

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, January 3, 2024

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, January 3, 2024.

Present were:

Rick Boggs, Chairman

Frank Broering

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

First on the Agenda, Final Plan Application FP-23-003 – Forest Ridge Subdivision, Section 2.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Final Plan, pursuant to Section 1113.28 of the Pataskala Code, for Section 2 of the Forest Ridge Subdivision. Approved Board of Zoning Appeal Variances and Council Variances were noted. Area map and property summary were reviewed. Construction Plans were approved on December 26, 2023, with Section 2 consisting of 30 lots. Setbacks were approved per Preliminary Plan. Section 2 will include construction of one street, Reign Way, and extending the existing streets of Ruby Road and Pioneer Way. Site plans and landscaping plans were reviewed. Staff, Departmental and Agency Comments were noted.

Joel West, M/I Homes of Central Ohio, LLC, 4131 Worth Avenue, Columbus, Ohio 43219 was placed under oath.

Mr. West noted construction of Phase 1 model homes will begin soon and anticipates a grand opening in June. Mr. West also stated having no issue with the Staff Report and will address all of Staff's concerns.

Mr. Mancino inquired as to the design of the homes.

Mr. West stated there are no design changes and will work with Staff regarding Residential Design Standard, and hopefully have the models pre-approved and move forward with construction.

There were no further discussions.

Mr. Truex made a motion to approve Final Plan Application FP-23-003, pursuant to Section 113.28 of the

Pataskala Code, with the following modifications:

1. The Applicant shall address all comments from the Public Service Department and Planning and Zoning Staff.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

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

Next on the Agenda, Other Business.

Ms. Rodgers inquired as to any updates regarding tree replacement legislation.

Mr. Fulton stated he would reach out to the Law Director.

Next on the Agenda, Excuse of Absence of Alexander Smiley from the December 6, 2023 hearing.

Mr. Boggs made a motion to approve the absence of Alexander Smiley from the December 6, 2023 hearing. Seconded by Mr. Broering. Mr. Truex, Mr. Boggs, Mr. Mancino, Ms. Rodgers and Mr. Broering voted yes. Mr. Smiley abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of Stephanie Daugherty from the December 6, 2023 hearing.

Mr. Boggs made a motion to approve the absence of Stephanie Daugherty from the December 6, 2023 hearing. Seconded by Mr. Truex. Mr. Boggs, Mr. Broering, Mr. Smiley, Ms. Rodgers, Mr. Mancino and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, approval of the December 6, 2023 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the Regular Meeting Minutes from the December 6, 2023 meeting. Seconded by Mr. Mancino. Ms. Rodgers, Mr. Boggs, Mr. Truex, Mr. Broering, Mr. Smiley and Mr. Mancino voted yes. The motion was approved.

No other business was noted.

Mr. Truex made a motion to adjourn the meeting to February 7, 2024. Seconded by Ms. Rodgers. Mr. Broering, Mr. Boggs, Mr. Smiley, Mr. Mancino, Ms. Rodgers and Mr. Truex voted yes.

The hearing was adjourned at 6:42 p.m.

Minutes of the January 3, 2024 Planning and Zoning Commission hearing were approved on

_____, 2024.

Chairperson