

MINUTES OF THE CITY OF PATASKALA PLANNING AND ZONING COMMISSION

Thursday, January 2, 2025

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Thursday, January 2, 2025.

Present were:

Rick Boggs, Chairman

David Mancino

Anne Rodgers

Jerry Truex, Vice Chairman

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning and Zoning Director

Jack Kuntzman, Senior Planner

Lisa Paxton, Zoning Clerk

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

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

First on the Agenda, Transportation Corridor Overlay District Application TCOD-24-002 – 0 Corylus Drive

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Transportation Corridor Overlay District Application, pursuant to Section 1259.07 of the Pataskala Code, for the development of the Animal Hospital of Pataskala with associated site improvements. Area map, property summary and proposal were reviewed. Mr. Kuntzman noted provisions for future commercial development in the rear of the lot, however, the Applicant is only pursuing approval for the veterinary hospital and any future development is purely conceptual at this point. Elevations and rendering were reviewed. It was noted the Public Service Department would require an additional turn lane. Departmental and Agency Comments were noted.

A discussion was had regarding parking, sanitary capacity and landscaping.

Brent Fraley, Fraley & Fraley Design, 8932 Maple Ridge, West Chester, Ohio, was placed under oath.

Mr. Fraley stated having no issues if the Fire Department requires a second access and no issues with painting the turn lane; however, they had not budgeted for any resurfacing. Mr. Fraley further noted not providing screening on the south and west side was an oversight.

Mr. Truex inquired as to a timeline for a second building.

Mr. Fraley noted there are no plans for a second building at this time.

A discussion was had regarding landscaping and screening.

Mr. Boggs inquired as to the street resurfacing.

Mr. Kuntzman stated that it was a general recommendation from the Public Service Department, and it would ultimately be up to the them if resurfacing is needed.

Mr. Fulton indicated that the resurfacing could mean a random patch of new pavement; although, Corylus Drive is probably on the list of annual street paving, it would make more sense to hold off and let the Public Service Department address any paving.

Ms. Rodgers asked if a Traffic Impact Study would be required.

Mr. Fulton indicated they could be required to do a study; however, they are installing a turn lane anyway and an impact study could be required for the second building.

A further discussion was had regarding landscaping.

Mr. Truex made a motion to approve Transportation Corridor Overlay District Application TCOD-24-002, 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, Public Service Department, City Engineer, and the Utilities Department.
2. The Applicant shall submit the Construction Plans Application within one (1) year of the date of approval.
3. Should a secondary access be required by the West Licking Joint Fire District, the Applicant shall update the plans accordingly for review and approval by the West Licking Joint Fire District and the Planning and Zoning Department.

Mr. Mancino seconded the motion. Mr. Mancino, Ms. Rodgers, Mr. Truex and Mr. Boggs voted yes. The motion was approved.

Next on the Agenda, Replat Application REP-24-004 – 0 East Avenue SW, Parcel ID Nos. 063-148596-00.000, 063-148584-00.000, 063-148590-00.000 and 063-148602-00.000

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request of approval of a Replat, pursuant to Section 1113.48 of the Pataskala Code, for Lots 185-188 of the Blanche's East Board Street Addition. Area map, property summary and proposal were reviewed, noting the Applicant plans for future residential construction. Licking Regional Water District comments were noted.

The Applicant was not present.

Mr. Boggs noted the application being straightforward; however, it's unusual for an applicant or representative not to attend a hearing, and asked if that creates any issues.

Mr. Fulton stated there are no requirements that they have to attend and that the decision is up to the Commission.

Mr. Truex made a motion to approve Replat Application number REP-24-004, pursuant to Section 1113.48 of the Pataskala Code, with the following modifications:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the

latest signature.

3. Applicant shall address all comments from the Licking Regional Water District.

Seconded by Ms. Rodgers. Ms. Rodgers, Mr. Boggs, Mr. Mancino and Mr. Truex voted yes. The motion was approved.

Next on the Agenda, Other Business – None

Next on the Agenda, Excuse of Absence of Rick Boggs from the November 6, 2024 Hearing

Ms. Rodgers made a motion to approve the absence of Rick Boggs from the November 6, 2024 hearing. Seconded by Mr. Mancino. Mr. Truex, Mr. Mancino and Ms. Rodgers voted yes. Mr. Boggs abstained. The motion was approved.

Next on the Agenda, Excuse of Absence of David Mancino from the November 6, 2024 Hearing

Mr. Boggs made a motion to approve the absence of David Mancino from the November 6, 2024 hearing. Seconded by Mr. Boggs. Mr. Boggs, Mr. Truex and Ms. Rodgers voted yes. Mr. Mancino abstained. The motion was approved.

Next on the Agenda, approval of the November 6, 2024 Regular Meeting Minutes

Mr. Boggs made a motion to approve the Regular Meeting Minutes from the November 6, 2024 meeting. Seconded by Mr. Truex. Mr. Mancino, Mr. Boggs, Mr. Truex and Ms. Rodgers voted yes. The motion was approved.

No other business was noted.

Mr. Truex made a motion to adjourn the meeting to February 5, 2025. Seconded by Ms. Rodgers. Mr. Boggs, Mr. Truex, Mr. Mancino and Ms. Rodgers voted yes. The motion was approved.

The hearing was adjourned at 7:06 p.m.

Minutes of the January 2, 2025 Planning and Zoning Commission hearing were approved on

_____, 2025.

Chairperson