

## PLANNING COMMISSION MEETING MINUTES

Tuesday, July 11, 2023 6:00pm

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

### **Present:**

Bruce Ennen	Member
Jeff Hall	Mayor
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director
Joe Gebhart	Member
Nicholas Schultz sitting in for	Brian Morehead, City Engineer

### **Absent:**

Carol Floyd	Member
-------------	--------

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, July 11, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The June 13, 2023 PLANNING COMMISSION MEETING-** Motion by Mr. Ennen, second by Mr. Gebhart passed by acclamation

### OLD BUSINESS

#### 3. **RECOMMENDATION FOR ZONING CHANGE FOR 1339 WEST MAIN ST., NEWARK OHIO**

Application Number : PC-23-14

Owner: Brewers Real Estate

Applicant: Steven Brewer

Current Zoning: GO -General Office

Proposed Zoning: MB - Medium Intensity Business

**Mayor Hall** - I ask that the clerk read the recommendation please.

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

The zoning classification for the parcel at 1339 West Main Street shall be changed to MB-Medium Intensity Business. Ordinance 23-13 is recommended for passage and approval by Council.

**Motion to pass the recommendation on to Council by Mr. Ennen, second by Director Rhodes,**  
motion

**Passed 3-0 with Mr. Gebhart abstaining**

#### 4. **RECOMMENDATION FOR ZONING CHANGE FOR MORRIS STREET., NEWARK OHIO**

Application Number : PC-23-15

Owner: Brewers Real Estate

Applicant: Steven Brewer

Current Zoning: Single-Family-Residence, RH-High Density District and MB - Medium Intensity Business

Proposed Zoning: GC - General Commercial

**Mayor Hall** - I ask that the clerk read the recommendation please.

**Janine Paul** - Upon consideration of the information presented, the following actions are

recommended:

The zoning classification for the parcels at Morris Street shall be changed to GC- General Commercial.

Ordinance 23-14 is recommended for passage and approval by Council.

**Motion to pass the recommendation on to Council by Mr. Gebhart, second by Mr. Ennen, motion passed 4-0**

**NEW BUSINESS**

**5. SITE PLAN REVIEW - Final Plat Review for The Overlook Subdivision, Cherry Valley Rd.**

**Application Number :** PC-23-24

**Owner:** Steve Layman, 9 North Third St., Newark, Oh 43055

**Applicant:** ADR & Associates, Ltd., 88 West Church St. Newark, Oh 43055

**Mr. Layman** - There are some things that need to be cleaned up. In conversation with Brian he feels those things can be resolved before it goes to Council.

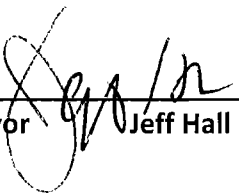
**Mr. Schultz** - There are several items here just related to the plat itself.

**Motion by Mr. Ennen to approve the site plan subject to conditions, second by Mr. Gebhart, motion passed 4-0**

**6. MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, AUGUST 8, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY JULY 17, 2023 4:30 P.M.**

  
\_\_\_\_\_  
Mayor Jeff Hall

  
\_\_\_\_\_  
Planning Director David Rhodes