



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PLANNING AND ZONING COMMISSION

Wednesday, March 6, 2024

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business

A. Rezoning Application ZON-24-001 (Remove from Table)

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-151194-01.000, 063-145992-00.000)
Acreage:	+/- 1.242-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a recommendation of approval to rezone five (5) 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 (Remove from Table)

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-151194-01.000, 063-145992-00.000)
Acreage:	+/- 1.237-acres total
Zoning:	R-20 – Medium Density Residential
Request:	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 (Remove from Table)

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	43 S Belmar Dr SW (PID: 063-142734-00.000)
Acreage:	+/- 0.41-acres total
Zoning:	R-20 – Medium Density Residential
Request:	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 (Remove from Table)

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	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)
Acreage:	+/- 1.376-acres total
Zoning:	GB – General Business & R-20 – Medium Density Residential
Request:	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.

5. New Business

A. Replat Application REP-23-003

Applicant:	Pulte Homes of Ohio, LLC.
Owner:	Benita & Beta Niroula
Location:	1795 Keela Drive, Pataskala, OH 43062 (PID: 064-068322-00.326)
Acreage:	+/- 0.224-acres total
Zoning:	R-7 – Village Single-Family Residential
Request:	Requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code to adjust the front building setback line for Lot 269 of the Hazelwood Subdivision.

B. Rezoning Application ZON-24-003

Applicant:	Connie K. Klema
Owner:	Robinson Family Farm Ltd., Thomas & Gail Lee.
Location:	7482 Columbia Road SW, Pataskala, OH 43062 (PIDs: 064-152922-00.001, 064-152922-00.000, 064-152910-00.000)
Acreage:	+/- 136.75-acres total
Zoning:	AG - Agricultural
Request:	Requesting a recommendation of approval to rezone three (3) properties from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay pursuant to Sections 1217.10 and 1261.06 of the Pataskala Code.

C. Final Plan Application FP-24-001

Applicant:	Rockford Homes c/o Jim Lipnos
Owner:	Rockford Homes c/o Jim Lipnos
Location:	NE Corner of Refugee Road SW and SR310 (PID: 064-152964-00.004)
Acreage:	+/- 14.1-acres of +/- 95.35-acres total
Zoning:	PDD – Planned Development District
Request:	Requesting approval of a Final Development Plan pursuant to Section 1255.20 of the Pataskala Code for Phase 1 of the Hazelton Crossing Planned Development District consisting of 41 single-family lots.

D. Planned Manufacturing Application PM-24-001

Applicant:	Red Rock Investment Partners, LLC.
Owner:	RRIFI Coumbus 44 Land, LLC.
Location:	3000-3007 Etna Pkwy, Pataskala, OH 43062 (PID: 064-152862-00.001)
Acreage:	+/- 43.17-acres
Zoning:	PM – Planned Manufacturing
Request:	Requesting a recommendation of approval of a Planned Manufacturing Application pursuant to Section 1253.10 of the Pataskala Code for two (2) industrial buildings with associated site amenities.

6. Other Business

A. None

7. Approval of Meeting Minutes

A. February 7, 2024, Regular Meeting Minutes

8. Adjournment to Wednesday, April 3, 2024