



# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

## PLANNING AND ZONING COMMISSION

Wednesday, February 7, 2024  
6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business
- A. None.
5. New Business

### A. Rezoning Application ZON-24-001 (REQUEST TO TABLE)

<b>Applicant:</b>	Ryan Badger, Badger Land Concepts
<b>Owner:</b>	Mark Schuster, 8855 E Broad Corp, LLC.
<b>Location:</b>	8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-145992-00.000)
<b>Acreage:</b>	+/- 1.242-acres total
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting a recommendation of approval to rezone four (4) lots from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.10 of the Pataskala Code.

### B. Replat Application REP-24-001 (REQUEST TO TABLE)

<b>Applicant:</b>	Ryan Badger, Badger Land Concepts
<b>Owner:</b>	Mark Schuster, 8855 E Broad Corp, LLC.
<b>Location:</b>	8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-145992-00.000)
<b>Acreage:</b>	+/- 1.242-acres total
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Replat to combine Lots 7-10 of the Summit Ridge Heights subdivision pursuant to Section 1113.48 of the Pataskala Code.

### C. Rezoning Application ZON-24-002 (REQUEST TO TABLE)

<b>Applicant:</b>	Ryan Badger, Badger Land Concepts
<b>Owner:</b>	Mark Schuster, 8855 E Broad Corp, LLC.
<b>Location:</b>	43 S Belmar Dr SW (PID: 063-142734-00.000)
<b>Acreage:</b>	+/- 0.41-acres total
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting a recommendation of approval to rezone 43 S Belmar Dr SW from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.10 of the Pataskala Code.

**D. Replat Application REP-24-002 (REQUEST TO TABLE)**

<b>Applicant:</b>	Ryan Badger, Badger Land Concepts
<b>Owner:</b>	Mark Schuster, 8855 E Broad Corp, LLC.
<b>Location:</b>	0 E Broad St & 43 S Belmar Dr SW (PIDs: 063-151224-00.000, 063-151230-00.000, 063-151236-00.000, 063-142734-00.000)
<b>Acreage:</b>	+/- 1.376-acres total
<b>Zoning:</b>	GB – General Business & R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Replat to combine Lots 11-13, and 54 of the Summit Ridge Heights subdivision pursuant to Section 1113.48 of the Pataskala Code.

6. **Other Business**
  - A. **Planned Development Concept – Pataskala Village Green**
7. **Approval of Meeting Minutes**
  - A. **January 3, 2024, Organizational Meeting Minutes.**
  - B. **January 3, 2024, Regular Meeting Minutes**
8. **Adjournment to Wednesday, March 6, 2024**