

## PLANNING COMMISSION MEETING MINUTES

Tuesday, November 14, 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
Janine Paul	Planning Commission Secretary
Brian Morehead	City Engineer
Jeff Hall	Mayor
David Rhodes	Planning Director

### Absent:

Bruce Ennen	Member
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1. **CALL TO ORDER**- Mayor Hall called the Tuesday, November 14, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The September 12, 2023 PLANNING COMMISSION MEETING**- Motion by Ms. Floyd, second by Mr. Gebhart passed by acclamation

### PUBLIC HEARING

#### 3. **ZONING CHANGE FOR 1725 Mt. Vernon Road, Newark, Ohio**

Application Number : PC-23-31

Owner: Cardinal Electric Newark LLC

Applicant: City of Newark Planning Commission

Current Zoning: Newark Township, B2

Proposed Zoning: GC - General Commercial District

**Brian Morehead, City Engineer** - This is a newly annexed piece of land into the City of Newark so, when it comes to the City we need to establish the City zoning district as opposed to the Township zoning district that it previously was.

**Motion by Ms. Floyd to approve the zoning change for 1725 Mt. Vernon Road and forward to City Council, Second by Mr. Gebhart, Motion passed 4-0**

#### 4. **ZONING CHANGE FOR 1572 & 1573 Lemae Avenue, Newark, Ohio**

Application Number : PC-23-32

Owner: Gary Lee Sr. and Mary Moffitt

Applicant: City of Newark Planning Commission

Current Zoning: Newark Township

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

**Mayor Hall** - This is a similar item to the previous one, but different address.

**Bernie Rector , 327 River Oaks Drive, Heath, Oh** - My Mom resides on Ditmoor Stroll and she got a letter about this, I would just like an explanation on what's happening, I understand what Single Family is, but going to Medium Density I am wondering what that would allow and what is proposed to go there.

**Mayor Hall** - AS the engineer explained a little bit, we'll repeat that piece and then add a little more on. Every year a few parcels get annexed into the City, generally at the owners discretion and we have to fit it into our system for the proper zoning for the City of Newark. I don't believe there is anything proposed, is that right Brian that you know of?

**Mr. Morehead** - I believe there is a single family home on the one lot.

**Mr. Rector** - There is a single family home on the right side of the road, there is a dead end and there is no turn around there, I thought it might have something to do with putting a turn around in.

**Mr. Morehead** - There's no turn around there, as you said there is a single family home on the right side, on the left side there's another home there that was previously the parsonage for the church there on the north side of that property, so they split that off and I believe they are selling that, but the proposed district is the Single Family Residential Medium Density District, it sort of matches what is around that area so it's not out of character with the rest of the neighborhood.

**Mayor Hall** - Normally they aren't annexations, normally someone is coming in to have a zoning change, but in this case it just fits the area surrounding that.

**Motion by Ms. Floyd to approve the zoning change for 1572 & 1573 Lemae Avenue and forward to City Council, Second by Mr. Gebhart, Motion passed 4-0**

#### OLD BUSINESS

There is none this meeting

#### NEW BUSINESS

##### **5. SITE PLAN REVIEW PC 23-33 - New Commercial Warehouse - 1580 East Main St.**

**Application Number** : PC-23-33

**Owner**: Scout Holdings, 2251 Weiant Rd, Newark, Oh 43056, David Finckel

**Applicant**: Scout Holdings, 2251 Weiant Rd, Newark, Oh 43056, David Finckel

**Chris Roberts, 11515 Yeungling Lane, Frazeysburg** - I think there is a 15 foot change in that setback from what was originally asked for. We've got everything already through the County and are ready to get started.

**Mr. Morehead** - We've done a review and we have several comments that need to be addressed on the site plan to get that approval. Basically, the items were there needs to be access delineated on the plan for Fire Department access, they've got certain requirements with the roadway and access back to that building that doesn't really show on that plan, so that's going to need to be updated. George wanted the landscaping plan shown on the plan sheet. Then as far as storm water management, their also appears that there might be a future lot split, we don't have any application for that, I don't know if that's coming forward or not, but the drawing shoed that there is a lot split in the works.

**Mr. Roberts** - That's been cancelled, but we didn't get any written information on what George talked about there.

**Mr. Morehead** - Okay, we'll forward this letter to you and you can address those items that are in the letter then. I think the other item on there was the storm water management we need to know where your water is going from the building and how you are going to deal with it. It was probably more critical if the lot split was going through because the setbacks were pretty close to the building. In any case, we want you to show us where the drainage is going to be going and how it's going to be dealt with, there is no specific storm sewer on that site, so I am anticipating that you will be doing dry wells and things like that. So, we recommend approval of the site plan contingent on those items being addresses.

**Motion by Mr. Gebhart to approve the site plan contingent on resolving the issues listed, Second by Ms. Floyd, Motion passed 4-0**

**6. FINAL PLAT REVIEW PC 23-35 - Willow Bend Subdivision, Phase 1**

**Application Number :** PC-23-35

**Owner:** Rockford Homes, 999 Polaris Pkwy, Suite 200, Columbus, Oh 43240, Justin Lowe

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

**Brian Wood, ADR Associates, 88 West Church St.** - AS you mentioned this is the first phase it contains 37 lots of a total of 68 lots subdivision there on River Road. The main portion of the subdivision has the meat and potatoes of the subdivision. Construction is well underway and Justin with Rockford is here to answer questions.

**Mr. Morehead** - We've done a review of this final plat and submitted our comments to Brian and Justin, so they've got all of those and I think they're working on those items at this point. We are going to recommend approval of the final plat so it can move on to Council, contingent upon resolving items in our review letter, there is not anything in there of any major consequence.

**Motion by Ms. Floyd to approve the Final Plat Review and forward to City Council, Second by Mr. Gebhart, Motion passed 4-0**

**7. SITE PLAN REVIEW PC 23-36 - New Commercial Wood Pallett Storage Bldg - 141 Union St.**

**Application Number :** PC-23-36

**Owner:** Hope Timber Properties LLC, 141 union St., Newark, oh 43055, Tom Harvey

**Applicant:** Ratai Builders, 17895 Nashport Rd., Nashport, Oh., 43830, Craig Ratai

**Tom Harvey, 5209 Whitehead Rd, Granville** - We employ over 142 people now in the City of Newark and we are continuing our expansion program and we are asking for the approval to build another pole barn style building at our facility for light building of pallets and for pallet storage. This is Craig Ratai, our builder.

**Mr. Morehead** - We sent this around for review as well, same comment from the Fire Department. Fire Department access to the building need to be delineated and for those requirements it's best to talk with Aaron Holman from the Fire Department to be sure you are meeting what he requires on that. Storm water, we would want to know where your storm water is going from this building. In one of the original submittals we previously had there was a sediment basin located in this area and I think you're probably getting storm water credits with that sediment basin, so if it's removed you need to figure out how that's going to be resolved. Lindsey Brighton, our Storm Water Coordinator would be the one to resolve this with. Other than that I think those are the main issues, we've delineated that in our review letter, so, we recommend approval of the site plan contingent on getting these things taken care of.

**Motion by Ms. Floyd to accept the site plan with the recommendations, Second by Mr. Gebhart, Motion passed 4-0**

**Mr. Harvey** - Thank you very much, will we get that in writing sir?

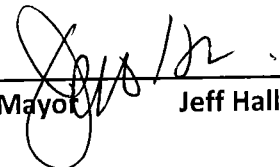
**Mr. Morehead** - Yes.

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 12, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY NOVEMBER 20, 2023 4:30 P.M.**

Meeting stands adjourned

  
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Mayor Jeff Hall

  
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Planning Director David Rhodes