

**MINUTES OF THE  
CITY OF PATASKALA BOARD OF ZONING APPEALS**

**Tuesday, January 9, 2024**

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, Pataskala, Ohio, on Tuesday, January 9, 2024.

Present were:

Lon Coleman

Richard Cooper

Douglas Dandurand

Alan Howe, Chairman

Robert Jimison, 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. Howe opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Lon Coleman, Richard Cooper, Douglas Dandurand, Alan Howe and Rob Jimison.

***First on the Agenda, Variance Application VA-23-028 – Remove From Table***

Mr. Howe made a motion to remove from the table Variance Application VA-23-028. Seconded by Mr. Jimison. Mr. Dandurand, Mr. Coleman, Mr. Jimison, Mr. Howe and Mr. Cooper voted yes. The motion was approved.

***Next on the Agenda, Variance Application VA-23-028 – 997 N. Oxford Drive***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for six Variances to allow the installation of a combined free-standing ground sign and electronic message center sign exceeding the maximum allowable number of signs, including size of sign area, as well as the function and color of the electronic message center sign. Area map, zoning history, property summary, existing conditions, proposal and Narrative Statement were noted. Planning and Zoning Staff Comments were reviewed along with Pataskala Utilities comments.

Matthew Lynn, Kessler Sign Company, 2669 National Road, Zanesville, Ohio 43701 was placed under oath.

A discussion was had regarding the Utility Departments comments.

Mr. Lynn indicated having no issues with the comments.

A discussion was had regarding raising the grade for the sign.

Mr. Fulton stated raising the grade for the sign would not be permissible, per Pataskala Code 1205.15(c).

Jason Hall, 188 Park Ridge Lane, Newark, Ohio 43055, was placed under oath.

Mr. Hall stated taking steps to reduce some of the variance to make it work and they are willing to remove their name from the shared sign with AutoZone. It was also noted they have reached out to AutoZone, and AutoZone has been unresponsive. Mr. Hall also stated they would commit to beautification of the area.

Mr. Howe noted the sign's proposed location would not be conducive, especially for traffic traveling west.

Mr. Hall indicated their business is hard to see from Broad Street in the summertime when everything is in full bloom.

Mr. Howe stated the sign being in front of the building would be more logical.

Mr. Hall indicated the business is seen from Oxford Drive, but not from Broad Street; they are looking for maximum exposure, trying to be on the same competitive level as other financial institutions in Pataskala. He also stated survey feedback has shown people do not know they are there.

A discussion was had regarding the elevation of the proposed sign and the need for a variance to raise the sign.

A discussion was had regarding tabling the variance.

Mr. Jimison made a motion to table Variance Application VA-23-028. Seconded by Mr. Coleman. Mr. Cooper, Mr. Coleman, Mr. Dandurand, Mr. Jimison and Mr. Howe voted yes. The motion was approved.

### ***Next on the Agenda, Conditional Use Application CU-23-006 – 53 George Street***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Conditional Use, pursuant to Section 1215.08 of the Pataskala Code, to allow the property to be used as a facility for adults with developmental disabilities. Area map, property summary, existing conditions, proposal and Narrative Statement were noted. Planning and Zoning Staff Comments were reviewed along with Public comments that were received via email.

Ken Laney, 224 Crieghton Court, Columbus, Ohio 43230, was placed under oath.

Mr. Laney stated they are focused on the community and integrating their clients within the community in a variety of different ways, along with partnering with the YMCA. Mr. Laney noted their clients are not individuals with aggressive behaviors and their group is very well behaved. They find their clients employment within the community, along with activities that would include continued education, team building exercises and activities at the park. Hours of operation would be Monday through Friday, 10:00 a.m. to 3:00 p.m. with 10 to 15 participants along with two to five staff members.

Robert Teal, 163 S. Fork Circle, Pataskala, Ohio 43062, was placed under oath.

Mr. Teal noted his concerns regarding parking, traffic and children's safety.

Mary Jenney, 65 Benton Street, Pataskala, Ohio 43062, was placed under oath.

Ms. Jenney did not understand the Public Hearing notification process and felt that more of the community should have been notified. Ms. Jenney noted concerns including safety for both the children and the neighborhood.

Fred Ashbaugh, 121 N. Pearl Street, Granville, Ohio 43023, was placed under oath.

Mr. Ashbaugh stated having no issues and believes it is a good idea for the area.

Mr. Laney reiterated the activities their clients participate in, along with noting they are not individuals needing behavior support; clients are high-functioning individuals that are looking for community employment and a better quality of life. They are focusing on volunteering and giving back to the community. Mr. Laney further noted staff will always be with their clients; no one will be left alone.

Findings of Facts were reviewed.

Mr. Cooper made a motion to approve a Conditional Use, pursuant to Section 1215.08 of the Pataskala Code, for application CU-23-003, with the following conditions:

1. The Applicant shall carry out the Conditional Use within six months from the date of approval pursuant to Section 1215.09 of the Pataskala Code.

Seconded by Mr. Jimison. Mr. Coleman, Mr. Cooper, Mr. Dandurand, Mr. Jimison and Mr. Howe voted yes. The motion was approved.

***Next on the Agenda, Findings of Fact.***

***Conditional Use Application CU-23-006***

**Yes   No**

- |   |                                                                                                                                                                                                                                                                       |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.                                                                       |
| ✓ | 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.                                                                                                              |
| ✓ | 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.                           |
| ✓ | 4. Will not be hazardous or disturbing to existing or future neighboring uses.                                                                                                                                                                                        |
| ✓ | 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment |
| ✓ | 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.                                                                                          |

- ✓ 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare,
- ✓ 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.
- ✓ 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.

Mr. Howe made a motion to approve the Findings of Facts for Conditional Use CU-23-006. Seconded by Mr. Coleman. Mr. Cooper, Mr. Howe, Mr. Coleman, Mr. Jimison and Mr. Dandurand voted yes. The motion was approved.

***Next on the Agenda, Excuse of Absence of Alan Howe from the December 12, 2023 Meeting.***

Mr. Cooper made a motion to approve the absence of Mr. Howe from the December 12, 2023 Regular Meeting. Seconded by Mr. Jimison. Mr. Dandurand, Mr. Coleman, Mr. Jimison and Mr. Cooper voted yes. Mr. Howe abstained. The motion was approved.

***Next on the Agenda, Approval of Minutes from the December 12, 2023 Meeting.***

Mr. Jimison made a motion to approve the Minutes of the December 12, 2023 meeting. Seconded by Mr. Cooper. Mr. Jimison, Mr. Dandurand, Mr. Cooper and Mr. Coleman voted yes. Mr. Howe abstained. The motion was approved.

No other business was presented.

Mr. Howe made a motion to adjourn the meeting. Seconded by Mr. Jimison. Mr. Coleman, Mr. Howe, Mr. Jimison, Mr. Cooper and Mr. Dandurand voted yes. The motion was approved.

The meeting was adjourned at 7:42 p.m. on Tuesday, January 9, 2023.

---

Chairperson

---

Date