



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects

➤ **Planning and Zoning Commission**

June 5, 2024 Hearing: The following applications are scheduled to be heard at the June 5, 2024 Planning and Zoning Commission hearing:

- Application FP-24-002: Grand Communities, LLC is requesting approval of a Final Plan pursuant to Section 1113.28 of the Pataskala Code for Section 6 of the Heron Manor subdivision.
- Application FP-24-003: M/I Homes of Central Ohio, LLC is requesting approval of a Final Plan pursuant to Section 1113.28 of the Pataskala Code for Section 3 of the Forest Ridge subdivision.

➤ **Board of Zoning Appeals**

May 14, 2024 Hearing: The following applications are scheduled to be heard at the May 14, 2024 Board of Zoning Appeals hearing:

- Application CU-24-003: The Board of Zoning Appeals approved a request by Resolute Industrial, LLC. dba Mobile Air and Power Rentals for a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for outdoor storage on the property located at 87 Cypress Street 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.
 2. The Applicant shall provide a six-foot tall, 100 percent opaque wall or fence along the south rear property line.
- Application VA-24-003: The Board of Zoning Appeals tabled a request by Charles W. Robbins for 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 for the property located at 12477 Broad Street with the following condition.
- Application VA-24-003: The Board of Zoning Appeals approved a request by Todd Ward for 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 for the property located at 3000-3007 Etna Parkway with the following condition:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one year of the date of approval.

June 11, 2024 Hearing: At this time, the following applications are scheduled to be heard at the May 14, 2024 Board of Zoning Appeals hearing. The application deadline is May 17, 2024.

- Application VA-23-028: April Koenig, Kessler Sign Co., is requesting a total of seven (7) variances 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, size of sign area, and height of sign as well as the color and function of the electronic message center sign for the property located at 997 North Oxford Drive. *(Tabled January 9, 2024)*
- Application CU-24-002: T3 Acquisitions, LLC is 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 for the property located at the northeast corner of Board Street and John Reese Parkway (Parcel No. 064-311112-00.002). *(Tabled March 12, 2024)*
- Application VA-24-005: John R. Biroshak is requesting variances from Section 1221.05(D)(4) of the Pataskala Code to allow for the construction of an accessory building on a property without a principal structure and Section 1221.05(E)(2) of the Pataskala Code to allow for the construction of an accessory building that would fail to meet the minimum side yard setback for the property located at 6097 Mink Street.
- Application VA-24-006: John T. Hicks is requesting variances from Section 1221.05(C)(2) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted height and Section 1221.05(D)(1) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principal structure for the property located at 5364 Headleys Mill Road.
- Application VA-24-007: Bruce and Lori Atkinson are requesting a variance from Section 1121.13 of the Pataskala Code to allow for the construction of a driveway extension that would fail to meet the minimum side yard setback for the property located at 348 Wyncroft Court.
- Application CU-24-004: Unified 2 Global Packaging Group is requesting a conditional use pursuant to Section 1251.04(10) of the Pataskala Code to allow the property to be used as a

molded fiber manufacturing facility and warehouse for the property located at 77 Cypress Street.

➤ **Red Rock Planned Manufacturing Application**

- Red Rock received a recommendation of conditional approval of their Planned Manufacturing application (PM-24-001) at the April 3, 2024 Planning and Zoning Commission hearing. Per the updated Planned Manufacturing regulations, the application proceeds to Council for final approval.
- Two conditions were placed on the application requiring variances to be obtained from the Board of Zoning Appeals.
- Pursuant to City policy, the Planned Manufacturing application cannot proceed to Council for consideration until after the Board of Zoning Appeals hearing on May 14, 2024. This will also delay the third and final reading of the CRA ordinances until approvals from both the Planning and Zoning Commission and the Board of Zoning Appeals have been obtained.
- The variances for Red Rock were approved at the May 14, 2024 Board of Zoning Appeals hearing.
- Pursuant to Section 1253.11 of the Pataskala Code, Red Rock application PM-24-001 will appear before Council for consideration on June 17, 2024 at 6:30pm.

➤ **Ordinance 2024-4464**

- Ryan Badger, Badger Land Concepts, is requesting to rezone five (5) lots, totaling 1.242 +/- acres, from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.13 of the Pataskala Code for the properties located at 8855 East Broad Street and 18 South Belmar Drive.
- The Planning and Zoning Commission recommended approval of the application on March 6, 2024.
- A Council public hearing is scheduled for May 20, 2024 at 6:30pm.

➤ **Ordinance 2024-4465**

- Ryan Badger, Badger Land Concepts, is requesting to rezone 0.41 +/- acres from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.13 of the Pataskala Code for the property located at 43 South Belmar Drive.
- The Planning and Zoning Commission recommended approval of the application on March 6, 2024.
- A Council public hearing is scheduled for May 20, 2024 at 6:45pm.

➤ **Ordinance 2024-4466**

- Connie K. Klema is Requesting a recommendation of approval to rezone three (3) properties, totaling 136.75 +/- acres, from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay pursuant to Sections 1217.13 and 1261.06 of the Pataskala Code for the properties located at 7482 Columbia Road and 0 Columbia Road.

- The Planning and Zoning Commission recommended approval of the application on March 6, 2024.
- A Council public hearing was held on May 6, 2024 at 6:15pm.

➤ **Ordinance 2024-4467**

- The City of Pataskala is requesting to amend Chapter 1257 – Flood Damage Prevention and Flood Plain Overlay District (FP) pursuant to Section 1217.10 of the Pataskala Code.
- The Planning and Zoning Commission recommended approval of the application on April 3, 2024.
- A Council public hearing was held on May 6, 2024 at 6:45pm.

➤ **100 Connor Avenue**

- The Planning and Zoning Department has been working on an ongoing code violation of Section 1223.05(a)(2) for litter, refuse and debris since October of 2022.
- As this has not achieved compliance, the Planning and Zoning Department may refile the case as a violation of Chapter 723 – Junk Yards, identifying the property as an illegal junk yard and giving the City the authority to clean up the property, if so desired.
- The Planning and Zoning Department will keep Council apprised of this case as more information is known.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it, and associated CRA creation documents, will be presented to Development Committee.

➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.

- The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: "Consider the use of impact fees as a tool plan for and cover the cost associated with future development".
- Montrose is working on the creation of a CRA for the northern "innovation" district as outlined in the Comprehensive Plan as Action 4.2.2 which states: "Continue to market and explore opportunities for the northern innovation district".
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: "Establish the area as a primary showplace for the City through public and private improvements".
- Staff was asked to prepare a progress list for the goals and objectives contained in the Comprehensive Plan.
- Staff is currently working with MORPC as part of their Planner Pool Program to assist with the completion of some of the goals and objectives contained in the Comprehensive Plan.