

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, November 6, 2024

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, November 6, 2024.

Present were:

Frank Broering
Timothy Bush
Alexander Smiley
Jerry Truex, Vice Chairman
Anne Rodgers

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning Director
Jack Kuntzman, Senior Planner
Lisa Paxton, Zoning Clerk

Mr. Truex opened the hearing at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Frank Broering, Timothy Bush, Anne Rodger, Alexander Smiley and Jerry Truex. Rick Boggs and David Mancino were not present.

First on the Agenda, Old Business – Transportation Corridor Overlay District Application TCOD-24-001 (REMOVE FROM TABLE)

Mr. Broering made a motion to remove Transportation Corridor Overlay District Application TCOD-24-001 from the table. Seconded by Mr. Smiley. Mr. Truex, Ms. Rodgers, Mr. Bush, Mr. Smiley and Mr. Broering voted yes. The motion was approved.

Next on the Agenda, Transportation Corridor Overlay District Application TCOD-24-001, 364 E Broad Street

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for an approval of a Transportation Corridor Overlay District Application, pursuant to Section 1259.07 of the Pataskala Code, for the development of a drive-through coffee shop with associated site improvements on a 0.32-acre subsection of Hazelwood Plaza. The parcel shares access as well as a parking lot with the parcels to the east and west. Structure, access, parking and loading, landscaping and screening along with signage, dumpster and the menu board were reviewed. Site plan, lighting and elevations were noted. Staff and Engineer comments were also reviewed.

Tammy Leonard and Shawn Leonard, 2640 Carroll Southern Road, Carroll, Ohio were placed under oath. Eric Morff 618 Alexandra Drive, Saint Louis, Missouri was placed under oath.

Ms. Leonard noted meeting with engineers regarding traffic and safety concerns and have redesigned the plan.

Mr. Morff addressed the Staff Review comments regarding landscaping, maximum lot occupancy plan, fee in

lieu, hidden mechanical units, accessible parking space, pedestrian crossing, proposed monument sign and the 40' vegetative zone.

Emergency access, bypass lane and car count stack were discussed along with the estimation of wait time.

Ms. Rodgers believes the three-and-a-half minutes from start to finish is not enough time to prepare orders and could cause stacking.

Ms. Leonard noted food items are prepared offsite that are ready-to-go, and the remaining items are coffees, smoothies and energy drinks.

Ms. Rodgers noted concerns with stacking into the parking lot and feels a traffic study would be needed.

Mr. Kuntzman noted a traffic study would only be warranted if it were accessing a public road, and the parking lot is privately owned.

Ms. Rodgers noted concern with traffic coming from Corylus Drive.

A discussion was had regarding cars stacking into the parking lot.

Mr. Fulton noted the City cannot regulate private parking lots.

Ms. Rodgers asked if stop signs would be at the crosswalks.

Mr. Kuntzman noted there will be pedestrian crosswalk signs.

Mr. Morff noted a Do Not Block Driveway sign will be installed.

Ms. Leonard noted line busting at the menu board will move the line through quicker when it is busy.

Mr. Broering inquired as to stormwater and trash pick-up.

Mr. Morff gave an overview of the stormwater plans.

Mr. Leonard stated the property owner would arrange off-hour pickup times and the gates are designed to not impede with the drive-thru or the access road.

Mr. Truex asked if there were any discussions regarding the traffic direction flow.

Ms. Leonard stated they have tried to address all concerns.

Mr. Morff noted that it is hard to foolproof everything because somebody will turn left at a "No Left Turn" sign, and they have tried to make a concerted effort to put warning signs out.

Mr. Truex asked if discussions were had regarding adding a second lane to allow traffic to go to other establishments.

Ms. Leonard stated they have not talked about a second lane; however, the property owners have seen all the schematics and have not stated any concerns.

Mr. Truex inquired to the hours of operations.

Ms. Leonard stated 5:30 to 8:30.

Mr. Truex noted concerns with other businesses filling up the parking lot and a second lane may help with traffic flow.

Mr. Leonard noted their peak hours are different than the peak hours of the other businesses in the shopping center.

Mr. Bush asked if they were partnering with online food deliveries.

Ms. Leonard stated the business is strictly drive-thru.

Ms. Rodgers indicated having concerns with signage.

Mr. Fulton stated they have received the conditional use for the drive-thru and the next Board of Zoning Appeals hearing will be to consider the building width and number of signs.

Ms. Rodgers noted concerns with parking lot safety and maybe adding speedbumps just so people will slow down and pay attention.

Mr. Truex asked if the City can control the parking lot.

Mr. Kuntzman indicated the code specifies the amount of spaces, how big those spaces are and how far between those spaces are for maneuvering; however, as far as the actual traffic flow goes, 20 feet between spaces is enough for two-way traffic.

Mr. Bush asked if spaces have to be dedicated or is it just a free-for-all in that parking lot.

Mr. Fulton stated the situation is unique as they just have to provide adequate parking on the site which they have. There could be the requirement to add landscape Islands at the edge as you pull out.

Ms. Rodgers asked about making a modification for a landscape island.

Mr. Smiley noted it would only be for the yellow subsection of the overall lot.

Mr. Fulton indicated only the yellow area that is noted on the area map.

Mr. Smiley noted the yellow crosswalk that is being proposed comes out into the parking lot that is not part of the yellow section.

A discussion was had regarding the parking lot that is notated in yellow on the area map.

Mr. Rodgers asked if speedbumps could be required.

Mr. Fulton stated there is nothing in the code that mandates speedbumps in private parking.

Ms. Rodgers or stop signs.

Mr. Fulton stated stop signs can be added.

A discussion was had regarding the stop sign that was previously in the parking lot at the entrance from Broad Street.

Mr. Bush inquired as to stop signs on each side of the painted crosswalk.

Mr. Truex noted that it is outside of the parking area.

Mr. Bush noted concerns regarding employees coming and going to work and drivers not paying attention.

Mr. Truex inquired as to crosswalk signage.

Mr. Morff noted they install a typical pedestrian sign in addition to the striped crosswalk.

A discussion was had regarding the crosswalk and stop signs.

Mr. Truex asked if a stop sign could be mandated.

Mr. Fulton stated a stop sign at the pedestrian crossing could be added; however, it would not be enforceable by the police.

Mr. Moff stated they would be willing to put in a stop sign and stop bar at the exit along with the crosswalk and pedestrian sign.

A discussion was had regarding the available lighting in the parking lot.

A further discussion was had regarding stop signs, pedestrian safety and reflectors in the crosswalk.

Ms. Rodgers inquired as to exterior finishes.

Mr. Kuntzman stated there are no commercial appearance standards in the code.

Mr. Fulton stated there is no mandate that it has to be a certain color or if a certain color is not preferred.

Mr. Smiley noted appearance would not be part of tonight's decision.

Mr. Fulton indicated unless it is something that is completely outrageous.

Mr. Bush inquired about height standards.

Mr. Kuntzman noted there is no minimum height requirement.

A further discussion was had regarding pedestrian safety, crosswalk reflectors along with striping maintenance.

Mr. Morff stated there is paint specifically for these uses that have reflective glass beads, as reflectors tend to get knocked off.

A discussion was had regarding adding reflection paint to the conditions.

Mr. Broering made a motion to approve a Transportation Corridor Overlay District Application TCO-24-001 pursuant to Section 1259.07 of the Pataskala Code with the following conditions:

1. The Applicant shall address all comments from Planning and Zoning Staff, and the City Engineer.
2. The Applicant shall submit the Construction Plans Application within one (1) year of the date of approval.
3. Glass beaded reflection paint shall be used to delineate the crosswalk.

Seconded by Mr. Smiley. Mr. Smiley, Mr. Broering, Mr. Truex, Mr. Bush and Ms. Rodgers voted yes. The motion was approved.

Next on the Agenda, New Business – None

Next on the Agenda, Other Business – Maronda Homes, Heritage Town Center, Townhome Concept Plan 7164 Hazelton-Etna Road SW

Stephen Hicks. Maronda Homes, 5900 Wilcox Place, Dublin, Ohio was placed under oath.

Mr. Hicks gave an overview for a for sale, forty-four-unit townhouse plan. Interior and exterior views along with landscaping, parking and access were reviewed. Emergency access was also noted.

Mr. Smiley noted concerns regarding lack of greenspace.

A discussion was had regarding stormwater plans.

Ms. Rodgers noted concerns with parking, school bus access and density.

Mr. Broering also noted concerns with parking, access and density; however, appreciates the landscaping but would like to see more greenspace and a sidewalk along 310.

Mr. Fulton stated years ago Heritage Town Center amended the development text that once the property is developed, they are required to upgrade and complete the path along Route 310.

A discussion was had regarding utility capacity.

Mr. Smiley inquired as to timeline.

Mr. Hicks indicated they could be selling homes by next fall.

Mr. Truex also noted concerns with school bus access, density and parking.

Next on the Agenda, Excuse of Absent of Anne Rodgers from the October 24, 2024 meeting

Mr. Truex made a motion to excuse the absence of Anne Rodgers from the October 24, 2024 hearing. Seconded by Mr. Bush. Mr. Bush, Mr. Truex, Mr. Smiley and Mr. Broering voted yes. Ms. Rodgers abstained. The motion was approved.

Next on the Agenda, Excuse of Absent of Alexander Smiley from the October 24, 2024 meeting

Mr. Truex made a motion to excuse the absence of Alexander Smiley from the October 24, 2024 hearing. Seconded by Mr. Broering. Mr. Broering, Mr. Smiley, Mr. Bush, Ms. Rodgers and Mr. Truex voted yes. Mr. Smiley abstained. The motion was approved.

Next on the Agenda, Approval of the October 24, 2024 meeting minutes

Mr. Truex made a motion to approve the October 24, 2024 Regular Meeting Minutes. Seconded by Mr. Broering. Mr. Truex, Ms. Rodgers, Mr. Bush, Mr. Smiley and Mr. Broering voted yes. The motion was approved.

There was no other business presented.

Mr. Broering made a motion to adjourn the hearing to December 4, 2024. Seconded by Mr. Bush. Mr. Truex, Ms. Rodgers, Mr. Bush, Mr. Smiley and Mr. Broering voted yes. The motion was approved.

The hearing was adjourned at 7:56 p.m.

Minutes of the November 6, 2024 Planning and Zoning Commission hearing were approved on

_____, 2024.

Chairperson