



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

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**Current Projects**

➤ **Planning and Zoning Commission**

**September 4, 2024 Hearing:** The following application is scheduled to be heard at the September 4, 2024 Planning and Zoning Commission hearing:

- Application TCOD-24-001: Tarr Group, LLC is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of a coffee shop with a drive-thru for the property located at 364 Broad Street.

➤ **Board of Zoning Appeals**

**September 10, 2024 Hearing:** The following applications are scheduled to be heard at the September 10, 2024 Board of Zoning Appeals hearing:

- 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 VA-24-012: Tyler Nighland is requesting variances from Sections 1249.05(C)(2)(b), 1249.05(C)(3)(b) and 129102(A)(4) to allow for a reduction of the side yard setback, to allow for a reduction of the rear yard setback, and to allow for an unpaved parking lot for the property located at 14652 East Broad Street.
- Application CU-24-008: Joanie Godsey is requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for a restaurant with a drive-through, Scooter's Coffee, on a 0.32-acre portion of Hazelwood Plaza located at 364 East Broad Street.
- Application VA-24-013: Joanie Godsey is requesting approval of two (2) Variances. First, from Section 1249.05(H) to allow a structure that will not meet the bulk requirements in the GB zoning district. Second, to allow for a second sign to on the rear of the building

to exceed the number and size allowable on a 0.32-acre portion of Hazelwood Plaza located at 364 East Broad Street.

➤ **Ordinance 2024-4475**

- This ordinance would create the Northwest Innovation District CRA in the northwest corner of the City in line with the recommendations of the Comprehensive Plan
- The Northwest Innovation District CRA is bounded by Clark State Road/City Limits to the north, Summit Road to the east, Graham Road to the south and Dixon Road/City Limits to the west.
- At their June 25, 2024 meeting, the Development Committee recommended the Northwest Innovation District CRA proceed to Council for adoption.
- Ordinance 2024-4475 was approved by Council at the August 19, 2024 Council meeting.
- Staff is completing the next steps in the process in order to file the new CRA with the Ohio Department of Development.

➤ **Ordinance 2024-4478**

- This ordinance would establish a moratorium on the issuance of permits for the cultivation, processing and retail dispensing of adult use cannabis within the City.
- The moratorium would expire on July 1, 2025. Council has the ability to extend or repeal the ordinance at their discretion.
- The Ohio Division of Cannabis Control has until September 7, 2024, to implement rules and regulations for the adult use cannabis program.
- The moratorium would allow time for review of the state regulations, study how cannabis businesses might affect the community, and revise the zoning code accordingly.

➤ **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 owner was found guilty on August 3, 2023, and the case was closed on January 16, 2024, after the \$1,000 fine was paid.
- As the violation was not addressed, the Planning and Zoning Department restarted the violation process on August 7, 2024.

➤ **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.
- At their June 25, 2024 meeting, the Development Committee recommended the Northwest Innovation District CRA proceed to Council for adoption.
- Ordinance 2024-4475, which would create the Northwest innovation CRA, was approved by Council at the August 19, 2024 Council meeting.
- Staff is completing the next steps in the process in order to file the new CRA with the Ohio Department of Development.

➤ **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.
- MORPC will be assisting the Planning and Zoning Department with an apartment study which, amongst other things, will determine the impact of multi-family housing on the schools.

- MORPC will be assisting the Planning and Zoning Department with defining “rural character” (Actions 1.4.3, 1.3.1 and 1.3.2).