

PLANNING COMMISSION MEETING MINUTES
Tuesday, March 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
Joe Gebhart	Member
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director
Jeff Hall	Mayor

Absent:

Brian Morehead	City Engineer
Carol Floyd	Member

1. **CALL TO ORDER-** Mayor Jeff Hall called the Tuesday, March 8, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE February 8, 2022 PLANNING COMMISSION MEETING-** Motion by Mr. Gebhart, 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 dismiss due to failure to move forward by the applicant, second by Mr. Gebhart

Mayor Hall – We had this same situation last month, this is the second month in a row no one has appeared to represent this.

Motion passed 4-0

OLD BUSINESS

4. RECOMMENDATION FOR 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. RECOMMENDATION FOR 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

Mr. Ennen – I think since the recommendations are the same we only need to have it read once.

Ms. Paul – Upon consideration of the information presented, the following actions are recommended:
The zoning classification for the parcels at 404 Ridge Ave. Lots 3975 and 3976 shall be changed to TFR-

Two-Family Residence District and the requested zoning district change is recommended to be amended as such. Ordinance 22-02 and Ordinance 22-3 are recommended to be emended to reflect TFR – Two – Family Residence before passage and approval by Council.

Mayor Hall – This will come to Council on April 4th at which time there will be another Public Hearing, they will consider the recommendation from this committee and then take a vote as such.

Motion by Mr. Ennen to pass recommendation on to Council, second by Mr. Gebhart, motion passed 4-0

NEW BUSINESS

6. TBZ DECISION FOR VOTE BY PLANNING COMMISSION

Application Number: TBZ-22-01

Owner: HM/King Road LLC

Location: 0 King Road – Parcel #096-286524-01.004

Present Zoning: MFC

Proposed Zoning: MFR

Prior Zoning: R3

Brian Morehead, City Engineer – Provided written comments to the Board on this as follows: This item was approved by the Temp Board, which would restore the ability of the owner, Mid-Ohio Development, to construct new apartments on this site, which was previously permitted in the old R3 District. The project is the Fox Run Apartments, Phase 2.

Mr. Ennen – I can speak to this. This is kind of what we were established to do. The R3 zoning in the prior zoning code would have allowed either multi-family residence or condominiums at the time of the change, I'm not quite sure what mechanism caused the condominiums to be selected, but the owner would've been equally entitled to the multi-family residence, so we approved that change to restore them to what they previously had.

Motion to approve by Mr. Ennen, second by Mr. Gebhart, motion passed 4-0

7. NEW PAVILLION AT NEWARK STATION, 325 WEST MAIN STREET

Application Number: PC-22-10

Owner: A4 Ragtime Band Newark LLC

Applicant: Northpoint Ohio LLC

Project: 56' x 40' permanent pavilion structure to replace temporary tent previously used

Todd Alexander, 325 W. Main St. – We are looking to replace the temporary tent we had last year with a permanent structure that we have proposed, it's slightly smaller. It's basically an open air pavilion, however, on the south side of it a building, we're turning one bay to the north, we've got sidewalls on that to try to screen that from the roadway and from the residences behind us.

Brian Morehead, City Engineer – provided written comments to the Board on this as follows: Our Site Plan Review Committee has looked over this plan, and the high points of the review are: The structure is not located in the current floodplain area. Police and Fire have no issues with the construction. Since this is in the DC District, there are no setback, parking or landscaping issues. We recommend approval of the site plan as submitted, after which we will issue the Zoning Certificate for the construction.

Mr. Ennen – Having reviewed the staff report

Motion by Mr. Ennen to approve, second by Mr. Gebhart, motion passed 4-0

Beth Bline, 33 Summit Street, 2nd Ward Councilwoman – I think it's important that the citizens have opportunity to give voice to this. As I'm reading the schematic, it seems like the pavilion still faces toward West Main Street and the sound will indeed still be funneled across the street and that's a residential area. To have an addition like this without citizen input is inappropriate and stepping over boundaries. Again, this is a residential area and I was told, it must've been erroneously last year that would be the last season for outdoor concerts and again, this is inappropriate to not at least have it come to Council to have citizen input. This is a big deal. A lot of people have moved to that area, I've spoken to multiple citizens, and they moved to that area because it was quiet and it was peaceful. AS of last summer, there were people having anxiety attacks, there were seniors looking for places to go just

survive the weekend because the noise was so egregious and I live on Summit Street and I heard it from my house. I understand, I have a degree in music performance, I understand breaking off some of it, but it will still create a funnel that will funnel that not only onto West Main Street, but on to Western and beyond. Regardless of my opinion, it's my job in my position that the citizens have input on this. It's their lives that are being affected.

Mr. Ennen – I appreciate her input. I somewhat share her concerns that within the Central Business District Zoning that we don't have a lot of latitude over some things like setbacks, greenspace and parking. I would really like to maybe under a miscellaneous section next meeting start a conversation about that. Because I don't know how we maintain the flexibility we want with this zoning area, but also consider some of the protections that we talked about. I do think, I'm not as concerned about people on West Main, but the folks on Jefferson don't necessarily have invalid complaints. So, I think and especially now that we are moving it north as well and we're getting away from lots of places abutting party walls for a whole block and we've got some spaces that I think we need to at least talk about having some controls over.

Director Rhodes – Bruce, it's probably a good time to have that discussion, as other changes are coming down the pike. Mr. Morehead is at a basketball game tonight for his son down in Athens.

Mr. Ennen – Sure, I'm fine with that and I don't want to do spur of the moment anyway and I'm not even sure we'll resolve it next meeting, but I would at least like to kick off, because at the TBZ meeting George shared there were other changes on the horizon. I would at least like to raise that and have some conversation about it.

Director Rhodes – Fair enough.

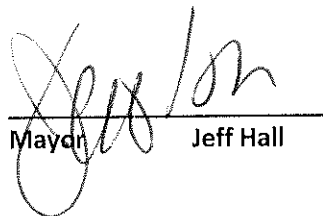
MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 12, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 21, 2022 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes

**PLANNING COMMISSION MEETING
TUESDAY, MARCH 8, 2022 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055**

BRM comments below...

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE FEBRUARY 8, 2021 PLANNING COMMISSION MEETING**

PUBLIC HEARING

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BRM – We've had a few lot splits, combinations and replats, but have been able to administratively approve them as they meet the necessary requirements.