replat, pursuant to Section 1113.48 of the Pataskala Code, for Lots 4, 5, and 7 of the Chapel View Subdivision, along with a 5.271-acre parcel, to create lots 4-A, 5-A, and 7-A. Letters of agreement from owners of Lots 5 and 7 stating they have entered into an agreement to purchase the additional property should the replat be approved. Area map, current configuration and proposals were noted. Staff, Departmental and Agency comments were reviewed. Surrounding properties were also noted.

A discussion was had regarding the Public Service Director's request for easement access from Wesley Drive to the landlocked parcel.

Orion DiFranco, 196 Wesley Drive SW, Pataskala, was placed under oath.

Mr. Orion stated wanting to provide the residents adjacent to the subject properties a chance to purchase property to provide them with extra land.

Mr. Broering inquired as to any concerns there may be with obtaining an agreement for an easement.

Mr. Franco stated he has a couple options regarding the placement of the easement and does not believe there will be any issues.

Ms. Rodgers noted concerns regarding who would be responsible for repairs to the easement or noise and disturbances that may be created by accessing the easement.

Mr. Boggs suggested if an easement is obtained to consider having a driveway maintenance agreement in place if there are multiple people sharing the same driveway.

Mr. Broering made a motion to approve Replat Application REP-23-003, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall address all comments from the SWLCWSD and the Public Service Director.
2. 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.
3. 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. Truex, Ms. Rodgers, Mr. Mancino, Mr. Broering and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Excuse of Absence of Alexander Smiley from the October 4, 2023 meeting.

Mr. Boggs made a motion to excuse the absence of Jerry Truex from the October 4, 2023 meeting. Seconded by Mr. Broering. Mr. Broering, Mr. Truex, Mr. Boggs, Ms. Rodgers and Mr. Mancino voted yes. The motion was approved.

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

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

Mr. Truex made a motion to adjourn the meeting. Seconded by Mr. Broering. Ms. Rodgers, Mr. Broering, Mr. Truex, Mr. Boggs and Mr. Mancino voted yes. The motion was approved.

The hearing was adjourned at 6:49 p.m.

Minutes of the December 6, 2023 Planning and Zoning Commission hearing were approved on

_____, 2023.
