



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

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**Current Projects**

➤ **Planning and Zoning Commission**

**January 2, 2025 Hearing:** The following applications were heard at the January 2, 2025 Planning and Zoning Commission hearing:

- **Application TCOD-24-002:** The Planning and Zoning Commission approved a request by Brent Fraley, Fraley & Fraley Design Build, for a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for the development of a veterinary clinic, with associated site improvements, for the property located at 0 Corylus Drive (Parcel No. 064-069330-01.000) with the following conditions:
  1. The applicant shall address all comments from the 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.
- **Application REP-24-004:** Th Planning and Zoning Commission approved a request by Josh Stanton for a Replat pursuant to Section 1113.48 of the Pataskala Code for Lots 185-188 of the Blanche's East Broad Street Addition for the properties located at 0 East Avenue (Parcel Nos. 063-148596-00.000, 063-148854-00.000, 063-148590-00.000 and 063-148602-00.000) with the following conditions:
  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 Section 1113.49 of the Pataskala Code the replat shall be recorded within 30 days of the latest signature.
  3. The applicant shall address all comments of the Licking Regional Water District.

**February 5, 2025 Hearing:** The following applications are 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**

**January 14, 2025 Hearing:** The following applications were heard at the January 14, 2025 Board of Zoning Appeals hearing.

- Application CU-24-002: The Board of Zoning Appeals approved a request by T3 Acquistitions, LLC for 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 NE Corner of Broad Street & John Reese Pkwy (PID: 064-311112-00.002) with the following conditions:
  1. The Applicant shall address all comments from the City Engineer, Public Service Department, Pataskala Utilities Department, and Planning and Zoning Staff.
  2. The Applicant shall carry out the Conditional Use within six months from the date of approval pursuant to Section 1215.09 of the Pataskala Code.
- Application CU-24-009: The Board of Zoning Appeals approved a request by Adham Alarbid for a Conditional Use pursuant to Section 1249.04(19) of the Pataskala Code to allow for a Tobacco Store to occupy an existing commercial unit for the property located at 14946 East Broad Street with the following conditions:
  1. The Applicant shall carry out the Conditional Use within six months from the date of approval pursuant to Section 1215.09 of the Pataskala Code.
  2. The applicant shall address all comments from the West Licking Joint Fire District
- Application VA-24-024: The Board of Zoning Appeals approved a request by Emily and Joshua Brown for a Use Variance, pursuant to Section 1221.07(B) of the Pataskala Code, to allow for the establishment of a non-conforming residential use on the property located at 7290 Mink Street 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-24-025: The Board of Zoning Appeals approved a request by Emily and Joshua Brown for six (6) Variances from Pataskala Code to allow for a Camping Trailer to be considered a habitable residential structure for the property located at 7290 Mink Street with the following conditions:
  1. The Applicant shall address all comments from Planning and Zoning Staff.
  2. 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-24-026: The Board of Zoning Appeals approved a request by Joseph R. Ponzio for a Variance from Section 1221.09(b) of the Pataskala Code to allow for a front porch to encroach within the required front yard setback for the property located at 133 Annette 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-24-027: The Board of Zoning Appeals disapproved a request by David W. Pfleager for two (2) Variances. First, from Section 1221.05(B)(1) of the Pataskala Code to allow for an increase in the maximum square footage of accessory buildings allowable on a single lot. Second, from Section 1221.05(A) to allow for an increase in the number of accessory buildings allowable on a single lot for the property located at 100 Connor Avenue.
- **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.
- **Agricultural Committee**
- An Agricultural Committee meeting will be held on January 21, 2025 at 6:45pm
  - The purpose of the meeting is to review six (6) Agricultural Protection District applications.
- **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.
- **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 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 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.