

PLANNING COMMISSION MEETING MINUTES

Tuesday, February 8, 2022 6:00pm

The Newark City Planning Commission met in Council Chambers, City Hall located at 40 W. Main Street, Newark, Ohio.

Present:

Bruce Ennen	Member
Carol Floyd	Member
Joe Gebhart	Member
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director
Jeff Hall	Mayor

Absent:

Brian Morehead	City Engineer
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1. **CALL TO ORDER-** Mayor Jeff Hall called the Tuesday, February 8, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE January 11, 2022 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd , second by Mr. Ennen , passed by acclamation

PUBLIC HEARING

3. ZONING CHANGE FOR 26 VINE STREET

Application Number : PC-21-54

Owner: Crawford Rentals LLC

Applicant: Kevin Crawford

Current Zoning: RH – Single-Family Residence, High Density District

Proposed Zoning: HB – High Intensity Business District

Motion by Mr. Ennen to Table this until the March 8, 2022 Planning Commission Meeting, due to no one being present to speak about the zoning change, Second by Ms. Floyd, motion passed by acclamation

4. ZONING CHANGE FOR 404 RIDGE AVE. LOT 3975

Application Number : PC-21- 59

Owner: Asset 1 Investments LLC

Applicant: Kyle Hall

Current Zoning: RH – Single-Family Residence, High Density District

Proposed Zoning: MFR – Multi-Family Residence District

5. ZONING CHANGE FOR 404 RIDGE AVE. LOT 3976

Application Number : PC-21- 60

Owner: Asset 1 Investments LLC

Applicant: Kyle Hall

Current Zoning: RH – Single-Family Residence, High Density District

Proposed Zoning: MFR – Multi-Family Residence District

Motion by Mr. Ennen to combine the Public Hearing for both parcels, lot 3975 and 3976 due to them being adjoining lots and the request being the same for both parcels.

Kyle Hall, 3663 Fallsburg Rd., Newark, Oh – Currently I own two duplexes there, one is right next to these lots, the other is just up the street. I'm looking to build some apartments, I'm looking to build

some apartments, I'd like to build 3 to 4 unit buildings on the lots. That's kind of what I'm trying to do here.

Mike Hickman – I own the property at 399 Ridge Avenue. I have a question. Is there going to be yards there that the kids can play in, or is just going to be buildings and the kids are going to be expected to play in the neighbors yard?

Mr. Hall – I definitely don't want kids playing in the neighbors yards.

Mr. Hickman – Me either, so, I'm against it. It's a nice neighborhood and I have three lots there myself and I don't see where there can be anyplace for children to play except in the neighbors yards. I don't know if it's going to add to the value of the property or degrade the value of the property. I have no idea. I own the property, my son lives on it and he has kids and they play in their yard and if you have multiple families there with no yards to play in, what's the kids going to do? So, I'm against it.

Motion by Mr. Ennen to close the public hearing and the matter referred to the Planning Director for his recommendation, second by Mr. Gebhart, motion passed by acclamation.

Mayor Hall – This matter will come back to us on March 8th, we will have a recommendation at that time that we will forward onto Council, it will be presented to Council on April 4th in this very same room. It comes to the full council at 7pm, they will have another Public Hearing at that time, they will take any input and consider our recommendation and following the Public Hearing the Council will vote on that.

OLD BUSINESS

6. REVIEW OF PRELIMINARY PLAT FOR WILLOW BEND

Application Number: PC-21-52

Applicant: Rockford Homes, 999 Polaris Pkwy, Suite 200, Columbus, Oh 43240 – Justin Lowe

Engineer: ADR & Associates, Ltd., 88 West Church Street, Newark, Oh 43055 – Ryan Badger

Corey Theuerkauf, Rockford Homes, 999 Polaris Pkwy, Columbus, Oh 43240 – I was here last month and after we had a discussion of some of the comments that were listed in the initial review and the application Staff Report, we resubmitted our preliminary plan here with ADR making the adjustments per some of the comments and working with staff. I was hoping that staff would be here today to reassure that all that had been done, but unfortunately I don't see Brian.

Mr. Ennen – He told us.

Mr. Theuerkauf – Okay, good. This is RL – Low Density, 3 units to the acre, we're sitting at 67 planned units right off of River Road. So, the majority of our open space is along the frontage with a setback that's going to try to maximize the existing woods so that it would be screened from the roadway with some basins that would be behind lots 1-5, over in the corner by lot 22. These lots all meet the minimum standards if not more larger in depth so it can accommodate some grading in the area as well as some extensions for kitchen and dinette bumpouts. Lots on the side will have some walkout scenarios. Overall it meets the criteria for the RL Zone classification.

Comment submitted by Brian Morehead, City Engineer – The engineer resubmitted the Preliminary Plat, correcting many of the zoning-related comments from our first review. The correct RL zoning and associated setbacks are shown on the plan. It appears lots 14 and 17 may need a variance for front setback, depending on the size and location of the house proposed. This was the major item that needed addressed from my last review; The other items can generally be worked out as we move on to the construction plans, and concurrently the Administration can negotiate a Development Agreement with the Developer some of the other issues. We won't sign the construction plans until the Development Agreement is completed. No word on the status of this development being part of the Newark/Granville Community Authority, is there an update on this? That said, I recommend approval of the Preliminary Plat, so the process can move to the next steps.

Mr. Ennen – Brian indicated the changes had been corrected, so I am comfortable. Not that it's anything to do with what we are doing tonight, Brian gave us a note about this being part of the Newark/Granville Community Authority, is that a negotiation that is going on?

Mr. Theuerkauf – We've had some preliminary discussion, yes, we're looking at numbers in the area because we have some interest in the area as well.

Motion by Mr. Ennen to approve the Preliminary Plat, second by Mr. Gebhart, motion passed by acclamation

NEW BUSINESS

7. SITE PLAN REVIEW FOR FOX RUN APARTMENTS, PHASE 2

Application Number: PC-21-62

Applicant: ADR & Associates – Ryan Badger, 88 West Church St, Newark, Oh 43055

Owner: HM/King Rd LLC, 4393 Arbor Lake Dr., Groveport, Oh., 43125

Ryan Badger, ADR Associates 88 West Church St.— This is what we're calling the second phase of the Fox Run apartments, proposed is 60 unit, multi-family, it's pretty straight forward, the same this as happened across the street. We do have one variance request for parking, which seems to be pretty common these days, so that variance application was put in and we'll have that here on the 24th, I believe is the date. I'm here to answer any questions or anything else you would like to know about the project.

Sean Murphy, 4393 Arbor Lake Dr, Groveport, Oh

Comments submitted by Brain Morehead, City Engineer – Recommendations: This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan in order to grant Zoning approval of the site, providing the following issues are addressed:

1. Fire Department comments on traffic access design are addressed.
2. BZA variance approval for parking space count.
3. Landscaping plan and building elevations submitted and approved.
4. Resolution of the water, sanitary and stormwater design requirements
5. Compliance with the City's Stormwater Management requirements, including post-construction
6. Development agreement at discretion of Administration
7. Seek approval of Temporary Board of zoning Revision to return the property to the MFR- Multi-Family Residential District, which better aligns with the apartment development, rather than condominiums. The property was zoned in the R-3 District in the previous code, which permitted apartments.

If approved by the Planning Commission, the zoning certificate will not be granted until the above conditions are resolved/met.

Motion by Mr. Ennen to approve, based on the contingencies listed in the recommendations, second by Ms. Floyd, motion passed by acclamation

8. LOT SPLIT FOR 425 SENIOR DRIVE

Application Number: PC-22-03

Owner: Newark Ohio Investors, LLC., 50 W. Fifth Ave., Columbus, Oh 43201

Representative: Jeremy VanOstran, Verdantis (Hull Inc.)

Jeremy VanOstren, Verdantis Hull and Associates, 59 Grant St., Newark, Oh – Basically we are trying to split off the south part of this property. They are refinancing, getting some mortgages in line, they just want to cut off the unimproved properties from the improved properties.

Mr. Ennen – It's related ownership, for access and utilities it shouldn't be a problem as far as the ownership.

Mr. VanOstren – With the split we are writing access and utility easements for just in case. For now, though there is no property transfer.

Comments submitted by Brian Morehead, City Engineer – The previous lot split was denied, due to the non-conformities to the Zoning Code that would have been created. This new proposal has revised the property line locations that eliminate the non-conformities to the existing development. Access and utility easements are still proposed, and this document should be submitted when recorded. Any future development on the newly created parcel will be subject to Site Plan Review and PC approval. We recommend approval of this lot split as submitted.

Motion to approve as submitted by Ms. Floyd, second by Mr. Ennen, motion passed by acclamation

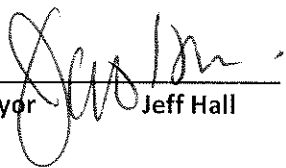
MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, March 8, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 22, 2022 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes