

PLANNING COMMISSION MEETING MINUTES

Tuesday, July 12, 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
Bruce Ennen	Member
David Rhodes	Planning Director
Jeff Hall	Mayor
Brian Morehead	City Engineer
Janine Paul	Planning Commission Secretary

1. **CALL TO ORDER-** Director Mayor Hall called the Tuesday, July 12, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE June 14, 2022 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd, second by Mr. Ennen , passed by acclamation

OLD BUSINESS

3. **RECOMMENDATION FOR ZONING CHANGE FOR 137 N. VERNON AVE**
Application Number : PC-22-17
Owner: Phillip Warner
Applicant: City of Newark
Current Zoning: Newton Township
Proposed Zoning: Single-Family Residence, RL – Low Density
Janine Paul, Planning Commission Clerk – Upon consideration of the information presented, the following actions are recommended: The zoning classification for the parcel at 137 North Vernon Ave. shall be changed to Single-Family Residence-RL – Low Density District. Ordinance 22-15 is recommended for passage and approval by Council.
Motion by Mr. Ennen to forward to City Council for approval, second by Mr. Gebhart, motion passed 5-0
4. **RECOMMENDATION FOR ZONING CHANGE FOR 91-92 CLINTON STREET**
Application Number : PC-22-15
Owner: Urban Development Co. of Ohio Ltd.
Applicant: Robert Reames - Manager
Current Zoning: TFR – Two-Family Residence
Proposed Zoning: MFR – Multi-Family Residence
Janine Paul, Planning Commission Clerk – Upon consideration of the information presented, the following actions are recommended: The zoning classification for the parcels at 91-93 Clinton Street shall be changed to MFR-Multi-Family Residence. Ordinance 22-16 is recommended for passage and approval by Council.
Motion by Ms. Floyd to forward to City Council for approval, second by Mr. Gebhart, motion passed 5-0

NEW BUSINESS

5. **SITE PLAN REVIEW FOR 1000 BRICE ST. – NEW COMMERCIAL BLDG. FOR PRIVATE GYM-RECREATION**
Application Number : PC-22-24
Owner: MFY LLC – Mike Yount, 94 Scenic Dr. Newark, Oh. 43055

Applicant: Same

Mike Yount, 94 Scenic Dr. N.E.- First of all I want to apologize, I told my builder I want you to take care of everything and he said okay and he hasn't taken care of anything. I read your concerns, so I have something I would like to give to each of you if I could. I own this property at 1000 Brice Street, I did own 1010 Brice Street but just sold it about a month and a half ago. On 1000 Brice Street right now is a warehouse for the use of the tenant at 1010 Brice St. There are no employees that work in it other than when they need product they store their raw materials there. So. I want to build another building on the back half of it, I started in March and called George in zoning to find out the parameters that I have to work with. He told me the setbacks and everything, I said okay, so I ended up building smaller than I wanted to because it wouldn't fit in the parameters he told me. I didn't have a professional engineer do this, my son is an engineer for ODOT, I can have him do this for me. I know you were concerned about parking so I have drawn that in, the water and sewer lines I am working with Houston Plumbing on that and he told me where he would run those, there is a preexisting storm water basin that I can attach to for all the water off the roof . Right now it's going to be gravel until I can get a good base down and then plans are to have it paved. The way George told me it had to be from property lines and stuff that's the way we drew it up to have it done.

Brian Morehead, City Engineer – I'll just cover the items that came up in the review. You just need to coordinate with Bruce Gossett at the Fire Department, there weren't a lot of details on the building type, but depending on the building type it dictates the spacing between the buildings. You will need to coordinate with Bruce and the Building Code Department to make sure the distance between buildings is covered appropriately. Shows 5 parking spaces on the site is probably not a big deal. The only other issues were the location and sizes of the water and sewer utilities to the site, the water and waste water department will want to see those on a plan, so they can make sure you've got the appropriate metering and so forth for the building because there were restrooms in the new building. Other than that, where you're going with the storm water needs to be shown on that plan as well. There will need to be a more formal plan showing where those lines are going to be and the sizes of them and the parking can be show on there as well.

Mr. Yount – I just found out about this Saturday night when I opened up my email. I sent the application back on June 3rd and here it is 3 days before, I get this.

Mr. Ennen – It's been recommended that we approve it conditionally, as long as you meet those conditions.

Mr. Yount – My one question is, can the building be put up and then everything else be done afterwards? Because the building has been paid for, it's sitting there waiting to be erected, building codes has the plans and they are okaying the building plans. Like I said, my builder is putting me in a position I didn't want to be in because I didn't want to be handling all of this.

Mr. Morehead – I think we can work through that. Building code typically won't release the building plans until zoning is approved, so if we've got you on the right path to meet the zoning compliance then I don't think that's going to be an issue. We'll work with you on that, you can coordinate back with George, he is in our engineering office. So, as long as we're moving forward, these aren't major items to get resolved, if your son's going to do the plan, that's why we recommended approval contingent on cleaning up these few items.

Mr. Yount – So I need to get basically a site plan and then do I still need to talk with the Fire Department?

Mr. Morehead – Yes.

Mr. Ennen – You should talk with the Fire Department first.

Mayor Hall – The Fire department has a fair amount of leverage on this so you want to have their nod before you move forward.

Mr. Yount – It is a pole barn type building.

Mr. Morehead – There are different use classes for buildings and depending on the use class, the construction depends on the spacing between the buildings for fire protection.

Mr. Yount – One more question, will I have to come back in front of you guys again?

Mr. Ennan – No, just work with Brian's office.

Motion to approve site plan subject to conditions by Mr. Ennen, second by Ms. Floyd, motion passed

5-0

6. SITE PLAN REVIEW FOR 1195 W. CHURCH ST. – BLDG. ADDITION & SMOKER ENCLOSURES AT CITY BBQ

Application Number : PC-22-27

Owner: Hoosier Que II, LLC, 5168 Blazer Pkwy., Suite A, Dublin, Oh. 43017

Applicant: Same

Jeff Lonchor, 2800 Corporate Exchange Dr, Columbus – I am representing City BBQ on this project. The existing joint, as they call it, on West Church Street will remain, they are just looking at proposing a roughly 500 square foot addition at the rear. They are looking to open the existing drive thru window up for drive thru use, adding that additional square footage to the rear will allow them to resituate some of their items at the back of house to better function with the drive thru. Ultimately we are here requesting approval for that and with that expansion there are a couple new smokers that will be at the rear of the building. They are currently blocking the drive thru exit so they need to be relocated. Other than that like I said we are opening that drive thru so will be looking to add a menu board, order post and a clearance bar for the drive thru lane.

Brian Morehead, City Engineer- There are no major items on this. Menu boards and so forth are a different submittal, it's assign submittal for zoning approval on those, so you'll just work through George Carter, the Zoning Inspector on that. Other than that there are no changes to impervious area or the utilities, so we recommend approval of the site plan for this.

Motion to approve site plan by Ms. Floyd, second by Mr. Ennen, motion passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, AUGUST 9, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JULY 19, 2022 4:30 P.M.

Brian Morehead, City Engineer – I'll mention one thing Mayor. A couple of meetings ago you approved the site plan for Fox Run Phase II Apartments on King Road. They have since in the course of reviewing their development, have made some changes. They've changed that back to condominiums. The site plan is pretty much the same. Some buildings are relocated a little bit and split a little bit differently, but the plan is essentially the same, so I just wanted to let you know that the plan has gone from apartments back to condominiums. If you have any interest or want to see it further I can email to you.

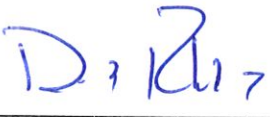
Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes