

PLANNING COMMISSION MEETING MINUTES

Tuesday, November 15, 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
Jeff Hall	Mayor
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director
Brian Morehead	City Engineer

1. **CALL TO ORDER**- Director Mayor Hall called the Tuesday, November 15, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The October 11, 2022 PLANNING COMMISSION MEETING**- Motion by Ms. Floyd, second by Mr. Ennen , passed by acclamation

OLD BUSINESS

3. **RECOMMENDATION FOR ZONING CHANGE FOR 26 VINE STREET, NEWARK OHIO**

Application Number : PC-22-36

Owner: Crawford Rentals LLC

Applicant: Kevin Crawford

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

Proposed Zoning: HB-High Intensity Business District

Janine Paul - Upon consideration of the information presented the following actions are recommended for approval: 1. Many of the surrounding parcels in this neighborhood are also in the HB district, and are abutted by the MFR District to the north. Given the location, the classification for 26 Vine Street shall be changed as requested to the HB - High Intensity Business District, contingent upon the following:

- a. Mr. Crawford shall submit a Variance request to the Board of Zoning Appeals at the next scheduled meeting to consider variances for reduction of frontage and setback requirements in order to construct a commercially viable structure. Upon approval of the needed zoning variances for the project to be successful, the City will then proceed with gaining the approval of the zoning district change by City Council.

If the needed zoning variances are not granted by BZA, our opinion is that the parcel would have more value to remain in the current RH District, which would at least allow the construction of a single-family home structure on the site, without the greater setbacks that are part of the HB district requirements. If this is the case, the recommendation to City Council will be to NOT approve the requested change to the HB District.

Mayor Hall - Mr. Crawford any questions for us on that recommendation?

Kevin Crawford, 1738 Fallsburg Rd. NE - No sir, that made sense.

Motion by Mr. Ennen to approve the change subject to the BZA approval and contingencies, Second by Ms. Floyd, Motion passed 5-0

Mayor Hall - That will go to BZA on December 22nd, as long as you submit your request by December 1st. And that will go to Council on January 17th, 2023.

NEW BUSINESS

4. SITE PLAN REVIEW FOR 1900 MT. VERNON ROAD - NEW STORAGE BUILDING

Application Number : PC-22-52

Owner: Mark Gerber, 1399 Pleasant Valley Road, Newark, Oh 43055

Applicant: Mark Gerber, 1399 Pleasant Valley Road, Newark, Ohio 43055

Brian Morehead, City Engineer - We sent the plan and the layout around for review and had a couple of comments come back. The Fire Department had a comment to make sure that the turning radius of tower one to get into the site appropriately, so we need to confirm that. BZA variance has already been granted to reduce the south side setback to 15 feet, that was done back in October and otherwise, George's comments there would be a need for a BZA variance for parking lot and landscaping requirements or submittal of a revised plan showing compliance with the parking and landscaping and buffering. The site plan was really very generic, didn't have any real detail, so possibly providing some detail to meet the zoning code would avoid going to the BZA, so if that's the way you want to go we can review that.

Mark Gerber, 1399 Pleasant Valley Dr. - I shouldn't have any problem getting all that.

Mr. Morehead - The other item is, we just want to see where your storm water drainage is going to make sure it doesn't affect any of the adjacent properties. Based on that we would recommend approval of the site plan and let us work with Mr. Gerber going forward with the contingencies we have listed under our recommendations.

Motion to approve by Mr. Ennen, subject to the conditions, Second by Mr. Gebhart, Motion passed 5-0

5. TEMP BOARD OF ZONING REVISION TBZ 22-02 - 1486 GRANVILLE ROAD

Application Number : PC-22-51

Owner: Louis Ream Inc., 1388 W. Bank Rd. NE, Millersport, Ohio 43046

Applicant: Greg Ream, 13388 W. Bank Rd. NE, Millersport, Ohio 43046

John Ream, 116 W. Maple St. Granville, Oh

Mr. Ennen - Mr. Morehead I wasn't at the last TBZ and I don't know what this is about either.

Mr. Morehead - Mr. Ream has Trek Brewing out on Granville Road and it has always been, since 2009, anyhow, zoned as General Office on that site which really is not appropriate, it doesn't fit the previous use or the current use. I think the folks that created the zoning map anticipated some other use of that site. Due to the fact that Mr. Ream has gone in there and has a successful business, we wanted to line up the zoning with the current use of the property.

Motion to approve by Mr. Ennen, Second by Mr. Gebhart, Motion passed 5-0

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 13, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY NOVEMBER 21, 2022 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes