

PLANNING COMMISSION MEETING MINUTES

Tuesday, April 11, 2023 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-** Mayor Hall called the Tuesday, April 11, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The March 14, 2023 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd , second by Mr. Gebhart , passed by acclamation

OLD BUSINESS

There is none this meeting

NEW BUSINESS

3. **SITE PLAN REVIEW FOR 1401 Mt. Vernon Rd. Heath-Newark-Licking Co. Port Authority - STEM Flex Development, Phase 1 - Redevelopment of former Chesrown GM Dealership site**
Application Number : PC-23-06
Owner: Heath-Newark-Licking Co. Port Authority, 851 Irving Wick Dr. West, Heath, Oh 43056 John Vermaaten
Applicant: Same
Rick Platt, 880 W. Locust St. - Licking County Port Authority - Brian Wood with ADR Associates and John Vermaaten with the Port Authority are here with us also. This is my cheat sheet I bring with me to all of your meetings, we're taking this in stages, so, you're seeing the full picture, but really what's before you and what I would ask for your support is the site plan for the specific what we're calling the groundwork phase which is ripping out a lot of the asphalt, putting some asphalt down, we're going to rebuild where truck routes could be on the property and then planting a lot of grass. That was our commitment to the neighbors at the two condo subdivisions to the south and we're fulfilling those commitments, reducing the lights that are leaving the site is part of this. In the future you're going to see building plans from us, the buildings are actually viable once we do this work, but we have a plan to do more with those buildings than just let them sit as they are. We think we can get better tenants if we do that and then we're working towards eventually being able to build on the vacant land on the site and fix what's now not even a street, but an easement that nobody really has any responsibility for doing anything with, we'd like to fix that too, but those are future phases, what's this is about is the grounds work on the property and we as for you to move that forward. Thank you.

Brian Morehead, City Engineer - I will run through the staff report really quickly. As Rick clearly described this is for phase I of the project which is the site where the existing buildings are. Phase II will be the proposed road and cul de sac on the south side of the existing site over that easement area that Rick talked about. Then Phase III will be a potential new building on the vacant area of the site at the rear of the Mt. Vernon Rd. site, but it's closer to North 21st St. Again we're going through the Phase I so they can move forward with that. They have submitted also the construction plans and we are in the process of reviewing those right now, so things are moving along there, Basically, police and fire have no concerns with what's proposed in Phase I, there are no variances needed, there's no structures on Phase I so basically, it's redevelopment of the existing structures so no variances or BZA action needed on any of that. Parking meets the requirements. Since you received the packet, Brain from ADR has given us an updated landscaping sheet with the quantities and so forth of the landscaping and greenspace and ground cover items there, so we find those acceptable. As you can notice there's a lot more green on that than what is currently there now, so it's going to be a major improvement. Phase II, as I said, will be the public road and the cul de sac, so we'll review that at that time later on and we will probably also look at, depending on the development that happens there, we'll look at the need for a turn lane out on Mt. Vernon Rd. at that time. So, time will tell, it's hard to predict what the user and traffic volumes will be until these buildings become occupied, but that's something we'll have a look at in the future, so we'll push that until later on. As far as utilities go, no new water or sanitary sewer services are proposed and the storm water they're dealing with on the site, adding some dry wells and some piping and grading to deal with their own storm water, so that will be beneficial. We're reviewing that plan right now. To wrap it all up, we recommend approval of the site plan basically contingent upon our review of the construction plan. So, when those are approved, we'll sign off on those and George will issue a change of use certificate for this site as well.

Motion to approve subject to conditions by Mr. Ennen, second by Ms. Floyd, Motion passed 5-0

4. TBZ-23-01 Temporary Board of Zoning District Revision - 1031 Buckeye Ave.

Present Zoning District: CSI - Church, School & Institutional

Proposed Zoning District: RM - Single Family Residential District - Medium Density

Prior Zoning District: R1 - Single Family Residential District

Application Number : PC-23-06

Owner: 32-34 South 30th St. LLC, 675 Country Club Dr. A-3, Newark, Ohio 43055 Scott Sayers

Applicant: Same

Mr. Ennen - This came before the Temporary Board Thursday before last. This is the house, the parsonage that was part of the Wright Memorial Methodist Church on the corner of Buckeye and 30th Street. That property has been sold and is going to be developed as I understand it and the split off the parsonage. It made no sense to keep it as CSI zoning when there is no longer a church associated with it so, George Carter kind of instituted this and we proposed changing the zoning to the Residential District Medium Density which is the same as the contiguous parcels to the east of it.

Motion to approve the recommendation of the Temporary Zoning Board by Mr. Ennen, Second by Mr. Gebhart, Motion passed 5-0

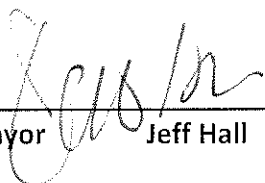
MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

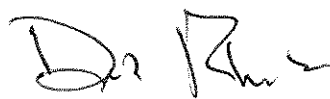
THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 9, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY APRIL 17, 2023 4:30 P.M.

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes