

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, April 3, 2024

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

Present were:

Rick Boggs, Chairman
Frank Broering
Timothy Bush
David Mancino
Anne Rodgers
Alexander Smiley
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, Timothy Bush, David Mancino, Anne Rodgers, Alexander Smiley and Jerry Truex.

First on the Agenda, Remove from Table Planned Manufacturing Application PM-24-001.

Mr. Boggs made a motion to remove from the table Planned Manufacturing Application PM-24-001. Seconded by Ms. Rodgers. Mr. Mancino, Mr. Broering, Mr. Boggs, Mr. Bush, Ms. Rodgers, Mr. Smiley and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Planned Manufacturing Application PM-24-001, 3000-3007 Etna Parkway.

Mr. Kuntzman gave an overview of the Staff Report, noting Applicant's request of a recommendation of approval of a Planned Manufacturing Application, pursuant to Section 1253.10 of the Pataskala Code, for two industrial buildings with associated site amenities for property located at 3000-3007 Etna Parkway. Area map and property summary were reviewed along with site plan, landscaping, access, parking, loading and signage. It was noted a Traffic Impact Study is still needed. Departmental or Agency comments were noted.

A discussion was had regarding sanitary capacity, retention ponds and construction plans.

Mr. Mancino noted concerns with outstanding comments and issues that were not addressed.

Mr. Bush inquired as to the variances the Applicant will need.

A discussion was had regarding the proposed mounding and screening lay out.

Todd Ward, Red Rock Development, 1201 Main Street, Columbia, South Carolina was placed under oath.

Mr. Ward addressed the outstanding comments and being in the process of the traffic impact analysis, which includes 12 different intersections along with the I-70 Interchange.

Amanda Spencer, Verdantas, 1555 West Main Street, Newark, was placed under oath.

Ms. Spencer stated she is confident with whatever the traffic study produces, they will be able to make it fit.

Mr. Ward noted the turn lane on Mink would accommodate an increase in traffic.

Mr. Broering inquired as to the gap in the mounding.

Ms. Spencer noted the reasoning for the gap is the wetland and required 25' buffer.

A discussion was had regarding Southwest Licking Water and Sewer District's sewage facility completion.

A discussion was had regarding the traffic study.

Mr. Broering made a motion to recommend approval of Planned Manufacturing Application PM-24-001, pursuant to Section 1253.10 of the Pataskala Code, with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
3. The Applicant shall obtain a Variance from Sections 1253.05(C)(1)(a)(3) and 1253.05(C)(1)(b)(3) to allow the proposed mounding to be outside the minimum parking setback(s).
4. The Applicant shall obtain a Variance from Section 1253.05(C)(1)(a)(3) for the gap(s) in the mounding along Etna Parkway, if necessary.

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

Next on the Agenda, Code Amendment Application ZON-24-004, City Wide.

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request to amend Chapter 1257 – Flood Damage Prevention and Floodplain Overlay District (FP) pursuant to Section 1217.07 of the Pataskala Code, noting the National Flood Insurance Program. Participation in the NFIP makes flood insurance available to residents and businesses in a community. Current floodplain and updated floodplain regulations were reviewed. Mr. Kuntzman noted the consequences if the amendment is not updated. There were no Departmental or Agency comments.

A discussion was had regarding owner/renters in the floodplain and map updates.

There were no further comments.

Mr. Truex made a motion to recommend approval for Code Amendment Application ZON-24-004. Seconded by Mr. Mancino. Ms. Rodgers, Mr. Truex, Mr. Bush, Mr. Smiley, Mr. Boggs, Mr. Broering and Mr. Mancino voted yes. The motion was approved.

No other business was presented.

Next on the Agenda, Approval of the March 6, 2024 Regular Meeting Minutes.

Mr. Boggs made a motion to approve the March 6, 2024 Regular Meeting Minutes. Seconded by Mr. Broering. Mr. Mancino, Mr. Broering, Mr. Boggs, Ms. Smiley, Mr. Bush, Ms. Rodgers, and Mr. Truex voted yes. The motion was approved.

Mr. Truex made a motion to adjourn the hearing to Wednesday, June 5, 2024. Seconded by Mr. Mancino. Mr. Bush, Mr. Boggs, Mr. Smiley, Mr. Broering, Ms. Rodgers, Mr. Truex and Mr. Mancino voted yes. The motion was approved.

The hearing was adjourned at 7:28 p.m.

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

_____, 2024.

Chairperson.