

CITY OF PATASKALA PLANNING AND ZONING COMMISSION
Public Hearing Minutes

Wednesday, June 5, 2024

The City of Pataskala Planning and Zoning Commission convened in Council Chambers, Pataskala City Hall, 621 West Broad Street, on Wednesday, June 5, 2024.

Present were:

Rick Boggs, Chairman
Frank Broering
Timothy Bush
David Mancino
Anne Rodgers
Alexander Smiley
Jerry Truex, Vice Chairman

City of Pataskala Planning and Zoning Department Staff:

Scott Fulton, Planning Director
Jack Kuntzman, City 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, Frank Broering, Timothy Bush, David Mancino, Anne Rodgers, Alexander Smiley and Jerry Truex.

First on the Agenda, Final Development Plan Application FP-24-002 – Heron Manor Section 6

Mr. Kuntzman gave an overview of the Staff Report, noting the Applicant's request for approval of a Final Development Plan for Section 6 of the Heron Manor residential subdivision. Area map and property summary were reviewed along with site plan, landscaping and variance approvals. Construction traffic access was noted. There were no other Departmental or Agency comments.

David Denniston, Advanced Civil Design, 781 Science Boulevard, Suite 100, Gahanna, Ohio, was placed under oath.

A discussion was had regarding construction traffic access.

Mr. Broering made a motion to approve Final Development Application FP-24-002, pursuant to Section 1113.28 of the Pataskala Code, with the following modification:

1. The Applicant shall submit a mylar copy of the Final Development Plan to the Planning and Zoning Department for signatures.

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

Next on the Agenda, Final Development Plan Application FP-24-003 – Forest Ridge Section 3

Mr. Kuntzman gave an overview of the Staff Report, noting Applicant's request for approval of a Final Development Plan for Section 3 of the Forest Ridge residential subdivision. Area map was reviewed. It was noted that an amended preliminary plan was approved in 2022, along with approved variances from the Board of Zoning Appeals and Council.

Construction Plans were approved in May of this year. Site plan and landscaping were reviewed. Planning and Zoning comments were reviewed along with comments from Utilities, Public Service and City Engineer.

Joel West, M/I Homes, 4131 Worth Avenue, Suite 310, Columbus, Ohio, was placed under oath.

Mr. West noted the model homes are currently being built and should be completed by the first of August.

A discussion was had regarding traffic.

Mr. Smiley made a motion to approve Final Development Application FP-24-003, pursuant to Section 1225.13 of the Pataskala Code. with the following modifications:

1. The Applicant shall address all comments from the Public Service Department and Planning and Zoning Staff.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

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

Next on the Agenda, Approval of the April 4, 2024 Regular Meeting Minutes

Mr. Boggs made a motion to approve the April 4, 2024 Regular Meeting Minutes. Seconded by Mr. Truex. Mr. Truex, Ms. Rodgers, Mr. Bush, Mr. Smiley, Mr. Boggs, Mr. Broering and Mr. Mancino voted yes. The motion was approved.

Next on the Agenda, other business.

A discussion was had regarding tree replacement and tree replacement ordinances.

Mr. Truex made a motion to adjourn the hearing to Wednesday, July 3, 2024. Seconded by Mr. Broering. Mr. Bush, Mr. Smiley, Mr. Boggs, Mr. Broering, Mr. Mancino, Ms. Rodgers and Mr. Truex voted yes. The motion was approved.

The hearing was adjourned at 7:41 p.m.

Minutes of the June 5, 2024 Planning and Zoning Commission hearing were approved on

_____, 2024.

Chairperson