



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

Current Projects

➤ **Planning and Zoning Commission**

February 5, 2025 Hearing: The following application is scheduled to be heard at the February 5, 2025 Planning and Zoning Commission hearing:

- Application ZON-24-006: Rich Houck is requesting a recommendation of approval to rezone from the GB – General Business district to the R-M – Multi-Family Residential district pursuant to Section 1217.10 of the Pataskala Code for the property located at 0 Oak Meadow Drive (Parcel No. 064-308536-00.000)

➤ **Board of Zoning Appeals**

February 11, 2025 Hearing: The following applications are scheduled to be heard at the February 11, 2025 Board of Zoning Appeals hearing:

- Application VA-25-001: Dimitry Filonenko, Scenic View Estates, is Requesting approval of a variance from Section 1255.03(b) of the Pataskala Code to allow for a reduced wetland buffer than that required under the Development Text for the Scenic View Estates Planned Development District for the property located at 303 Levi Drive.
- Application VA-25-002: Regen & Michael Reimer are requesting approval of Three (3) variances. First, from Section 1231.05(G)(1) for a reduced minimum dwelling area for a single-family home. Second, from Section 1231.05(G)(1) to allow for a reduced minimum structure width, and Third, from Section 1291.02(A)(4) to allow for a gravel driveway in a platted subdivision for the property located at 169 West Avenue.
- Application VA-25-003: Ugo Nwoke is requesting approval of three (3) variances. First, from Section 1221.05(A) to increase the allowable number of Accessory Structures from 2 to 5. Second, from Section 1221.05(D)(1) to allow for three (3) Accessory Structures to be located within the front yard. Lastly, from Section 1221.05(E)(2) for a reduced side yard setback for Accessory Structures for the property located at 261 Merritt Road.
- Application VA-25-004: Elikah Brothers Realty, LLC is requesting approval of a variance from Section 1117.17(F) of the Pataskala Code to allow for a lot split that would create a lot with a depth of more than three (3) times its average width for the property located at 6747 Taylor Road.

➤ **Ordinance 2024-4486**

- This ordinance will establish a Tax Increment Financing (TIF) district for the “Fair Lady” properties in the northwest portion of the City.
- The TIF is a 75 percent, 10-year, school TIF.
- Staff worked with the Development Committee in creating the terms of the TIF.
- There is no development proposed on the properties at this time.

➤ **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.
- A Mayor’s Court summons was issued on November 14, 2024, and the owner of the property is scheduled to appear in court on December 5, 2024.
- The case was continued to January 16, 2025 to allow the property owner time to apply for variances and additional time to clean up the property.
- The owner’s variance request for an additional accessory building was denied by the Board of Zoning Appeals on January 14, 2025.
- The case was continued to March 6, 2025 to allow the owner of the property to file an appeal of the decision of the Board of Zoning Appeals or remove the illegal accessory building.

➤ **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.
- Staff filed the necessary documents with the Ohio Department of Development on October 15, 2024 and is awaiting formal certification.
- The Ohio Department of Development accepted the NW Innovation CRA on November 18, 2024, now making it official.

➤ **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 an 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 is assisting the Planning and Zoning Department with defining “rural character” (Actions 1.4.3, 1.3.1 and 1.3.2).
- Staff determined the “rural character” survey will need to be completed by the Planning and Zoning Department as the scope of the project became larger than expected.