



CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

BOARD OF ZONING APPEALS AGENDA

Tuesday, May 14, 2024

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business

A. Variance Application VA-23-028 (TO REMAIN TABLED)

Applicant:	April Koenig, Kessler Sign Co.
Owner:	TrueCore Federal Credit Union
Location:	997 N. Oxford Drive, Pataskala, OH 43062 (PID: 064-307680-00.000)
Acreage:	+/- 3.91-acres
Zoning:	PRO – Professional Research-Office
Request:	Requesting a total of six (6) Variances in order to allow for the installation of a combined free-standing ground sign and electronic message center sign that will exceed the maximum allowable: number of signs and size of sign area; as well as the function and color of the electronic message center sign.

B. Conditional Use Application CU-24-002 (TO REMAIN TABLED)

Applicant:	T3 Acquisitions, LLC.
Owner:	P&G Pataskala, LTD.
Location:	NE Corner of Broad Street & John Reese Pkwy (PID: 064-311112-00.002)
Acreage:	+/- 1.22-acres of 3.43 acres total
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Restaurant with a drive-through facility.

5. New Business

A. Variance Application VA-24-003

Applicant:	Charles W. Robbins
Owner:	DK Broad St Holdings, LLC.
Location:	12477 Broad St SW, Pataskala, OH 43062 (PID: 063-141324-00.001)
Acreage:	+/- 3.2 acres total
Zoning:	GB – General Business
Request:	Requesting approval of four (4) Variances from the Pataskala Code in order to allow for an Electronic Message Center sign that will exceed the maximum allowable sign area, sign height, changeable copy sign area, and for a changeable copy sign to not be fully framed.

B. Variance Application VA-24-004

Applicant:	Todd Ward
Owner:	RRIFI Columbus 44 Land, LLC.
Location:	3000-3007 Etna Parkway, Pataskala, OH 43062 (PID: 064-152862-00.001)
Acreage:	+/- 43.171-acres
Zoning:	PM – Planned Manufacturing
Request:	Requesting a total of three (3) Variances. The first from Section 1253.05(C)(1)(a)(3) to allow for the proposed mounding to be outside the parking setback on Etna Parkway. Second, from Section 1253.05(C)(1)(b)(3) to allow the proposed mounding to be outside the parking setback on Refugee Road, and lastly from Section 1253.05(C)(1)(a)(3) to allow for gap(s) in the mounding along Etna Parkway.

C. Conditional Use Application CU-24-003

Applicant:	Resolute Industrial, LLC. dba Mobile Air and Power Rentals
Owner:	Timmy L. & Theresa M. Bailey
Location:	87 Cypress St, Reynoldsburg, OH 43068 (PID: 063-140430-00.006)
Acreage:	+/- 2.0-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting approval of a Conditional Use pursuant to section 1215.08 of the Pataskala Code to allow for outdoor storage on the property.

- 6. Findings of Fact
- 7. Excuse of Absence
 - A. Lon Coleman from the March 12, 2024 Regular Meeting.
- 8. Approval of Minutes
 - A. March 12, 2024, Regular Meeting Minutes
- 9. Other Business
 - A. None.
- 10. Adjournment of Meeting to Tuesday, June 11, 2024