

CITY OF PATASKALA PLANNING AND ZONING COMMISSION  
Public Hearing Minutes

**Wednesday, October 2, 2024**

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, October 2, 2024.

Present were:

Rick Boggs, Chairman  
Frank Broering  
Timothy Bush  
David Mancino  
Jerry Truex, Vice Chairman

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning Director  
Jack Kuntzman, Senior Planner  
Lisa Paxton, Zoning Clerk  
Chris Schrock, Assistant City Administrator

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 and Jerry Truex. Anne Rodgers and Alexander Smiley were not present.

***First on the Agenda, Old Business – No Old Business***

***Next on the Agenda, Rezoning Application ZON-24-005 – Parcel ID Nos. 64-152844-00.001 & 064-152844-00.000 – Columbia Road***

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant is requesting a recommendation of approval to rezone two properties, totaling approximately 63.59-acres from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay, pursuant to Sections 1217.10 and 1261.06 of the Pataskala Code. Area map, property summary, applicant's proposal, access and surrounding properties along with applicant's narrative statement were reviewed. Departmental and Agency comments were noted.

Connie Klema, PO Box 991, Pataskala, Ohio, was placed under oath.

Ms. Klema stated the only access would be Etna Parkway and noted the current owners have no immediate plans for the property except to continue living in the residential home and farming the land. Ms. Klema indicated the PM District requires additional setbacks, along with mounding and landscaping to buffer any residential uses. General requirements for a Planned Manufacturing District and the 60' utility easement and easement terms were also noted.

Cindy Warner, 7866 Columbia Road, Pataskala, was placed under oath.

Ms. Warner noted concerns including building and parking lot setbacks, buffering and landscaping, traffic, noise, smoke, fumes, water pollution, especially contamination to surrounding wells.

Charles Wharton, 7845 Columbia Road, Pataskala, was placed under oath.

Mr. Wharton noted there are no public utilities for the area and had concerns regarding possible impact to their wells. Mr. Wharton inquired as to any current plans to develop the property.

Mr. Fulton stated there are no current development plans, and this is just the first step required to rezone property.

Mr. Wharton asked if condominiums were permitted in the Planned Manufacturing District.

Mr. Fulton stated condominiums are not permitted in the PM District. Mr. Fulton also gave an overview of setbacks and mounding requirements.

Ms. Klema stated any utilities would be negotiated when a developer decides to develop the property.

David Myers, 7661 Columbia Road, Pataskala, was placed under oath.

Mr. Myers noted his property and one of the subject properties has the same address.

Ms. Klema indicated the address most likely was not changed at the time the properties were split and it would just need to be corrected through the Auditor's office.

A discussion was had regarding setbacks, screening and future development.

Mr. Kutzman stated if the rezoning is approved, any future development would go through the same notification and hearing process.

Mr. Truex made a motion to recommend approval of Rezoning Application ZON-24-005 pursuant to Section 1217.10 with a Planned District Overlay pursuant to Section 1261.06 of the Pataskala Code, with the following modification:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

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

#### ***Next on the Agenda, Pataskala Sanitary Sewer Capacity Discussion***

Chris Schrock, Assistant City Administrator, gave a presentation regarding Pataskala's sanitary sewer capacity, noting current availability, and limiting the number of connections until the plant is upgraded and completed in 2028.

A discussion was had regarding future Planning & Zoning Commission hearing applications and sanitary sewer capacity.

#### ***Next on the Agenda, Oak Meadow Concept Plan***

Richard Houck, 572 East Broad Street, No. 330, Pataskala, was placed under oath.

Mr. Houck gave a presentation of two concept plans for ten-unit townhouses on Oak Meadow Drive. Mr. Houck noted the townhomes would be high-end and geared toward young professionals. Concept Plan 1 included two-car garages, common area, private courtyard, bocce ball court and guest parking for two. Concept Plan 2 included 22 parking spaces, a common area/courtyard and no garages.

The Commission noted concerns, which included setbacks, parking and the number of units.

***Next on the Agenda, Excuse of Absence of Jerry Truex from the September 4, 2024 meeting***

Mr. Boggs made a motion to excuse the absence of Jerry Truex from the September 4, 2024 hearing. Seconded by Mr. Mancino. Ms. Mancino, Mr. Boggs, Mr. Bush and Mr. Broering voted yes. Mr. Truex abstained. The motion was approved.

***Next on the Agenda, Approval of the September 4, 2024 meeting minutes***

Mr. Boggs made a motion to approve the September 4, 2024 Regular Meeting Minutes. Seconded by Mr. Broering. Mr. Bush, Mr. Truex, Mr. Mancino, Mr. Boggs and Mr. Broering voted yes. The motion was approved.

There was no other business presented.

Mr. Truex made a motion to adjourn the hearing to Wednesday, November 6, 2024. Seconded by Mr. Broering. Mr. Truex, Mr. Bush, Mr. Boggs, Mr. Mancino and Mr. Broering voted yes. The motion was approved.

The hearing was adjourned at 7:40 p.m.

Minutes of the October 2, 2024 Planning and Zoning Commission hearing were approved on

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***Chairperson***