

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 9, 2023 6:00pm

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

Present:

Joe Gebhart	Member
Bruce Ennen	Member
Jeff Hall	Mayor
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director

Absent:

Carol Floyd	Member
Brian Morehead	City Engineer

1. **CALL TO ORDER**- Mayor Hall called the Tuesday, May 9, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The April 11, 2023 PLANNING COMMISSION MEETING**- Motion by Mr. Gebhart , second by Mr. Ennen, passed by acclamation

Mayor Hall - We will be going into a public hearing it is a time for citizens to make comments on issues, these are both zoning changes, I will ask you to raise your hand if you would come up and state your name and address for the record and give your opinion or suggestion and give your opinion.

PUBLIC HEARING

3. ZONING CHANGE FOR 882 WEIANT AVE., NEWARK OHIO

Application Number : PC-23-08

Owner: James Hunt

Applicant: James Hunt

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

Proposed Zoning: MFR Multi-Family Residence

Ronald Duval, 872 Weiant Ave. - I am just adjacent to this gentleman's property and the reason I'm down here is I just want to know what the zoning for a multi-family is, those two hoses have been on that lot for probably twenty some years and I just don't understand what's going on.

Mr. Ennen - The application indicates that they want to convert it to two rental units and two apartments or two apartment garages is what the application says. It's not our application so we can't give you details, I apologize.

Mr. Duval - So you mean they're wanting to build apartments?

Mr. Ennen - That's not what it looks like they're saying, but I can't rule that out if that zoning change is allowed.

Director Rhodes - I've not been out to the site, but generally what happens is we have these public hearings, you take 30 days to make a decision, after checking with the engineer and review with the Board Members and after visiting the site and figuring out exactly what they're doing, then we come back with an opinion on whether we support the change or not.

Mr. Ennen - Today is just the opportunity for you who are residents and neighbors to come in and make your comment on the proposal.

Mr. Duval - I've lived there for thirty eight years and I just recently built a pole barn and I kind of had a hard time myself just trying to get the pole barn built just with the lot that I live on with distance and zoning and all that.

Mayor Hall - I failed to explain how this process will go with zoning. Tonight we hear comments from anyone associated or anyone in that neighborhood who can discuss it for or against, we take one month for this group to render a decision, so it would be presented at next month's Planning Commission meeting, which will be on the 13th, second Tuesday. At that point that's a recommendation for Council, it would go to Council on July 3rd, at 7pm Council starts, there will be another public hearing similar to this and following that, they will make a vote. So, there's plenty of time, you're here to give us comments to help us make decisions, we can certainly get answers for you, not always right here, but we can work on that zoning maps and things like that you can look at and see how things are zoned around there.

Mr. Duval - Yes, because I mean to try to build something else there, there's two houses already on one lot and to build something on the back of that lot to those homes, to me, that would be a fire hazard.

Mayor Hall - Just so you know, zoning is one thing, getting permits to build and permissions and there's setbacks and if there are variances, all of that is another thing. If he needs a variance, there are other rules, this is just that piece of ground and future potential zoning change to it. So that doesn't give them permission to build what they want to build without proper application.

James Hunt, 1003 Montgomery Rd - This is my property. What we are planning to do is add a small, and when I say small, 25x25 two car garage with a 2 bedroom studio type apartment. That's all we're trying to do, no multi anything, I think that's what that guys concern was, so it's less than his pole barn.

Mr. Ennen - So, are you talking about putting this in the greenspace behind the house?

Mr. Hunt - Yes.

Mr. Ennen - Are you going to put one behind each house?

Mr. Hunt - I would like to, but I want to start out with one. I don't know if that is what I need to do, but this whole process is new to me so, eventually I would like to do that, but we are going to definitely start out with one.

Mr. Ennen - You don't currently have any drawings or anything?

Mr. Hunt - I've got sketches. I've got what we're looking at. I've got plans if you would like to see them.

Barbara Athey, 867 Weiant Ave. - I've lived there almost 50 years and I think the houses that are there now were built like in 1986. I guess I'm concerned about more housing going in there, it's maybe going to depreciate the value of our homes around there and stuff. I just don't know why it took 37 years that they want to change it now, I have a concern about that.

Beth Bline, 2nd Ward Councilwoman - I'm the council person for that area and I've gotten calls from residents, probably your neighbors, and they have concerns about depreciating property values as well. Then I don't know if the owners are local or if they're out of town and if indeed it becomes multiples, who is watching over the site, how does it not become another place where people come and do inappropriate things as far as drugs and that sort and so,, they are very concerned that it will just be a "glorified flophouse" those are the words that I'm getting from the residents, so there we go. Thank you for coming. The other question, which you've already mentioned was how come all of a sudden they want to come into compliance because there's a lot of different things going on, so that was another set of questions that you've already addressed. Thank you.

Ms. Athey, 867 Weiant Ave. - As Beth Bline just said the people in that neighborhood have lived there for years. We're just afraid, by putting apartments in, we've got apartments behind us on Harris, we've got them up on 30th Street near the car wash, and they're nothing but drug places. We're afraid that if they start putting apartments in closer to us, we have a handicap

right next to the residence at 882, a lot of neighbors and there should be more of them here than are here, but they're concerned. So, it's just something that I think really needs to be checked out.

Mr. Hunt, 1003 Montgomery Rd. - Just to let everybody know, we've owned those two front buildings for over six years, I feel we've kept them up pretty nice, haven't heard of any problems, haven't had any issues. We are local, live in Newark, lived here all our lives, so I just wanted to state that.

Mayor Hall - We will close the public hearing for that particular item on the agenda.

Motion by Mr. Ennen to close the hearing and refer to the Planning Director for his recommendation, Second by Mr. Gebhart, Motion passed 4-0

Mayor Hall - We will now open the public hearing for :

4. ZONING CHANGE FOR 281 ELMWOOD AVE., NEWARK OHIO

Application Number : PC-23-09

Owner: Angus and Mac Property Solutions LLC

Applicant: Jason Angus

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

Proposed Zoning: TFR Two-Family Residence

Jason Angus, 901 West Main St. - I'm the owner of 281 Elmwood, also own 277 and 275, they are all three right in a row. We are proposing to this committee that we are allowed to turn what is a ¾ bedroom single family into two 2 bedroom units. Both floors are basically identical, so both units will be identical units, a very large living room, kitchen and full bath with laundry. We stick a lot of money in our properties, we're trying to do our part and trying to improve our properties here in our community. The two houses next to it, just in the last 3 or 4 months, we've stuck about \$45k into those two properties, this one we are proposing about a \$70k-\$80k renovation, basically it's going to be a complete remodel, it's not going to be something slapped together, band aided, we're going to do it right. With the ever growing issue of housing in the community we think it would be nice to do it with this unit. There's at least 7 zoned units on the street. Elmwood's a very short street, they're already 2 family or multi-family and within a quarter mile there's over 20, so it's already being used in that area quite a bit and I think there's quite a few of them that are not zoned that are also duplexes that were just done, but we want to do things correctly, we ask the committee to consider this for our property at 281 Elmwood.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, second by Mr. Gebhart, Motion passed 4-0

Mayor Hall - This public hearing is now closed also. Again, just to reiterate those dates, this committee meets on the second Tuesday of every month in this room at 6pm. Our next meeting is the 13th of June, at that point a decision will be rendered on both these issues as a suggestion for Council, because of the notification period needed to notify properly, it will come to the July 3rd Council meeting at 7pm in this room. There are committees before that, but it will come to full Council in this same room at 7pm on July 3rd, it will be a public hearing and just like this you will have an opportunity to speak. After that they will make the vote to either approve or disapprove the zoning change. If you have any question in between you can reach out to the engineering department.

OLD BUSINESS

5.

There is none this meeting

6.

NEW BUSINESS

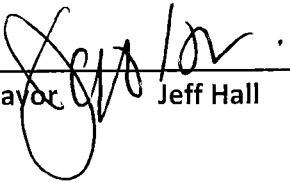
There is none this meeting

7.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 13, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY MAY 15, 2023 4:30 P.M.



Mayor Jeff Hall



Planning Director David Rhodes