

**PLANNING COMMISSION MEETING MINUTES**

**Tuesday, January 11, 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, December 14, 2021 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE December 14, 2021 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd, second by Mr. Gebhart , passed by acclamation

**OLD BUSINESS**

**3. 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-**

**David Rhodes, Planning Director, Service Director** – The engineer is not here tonight. We've got several technical corrections that are needed, specifically, the current zoning should be listed in the application and he would like to resolve the remaining review items with Rockford Homes and ask that you guys resubmit for next months Planning Commission.

**Mr. Theuerkauf** – Okay, if you wouldn't mind I do have a couple questions that I would love to ask of the board. The original application that was submitted, although there was a clerical error and a typo that indicated RM, the intent was RL, however, we are looking for some sort of variant to the RL standards. Specifically, the rear yard or front yard setbacks, that's why those comments were generated because a lot typical indicated what we were proposing a reduced front yard to 25, a reduced rear yard to 25 versus 40 and reduced side yard from 10 on two story to an 8 foot standard. The reason being is, we had a project just down the road, Park Ridge and we had multiple requests for variances for kitchen extensions and third car garages, things of that nature that encroached into those setbacks. So, I was down here multiple times requesting those from the BZA and they indicated to me at the time that they prefer I request those variances at the time I file my preliminary plat. Now, that was several years ago, but I was asking for section variances at a time. They said that was not the proper forum to do that, however they granted them and said they would not do that again in that state, but would request that I do it at the time of preliminary plat. There's a bit of confusion there, so that's where a lot of those comments were generated. Is that an option to do at this stage or is that something I still need to do through the BZA?

**Mr. Ennen** – We don't have authority to grant a variance even if we approve the plat. I think you could submit a single request to the BZA based upon the plat, but I think you are still going to have to go to the BZA, we don't have Ordinance authority to grant variances. We create Zoning based on the Zoning Code.

**Mr. Theurkauf** – Okay, I didn't know if there was a deviation process that was under your purview or not. That's fine, we'll go through that process. We are cleaning up the plat to make it so there are no conflicts with the RM and RL Standards. We actually were hoping to have those submitted a couple of days ago, but they were submitted today, unfortunately not in time to get in front of you, so appreciate you taking the time out of your evening and we'll see you next time.

**Motion by Mr. Ennen that it be tabled pending resubmission of plats, second by Ms. Floyd, motion passed 5-0.**

**Jeff Brown, Superintendent Granville Schools, 103 N. Granger St., Granville, Oh 43023** – Tonight I would like to share a few concerns and potential opportunities about the current plan before you that you just discussed. Granville Schools have four buildings that comprise our school district. Currently two of the four are at recommended capacity. We don't typically have access to State Match Funds like many school districts in the State of Ohio, therefore any additional building is really the sole responsibility of the current and future tax base. We do have site concerns about the density of the future development which is going to be marketed towards young adults and young families that have students that are going to be going to Granville schools. We'd like the developer and the Planning Commission to consider entering into discussions collaboratively to discuss a potential way to meet the needs of Newark, Rockford Homes and Granville Schools, to reduce the density and to think of ways to meet the overall needs of the area. So, Granville Schools is open to discussions with Rockford, with the Planning Commission and we'd like to further those opportunities, if available. Thank you.

#### NEW BUSINESS

#### **4. SITE PLAN REVIEW FOR BUILDING ADDITION AT UHAUL, 144 DERBT DOWNS RD**

Application Number: PC 21-53

Applicant: David Ruff, 300 Merchant St, Newark, Oh 43055

Owner: AREC RW MS LLC, 2727 N. Central Ave., Phoenix, Az. 85004

**David Ruff, 300 Merchant St., Newark, 43055** – A quick rundown. All of you are familiar with U-Haul on N. 21<sup>st</sup> Street. What happened is, about 10 years ago we introduced a product line called U-Box. It's similar to PODS and we kind of compete directly with PODS. The facility there had room to store about 10 boxes, is all that it stores right now. So, this product line has grown so much where we store boxes for Newark, Zanesville, Mt. Vernon, Coshocton, Cambridge and it's all stored in Columbus. There's really a demand and need here to put this warehouse centrally, so I can get close to the Zanesville area and service the other areas. I have some printouts here of the imaging for the building if you want to see what it looks like and I have bigger site plans too, other than just what's in front of you if you want to look at that and if you have any questions. The building right now stands at about 8,600 square feet, we cut it down a bit so we could abide by the easements. Then to address a couple things that George had brought up, we have 21 arborvitae planted right now, but I think someone mentioned there might not be enough trees, wherever the City wants trees we are going to put trees in there. I don't have a problem with that.

**Mr. Ennen** – I think it was more related to screening along the back.

**Mr. Ruff** – We did put screening and lined the fence, it's like a green mesh.

**Mr. Ennen** – I think they are talking about landscape screening, probably arborvitae along the fence line is what they are meaning.

**Mr. Ruff** – I think during development some of those trees will end up being replanted, because the warehouse will sit where the pool is and there is going to be a product manager come in to make sure the ground is compacted enough to do our build and everything. There is an architect in Columbus too, David Hughes and I think he's had some conversations. Typically the way this product works is, it's not going to create semi's coming and going constantly either. Some people might just want to remodel a kitchen so they will fill up a couple boxes, they go in storage and sit for a month and then go right back out to the residence. They are not delivered on trucks. We have a trailer that can actually be pulled by a pickup truck and they are just one and two box trailers and the semi's don't come and go. What we would do is use a forklift set them up on the trailer, the customer will come and get them and might use

them for two or three days and sometime the boxes can just sit on the trailer if it's only going to be a couple days. We're also looking at down the road, development in Zanesville because we really think this product line is going to grow to where we will need more. That building is going to hold about 500 boxes. Some of them are long term storage. What some people do, is if you've got a daughter going to college, maybe in Arizona, you fill up a box and ship it to Arizona and it sits there waiting until she goes out there to school and that happens all across the country, we're finding that growth too.

**Mayor Hall** – The boxes are similar sizes or various sizes?

**Mr. Ruff** – We don't do, like PODS has various sizes, it's strictly 5 feet by 8 feet by 7 feet. They just turn right into a semi-truck width wise we can get 10 boxes in a 53 footer.

**Mr. Ennen** – The report says we're going to have a report from the Fire Department. Do they have any objections that we are aware of?

**Director Rhodes** – Not that I'm aware of. What we are asking for is a conditional approval. We need more landscaping details, storm water runoff details and then we'll look to the Fire Department for their blessing.

**Mr. Ruff** – I have a full set of drawings also with the storm water for George.

**Director Rhodes** – Turn that in to the engineer.

**Motion by Mr. Ennen to approve subject to the contingencies, second by Ms. Floyd, motion passed 5-0**

**5. SITE PLAN REVIEW THE LP APARTMENTS, LOG POND DR. – 72 apartments in 3 buildings, with clubhouse, pool and garages**

Application Number: PC-21-61

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

Owner: Shanghi Enterprises, LLC, 13375 National Rd., Reynoldsburg, Oh 43068

**John Roush, 101 Boulder Ct. Granville, Oh 43023** – I was presented an opportunity to take this project over, I don't know if it ever actually made it to the board. Log Pond has a 9 acre parcel back there and there is another 4 acre parcel up front. How I am here is because Big Kahuna, they let us know this guy was going to walk on the back piece and I said I'm crazy enough to look at this, so here we are. Also, we were trying to find my Mother in Law a place in Newark and it was impossible, there are no rentals available at all, probably even in Licking County. So, just knowing there is a need and a parcel here and this piece is zoned. So it is a little complex. By the way, I am here because Ryan got sick so we don't want him here obviously. So, it's kind of a two-parter here. The intent is to buy the balance of the land off of Big Kahuna and have a phase 2 to this that we will submit for variance and zoning. It will be the same unit, same development, same piece. The complexity then is the parking requirements that we will be asking for a variance, I think on the 27<sup>th</sup>. Thank you guys for getting me in today, the contract that I have on this is sticky, a fairly difficult seller, so I already went back to the well and I was concerned he would push me to close on this thing without any approval. So, to things I ask tonight, if we can talk about this one that would be great and talk about your temperature check on the variance, I think it's a different board, is it BZA? Then is this board involved at all with the rezone?

**Mr. Ennen** – Yes. The BZA is one of the conditions that our staff has recommended we approve conditionally your site plan. So, if you're going to the 27<sup>th</sup>, that will take care of that and that will take care one of your contingencies. AS to your other parcel and the change of zoning, you have to file a formal request to change zoning, it will get written up as a statute, it will come to us for a Public Hearing, we give the recommendation to approve it and then it will go to Council for a second Public Hearing and creation of the legislation changing the zoning.

**Mayor Hall** – Are you kind of familiar with that because it takes a couple months.

**Mr. Roush** – Yes, we knew this was going to be a lag and that's okay. I kind of wanted to get a temp check, we've met with the Mayor and Dave just to kind of pitch it so.

**Mr. Ennen** – I agree with you, we need rental properties, this is land that has set unimaginatively unused for a long time. I think it's a good use for the property and I think the additional project shouldn't create much problem.

**Mr. Roush** – Okay, perfect, that's helpful thank you.

**Mayor Hall** – So, that application when you get it in will go to Council Committee, then they refer it over to us then we present it at our monthly meeting, come back a month later with the recommendation

back to Council and then they vote on it that night, there is a Public Hearing attached. It may be 3 months before it's all final.

**Mr. Roush** – That's fine. We wanted to get this one started and get moving.

**Director Rhodes** – AS Bruce said, we'll wait on the BZA variance for your parking setback and then the Fire Department needs to ensure turning radius in between the buildings. That's all Brain had and he recommended a Conditional Approval based on those items.

**Motion to approve with contingencies by Mr. Ennen, second by Mr. Gebhart, motion passed 5-0**

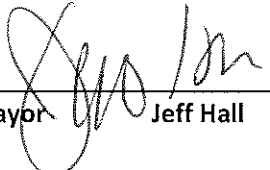
**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 8, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, JANUARY 18, 2022 4:30 P.M.**

**Motion to adjourn**

**ADJOURNMENT**

**Meeting stands adjourned**

  
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Mayor Jeff Hall

  
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Planning Director David Rhodes