



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

Current Projects

➤ **Planning and Zoning Commission**

October 2, 2024 Hearing: The following application was heard at the October 2, 2024 Planning and Zoning Commission hearing:

- Application ZON-24-005: The Planning and Zoning Commission recommended approval of a request by Connie J. Klema to rezone two (2) 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 for the properties located at 7730 and 7661 Columbia Road with the following condition:
 1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

November 6, 2024 Hearing: The following application is scheduled to be heard at the November 6, 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. *(Tabled September 4, 2024)*

➤ **Board of Zoning Appeals**

October 8, 2024 Hearing: The following applications were heard at the October 8, 2024 Board of Zoning Appeals hearing.

- Application VA-23-028: April Koenig, Kessler Sign Co., withdrew their application 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.
- Application VA-24-014: The Board of Zoning Appeals approved a request by Brian Cutler for a variance from Section 1255.03(b) of the Pataskala Code to allow for the use of a low-pressure sanitary sewer system rather than a gravity sewer system as required under the

Development Text for Scenic View Estates Planned Development District for the property located at 204 Leezy Drive 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 (1) year of the date of approval.
- Application VA-24-015: The Board of Zoning Appeals approved a request by Robert R. Baldwin for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the expansion of an accessory building that would exceed the maximum permitted size on a lot less than two acres for the property located at 6320 Mink Street SW 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 (1) year of the date of approval.
 - Application VA-24-016: The Board of Zoning Appeals approved a request by Paul A. Robey for a variance from Section 1285.07 of the Pataskala Code to allow for the expansion of a damaged nonconforming building for the property located at 446 Merritt Road SW with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one (1) year of the date of approval.
 2. The applicant shall obtain a Nonconforming Certificate after the construction of the new residential dwelling.
 - Application VA-24-017: The Board of Zoning Appeals tabled a request by Tyler Nighland for a variance from Section 1291.02(A)(4) of the Pataskala Code to allow gravel to be used as a parking surface for the property located at 14652 East Broad Street.

November 12, 2024 Hearing: The following applications are scheduled to be heard at the November 12, 2024 Board of Zoning Appeals hearing.

- 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-23-012: Tyler Nighland is requesting approval of a variances from Section 1249.05(C)(3)(b) of the Pataskala Code to reduce the required rear yard setback when abutting a residential zoning district from 25-feet to 10-feet and from Section

1249.05(C)(2)(b) of the Pataskala Code to reduce the required side yard setback when abutting a residential zoning district from 25-feet to 10-feet for the property located at 14652 East Broad Street. *(Tabled September 10, 2024).*

- Application VA-23-013: Joanie Godsey is requesting approval of a variance from Section 1249.05(H) of the Pataskala Code to allow a structure that will not meet the bulk requirements in the GB zoning district on a 0.32-acre portion of Hazelwood Plaza located at 364 East Broad Street. *(Tabled September 10, 2024)*
- Application VA-24-017: Tyler Nighland is requesting a variance from Section 1291.02(A)(4) of the Pataskala Code to allow gravel to be used as a parking surface for the property located at 14652 East Broad Street. *(Tabled October 8, 2024)*
- Application VA-24-018: Kimberly Jonker is requesting a variance from Section 1121.13 of the Pataskala Code to allow for a reduced side yard setback for a driveway for the property located at 382 Cottage Grove Circle.
- Application VA-24-019: Joanie Godsey is requesting variances from Section 1295.09(b)(2)(B) of the Pataskala Code to allow an increase in the amount of wall signs, to allow a two wall signs to exceed the maximum permitted square footage on a 0.32-acre portion of Hazelwood Plaza located at 364 East Broad Street.

➤ **Ordinance 2024-4483**

- Connie K. Klema is requesting to rezone two (2) properties, totaling 63.59 +/- 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 properties located at 7330 Columbia Road and 0 Columbia Road (Parcel Nos. 064-152844-00.001 and 064-152844-00.000)
- The Planning and Zoning Commission recommended approval of the application on October 2, 2024.
- A Council public hearing is scheduled for November 18, 2024 at 6:30pm.

➤ **Senior Planner Position**

- Following interviews, Jack Kuntzman was selected for the Senior Planner position. His first official day in the position was October 7, 2024.
- Following approval of the budget, the Planning and Zoning Department will post for the vacant City Planner position.

➤ **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.

➤ **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 to 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 is assisting the Planning and Zoning Department with defining “rural character” (Actions 1.4.3, 1.3.1 and 1.3.2).