

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 10, 2022 6:00pm

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

Present:

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

Absent:

Bruce Ennen	Member
Brian Morehead	City Engineer

1. **CALL TO ORDER-** Mayor Jeff Hall called the Tuesday, May 10, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE April 12, 2022 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd, second by Mr. Gebhart , passed by acclamation

OLD BUSINESS

3. **RECOMMENDATION FOR ZONING CHANGE FOR MULTIPLE PARCELS ON HUDSON AVE., ELMWOOD AVE., MT. VERNON RD.**

Application Number : PC-22-04

Owner: Multiple Owners

Applicant: Newark Planning Commission

Current Zoning: CSI – Church School Institutional; GO- General Office; LB – Limited Intensity Business; MB – Medium Intensity Business; MFR – Multi-Family Residence; Single-Family Residence-RH-High Density; TRF – Two-Family Residence

Proposed Zoning: DC – Downtown District

Janine Paul – Upon consideration of the information presented, the following actions are recommended:

The zoning classification for the multiple parcels on Hudson Avenue, Elmwood Avenue, and Mt. Vernon Road shall be changed to DC – Downtown District. Ordinance 22-08 is recommended for passage and approval by Council.

Motion to send to Council by Mr. Gebhart, second by Director Rhodes, Ms. Floyd is abstaining, motion passed 3-0 with one abstention

Mayor Hall – These will move on to Council for the 1st meeting in June, which is the 6th of June.

4. **RECOMMENDATION FOR ZONING CHANGE FOR 1303 LOGPOND DRIVE**

Application Number : PC-22-07

Owner: Eric W. Skipper

Applicant: John Roush

Current Zoning: GB – General Business District

Proposed Zoning: MFR – Multi-Family Residence District

Janine Paul – Upon consideration of the information presented, the following actions are recommended:

The zoning classification for the parcel at 1303 Log Pond Drive shall be changed to MFR – Multi-Family Residence. Ordinance 22-09 is recommended for passage and approval by Council.
Motion to send to Council by Ms. Floyd, second by Mr. Gebhart, motion passed 4-0

5. RECOMMENDATION FOR ZONING CHANGE FOR 170 RIVERVIEW DR.

Application Number : PC-22-08

Owner: SokoMac Investments LLC

Applicant: Conrad Sokolowski

Current Zoning: GB – General Business District

Proposed Zoning: MFR – Multi-Family Residence District

Janine Paul – Upon consideration of the information presented, the following actions are recommended:

The zoning classification for the parcel at 170 Riverview Dr. shall be changed to MFR – Multi-Family Residence. Ordinance 22-10 is recommended for passage and approval by Council.

Motion to send to Council by Mr. Gebhart, second by Ms. Floyd, motion passed 4-0

Mayor Hall – Again, so everyone knows, these will move on to Council on June 6th. Council meets at 7pm, they will have a Public Hearing, followed by a vote on each of these three issues.

NEW BUSINESS

6. SITE PLAN REVIEW FOR OFFICE BUILDING ADDITION FOR EDWARD JONES CO., 711 W. CHURCH ST.

Application Number : PC-22-18

Owner: Jeff and Jane Cox, 711 West Church St., Newark, Oh

Applicant: Northpoint Ohio LLC, 19 North 4th Street, Newark, Oh

Phil Claggett, 19 N. 4th St. Newark, Ohio – I am the project architect for the Cox family, Edward Jones at 711 W. Church Street, the existing building which was the old Morgan's Carryout at one time. Jeff purchased that and did some renovation, now that his sons Kevin and Mitch are coming on board they need more room. So, they purchased the house next door, tore it down and are ready to do a 1700sq.ft. addition. That's phase 1. They're going to build on and then move everybody into phase 1 and do an interior alteration the existing space too. Once it's all done in about 6-8 months they'll have a new office space.

Janine Paul – City Engineer Brian Morehead recommended approving this as submitted, no further changes are needed for zoning approval.

Motion to approve as submitted, motion passed 4-0


MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 14, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MAY 16, 2022 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes