

**PLANNING COMMISSION MEETING MINUTES**

**Tuesday, May 14, 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
Amy Vensel	Planning Commission Secretary
Brian Morehead	City Engineer
Jeff Hall	Mayor
David Rhodes	Planning Director (not present)

1. **CALL TO ORDER**- Mayor Hall called the Tuesday, May 14, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR the April 9, 2024 PLANNING COMMISSION MEETING**- Motion by Ms. Floyd, second by Mr. Gebhart passed by acclamation.

**OLD BUSINESS**

**3. RECOMMENDATION FOR 15 MESSIMER DR. AND 55 SCHAFFNER DR., Newark, Ohio**

Application Number: PC-23-05  
Owner: Licking Memorial Health Systems, Licking Memorial Hospital  
Applicant: Licking County Board of DD  
Current Zoning: GO – General Office and MFH Multi-Family High Rise  
Proposed Zoning: MFR - Multi-Family Residence

**Motion to approve recommendation and send to council by Mr. Ennen, second by Ms. Floyd, passed 4-0**

**4. RECOMMENDATION FOR 359 THORNWOOD DR., Newark, Ohio**

Application Number: PC-24-06  
Owner: Jessica Binning  
Applicant: Jessica Binning  
Current Zoning: Single-Family Residence, RL – Low Density  
Proposed Zoning: AD- Agricultural

**Motion to approve recommendation and send to council by Mr. Gebhart, second by Mr. Ennen, passed 4-0**

**5. RECOMMENDATION 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  
Proposed Zoning: MFR – Multi-Family Residence

**Motion to approve recommendation and send to council by Mr. Ennen, second by Ms. Floyd, passed 4-0**

**NEW BUSINESS**

**1. SITE PLAN REVIEW for PC-24-18– Food Storage Building Addition, 314 Granville St.**

**Application Number:** PC-24-18

**Owner:** Newark City Schools

**Applicant:** Northpoint Ohio LLC Phil Claggett

**Phil Claggett, 19 N. Fourth St.** – Newark City Schools has food service vehicles, and where they park them now, their catalytic converters are getting stolen. They would like to put them in a secure building. Also, for the longevity of the vehicle, keep it out of the weather.

**Brian Morehead, Chief Engineer** – We sent this around for our site plan review to the various departments in the city. We didn't see any major need for change. We recommend approval of this site plan so we can move forward with the zoning certificate.

**Motion to approve the site plan by Mr. Ennen, second by Ms. Floyd, passed 4-0**

**2. SITE PLAN REVIEW for PC-24-20– New 7 Brew Drive-Thru Coffee Shop, 1355 North 21<sup>st</sup> St.**

**Application Number:** PC-24-20

**Owner:** Cincinnati Capital Partners 195 LLC 45 Fairfield Ave, Suite 200 Bellevue, KY 41073

**Applicant:** Sarah Kramer – Woolpert 1203 Walnut St., 2<sup>nd</sup> Floor Cincinnati, OH 45202

**Ryan Rosen** – I'm with Woolpert. I'm standing in for Sarah Kramer today. This is a 510 sq. ft building. That is an amendment to what is in the meeting tonight, so I want to make note of that. It is a drive-thru coffee shop. I did read through the comments that were provided. To address some of those, the landscape plan, and the engineering and utilities plan have both been completed and submitted as of last Friday. I'm sure they just didn't make it into these notes. We are looking for more direction on the right in from council.

**Mr. Morehead** - We went through the plans and are contingent to review the submittals that are coming in. We'll have a look at the landscaping plan and the utilities plan as well. I think the main thing that we wanted to discuss, we probably need to set up a meeting regarding that. The right turn in, and I'll get Nick Shultz our traffic engineer involved with it. He sat out there and looked at the traffic during peak hours over the last week or two, and I think there might be some striping and signage changes that we can do there to help smooth some of that traffic coming in. There is some confusion if you're on the McDonald's side and you don't take the drive-thru, you cut through the other site, so we need to work on that. We can set up a meeting to discuss that. The only other major thing we had on there was resolving the future right of way issue there on 21<sup>st</sup> St. Whether it be an easement or a derestriction or something like that. I know we discussed it early in the project. I noticed it is shone as a future right away on the plan sheet.

**Mr. Rosen** – Yes, it is shone there. It was my understanding reading through the preapplication notes, that that was not required at least at that time.

**Mr. Morehead** – We'll discuss that at the meeting as well. Otherwise, we recommend conditional approval so we can move forward with this site plan, and we'll deal with these other items during our construction plan review.

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

**3. SITE PLAN REVIEW for PC-24-22– Building / Office Addition for Licking Co. 911 Annex, 285 Wilson Street.**

**Application Number:** PC-24-22

**Owner:** Licking Co. Commissioners 20 S 2<sup>nd</sup> Street Newark, Ohio 43055

**Applicant:** Wachtel & McAnally Architects  
35 South Park Place, Suite 350  
Newark, Oh 43055  
Craig Van Horn

**Mr. Morehead** – It’s a pretty simple addition. It’s an office addition onto the rear of the existing building there. We didn’t have a lot of comments. They’re going to need to manage the stormwater on site. The existing building sits up somewhat higher than the adjacent property to the east. There’s a vacated alley there, a wooded area there, and a pretty steep slope. We want to make sure with their grating that they’re taking the water the other way onto their own property and not dumping it on their neighbors. That’s really the only thing that we’ll work through with Wachtel McAnally on this. Otherwise, we’ll recommend conditional approval based on that.

**Mr. Ennen** – On page 2 about the buffering, the phrase “assuming it does not become a maintenance of security issue in the future”. Is there a reason for that exception? I find it vague with no measurable standards, and I’m a little reluctant to give the landowner the right to make that determination since buffering is to protect the neighbors.

**Mr. Morehead** – The only reason I phrased it like that is because we had several issues. The rear of that property is along the railroad. There’re not so good uses of those (inaudible).

**Mr. Ennen** – Ok. That’s fine.

**Mayor Hall** – There’s a compromise. Some buffer.

**Mr. Ennen** – In that case, it’s against the railroad. I wasn’t thinking the railroad when I looked at the drawing. It’s along there, it really is buffering almost to protect the land owners.

**Motion to approve the site plan with conditions by Mr. Ennen, second by Ms. Floyd, passed 4-0**

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, June 11, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, May 20, 2024 4:30 P.M.**

Meeting stands adjourned

  
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Mayor Jeff Hall

  
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Planning Director David Rhodes