

PLANNING COMMISSION MEETING MINUTES
Tuesday, March 12, 2024 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
Carol Floyd	Member
Joe Gebhart	Member
Janine Paul	Planning Commission Secretary
Brian Morehead	City Engineer
Jeff Hall	Mayor
David Rhodes	Planning Director

1. **CALL TO ORDER**- Mayor Hall called the Tuesday, March 12, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR the February 13, 2024 PLANNING COMMISSION MEETING**- Motion by Ms. Floyd, second by Mr. Gebhart passed by acclamation

PUBLIC HEARING

3. ZONING CHANGE FOR 326 BELLE VISTA AVE., Newark, Ohio

Application Number: PC-23-40

Owner: LP168 Property LLC

Applicant: Lei Yang

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

Proposed Zoning: MFR - Multi-Family Residence

Mayor Hall – Everyone within a circumference of this property was advised. This is just an open session to give you the opportunity to speak for or against this and get it on record. We make no decisions this evening, we listen to you and then we will come back at next month’s Planning Commission meeting and render a recommendation for Council, then it goes to Council where they have another public hearing where you’re welcome to come again, on May 6th at 7pm in this room. You are welcome to come to that Public Hearing, Council listens to that and then they make the vote against or for that change. It is a different panel than this, we offer them suggestions, but your Public Hearing support at that meeting is as important as it is here. Is there anyone here that would like to speak for or against the zoning change at 326 Belle Vista Ave.

Kevin Decker, 298 Belle Vista – I’m against the zoning change, we live on a dead-end street and if they put a lot of apartments up it’s really going to back the traffic up down the hill, that’s my concern.

Cathy Rush, 345 Belle Vista – I’ve lived in my neighborhood for 25 years, I moved there because it was a dead end street, I live alone, I know the people that are in my neighborhood. I have 5 children on the right of me, next to the lot where they want to put this apartment, there’s 4 children, they are the only children on the street, they are fairly safe there. If they put this apartment complex or whatever they want to build there, number one, I didn’t move there to live next to an apartment building. My real big concern is not only the traffic, but the type of

people that would be living there and about the children, their safety, because they are safe where they are in our neighborhood. They can play and they don't have to worry about strangers constantly moving in and moving out.

Diana Skinner, 318 Belle Vista – I was wondering if the developer was here today. We're worried about apartment buildings, we really are. On a dead-end street, I was born on the hilltop, my parents were there 70-80 years and it's a community where everybody knows each other on the hilltop, we don't need a bunch of traffic and strangers, I think it will ruin the neighborhood, it really will.

Kyle Ewing, 360 Obannon Ave. – We have farm animals and I think if we had the apartment complex come in we may or may not have good people coming into that apartment complex and I feel that the neighborhood that is there now is safe and I don't think that an apartment complex would be the right decision on that street.

Mr. Ennen – I would like the record to reflect that there was no representative for the applicant.

Director Rhodes – I would also like the record to reflect that there was an email objecting that was sent to George Carter. (attached)

Motion by Mr. Ennen to forward to Planning Commission Director for his recommendation, Second by Ms. Floyd, Motion passed 5-0

4. ZONING CHANGE FOR 994 MT VERNON RD., Newark, Ohio

Application Number : PC-24-08

Owner: Jacob Jones

Applicant: Jacob Jones

Current Zoning: Single-Family Residence, RM - Medium Density District

Proposed Zoning: MFR - Multi-Family Residence

Chris Anderson – I have a property at the corner of Riverview and Mt. Vernon Road. I know that before there used to be a duplex there, I don't know if that was legal or not, but I guess the proposal is to put a triplex in there and my concern would be the parking, is there going to be enough room for parking or are people going to start parking over in my private drive, that's just my concern.

Mr. Ennen – Is the applicant here for this request? I would like the record to reflect that they are not present.

Motion by Mr. Ennen to close the Public Hearing and forward to the Planning Commission Director for his recommendation, Second by Mr. Gebhart, Motion passed 5-0

Mayor Hall – We are out of Public Hearing, just a reminder it will come back here for a recommendation on April 9, 2024 at 6pm here in this room. It is not a Public Hearing, it's not a time for input, but we would address this and give a recommendation for Council. It will come to Council on May 6, 2024 for another Public Hearing and they will make the vote.

OLD BUSINESS

There is none this meeting

NEW BUSINESS

5. SITE PLAN REVIEW for PC-24-10 Five level Parking Structure at 32 South 4th Street

Application Number : PC-24-10

Owner: Newark Development partners - Fred Ernest

Applicant: Dugan & Meyers - Ben Sayre, 1110 Kenwood Rd. Cincinnati, Oh. 45242

Engineer: MODE Architects, 275 College St. Groveport, Oh. 43215

Ben Sayre, Project Manager for Dugan & Meyers – Pretty simple, it's a 140,000 square foot, five story garage.

Mayor Hall – Which would be positioned across the street here.

Mr. Sayre – Yes.

Ms. Floyd – How many vehicles would it hold?

Mr. Sayre – Currently, just over 400.

Mayor Hall – You've got a staff report, if you would cover that Mr. Morehead?

Brian Morehead, City Engineer – We've been going back and forth with Ben and his group reviewing different versions of the plans for the last couple of months now, so the plan has pretty much been ironed out for the most part. We've reviewed it through all of our different departments and so forth and really the only outstanding item that we have is the garage would sit on two different parcels, so a lot combination would need to be done prior to issuing the zoning certificate for it, but otherwise there are no other real issues we've identified. We recommend conditional approval of the site plan conditioned on getting the lot combination submitted and approved.

Motion by Mr. Ennen to approve based on the condition, Second by Ms. Floyd, Motion passed 5-0

6. SITE PLAN REVIEW for PC-24-11 Two Industrial Building Additions for Anomatic Corp., 1650

Tamarack Road

Application Number : PC-24-11

Owner: American Industrial Buildings LLC

Applicant: EMH&T - Jackson Seiple, 5500 New Albany Road, Columbus, Oh. 43054

Jeff Godwin, Vice President of Engineering for Anomatic Corp. – This proposal that we are offering up is to add a covered tanker unload space and then additional manufacturing space inside the building.

Mayor Hall – You have a staff report Brian.

Brian Morehead, City Engineer – We've had our various departments review it and as far as items that will need to be dealt with, Zoning is going to require some sort of action by the Board of Zoning Appeals, the existing building is non-conforming as far as the existing setbacks go, so that's going to need to be dealt with. There were some concerns from our Storm Water Industrial Pre-treatment that the project was going to lose some of the spill containment areas where the loading and unloading occurs in the front of the building, so I am recommending that you contact them and have a discussion about that.

Mr. Godwin's representative – The whole point of the project is actually about improving both of those issues.

Mr. Morehead – Okay, maybe that didn't come through on the plans then. Their thoughts were the areas where the current ramps are were going to be done away with and those help contain any spills or any issues at this point.

Mr. Godwin – A portion of that does go away, but there is a portion that stays, then if there is any spill it is contained in the building structure that we are putting in place.

Mr. Godwin's representative – Yes, so instead of actually off-loading outside the building, it would be off-loaded inside the building now, so much better chemical containment.

Mr. Morehead – Alright, so, I am going to suggest a meeting with Lindsey Brighton who is our Storm Water coordinator to kind of go through the details, so just set up a TEAMS call and just talk through it. Otherwise, those were the only major comments that we had. We are recommending just to move things along on this project, conditional approval of the site plan, conditions being the

BZA variance or the decision for the depths needs to be resolved, there were no Fire Department comments that we received and then just resolving the issue with the Storm Water and Industrial Pre-Treatments.

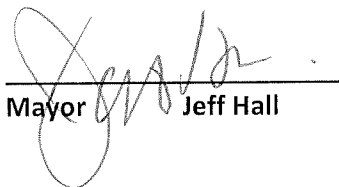
Motion by Mr. Gebhart to approve the site plan based on the conditions, Second by Ms. Floyd, Motion passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

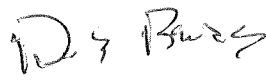
There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 9, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 18, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes

CCC-Janine Paul

From: ENG-George Carter
Sent: Wednesday, March 13, 2024 11:24 AM
To: CCC-Janine Paul
Subject: Fwd: Public hearing

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From: SRV-David Rhodes <drhodes@newarkohio.net>
Sent: Monday, March 11, 2024 6:07 PM
To: ENG-George Carter <gcarter@newarkohio.net>
Subject: Fwd: Public hearing

Sent from my iPhone

Begin forwarded message:

From: Rodney Lundberg <rlundb@gmail.com>
Date: March 11, 2024 at 5:25:19 PM EDT
To: SRV-David Rhodes <drhodes@newarkohio.net>
Subject: Public hearing

Mr. Rhodes,

My name is Rodney Lundberg, I live next to 326 Belle Vista Ave. Newark Ohio 43055. In February I received a letter in the mail regarding a public hearing being held tomorrow at 6 pm in council chambers, from what I understand this is to change the zoning from a sfr to a mfr. I am interested in finding out what effect my presence will have on this hearing seeing how I am against the idea of multi family residence so close to my property.

I want to attend but may not be able to due to work. I'm sure that you are not taking a vote, I am just wondering if this is something that I should be concerned about and miss work to attend?

Thank you for your time,
Rodney Lundberg