

PLANNING COMMISSION MEETING MINUTES

Tuesday, June 11, 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
Jeff Hall	Mayor
David Rhodes	Planning Director

Absent:

Brian Morehead	City Engineer
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1. **CALL TO ORDER**- Mayor Hall called the Tuesday, June 11, 2024 Newark City Planning Commission Meeting to order.
2. APPROVAL OF MINUTES for the May 14, 2024 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Gebhart, passed by acclamation**

PUBLIC HEARING

3. **ZONING CHANGE FOR 417 GARFIELD AVE., Newark, Ohio**

Application Number : PC-24-13
Owner: MID OHIO PROPERTY MANAGEMENT LLC
Applicant: JAMES R. HOEKSTRA
Current Zoning: SINGLE-FAMILY RESIDENCE, RH – HIGH DENSITY
Proposed Zoning: TFR – TWO-FAMILY RESIDENCE

Mr. Hoekstra, 350 Queens Dr. N. – I own the parcel at 417 Garfield. It's a lot that I would like to develop into a ranch style duplex. That's my plan, but I can't do it without your help.

Mr. Ennen – There are two lots listed, 3864 and 3865. Are they a single lot? Have they been combined?

Mr. Hoekstra – Yes.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, second by Ms. Floyd, passed by acclamation

4. **ZONING CHANGE FOR 842 JEWETT AVE., Newark, Ohio**

Application Number : PC-24-19
Owner: KEVIN R. HALL
Applicant: KEVIN R. HALL
Current Zoning: Single-Family Residence, RH – HIGH DENSITY
Proposed Zoning: GC – GENERAL COMMERCIAL

Kevin Hall, 4721 North Bank Rd., Buckeye Lake – I own the property at 842 Jewett. I have a small real estate investment company. We have rentals in the Newark/Heath area. I thought it would be a good central location to operate out of. When I was trying to get water and sewer, I guess not falling under zoning, and then I had to build a road, abandon a street. There were quite a few loop holes they wanted me to jump through, and then if I jumped through those, then it still didn't fall under the

zoning. So, I do all that and then they tell me “you can’t operate that here”. The building is there. It’s not something I was looking to even change.

Mr. Gebhart – So, there is a current structure on the property?

Mr. Hall – Yes. It’s a small pole building. I think it’s like 36’ x 24’. It’s to keep maintenance tools and trucks which is basically my intention.

Mr. Ennen – Same question that I had for Mr. Hoekstra. There are 5 total parcels that are part of this. Have they been combined?

Mr. Hall – They have not been combined. No. I guess it was planning and zoning that suggested that I combined them and then abandon the street so they didn’t have to maintain it. But, I wasn’t going to go through all that if I still can’t get a zoning change.

Mr. Ennen – Ok. Thank you.

Director Rhodes – Kevin, I’m the one who has to come up with an opinion to present to the committee. My secretary will be in touch with you. I’d like to meet with you on site and get an idea of the building and all things that are going on. Tina Scott will be in touch with you by phone to set up an appointment. We have your number listed in your application?

Mr. Hall – Yup. Thank you.

Darlene Baker, 140 Riley St. – I own property on Wells Ave. My concern was when I saw this is there not four properties that he owns? It looks like there are four there. One with the building and then three separate places. There’s four?

Mr. Ennen – That’s what it looks like from the map, yes.

Ms. Baker – Ok. So, are you renovating all four of those?

Mr. Hall – If I can get the zoning change I was going to combine the lots and they would abandon the street, so it would be just a single lot.

Ms. Baker – I guess my concern is what he is going to put in there. The reason I say that is because we have enough problems in our neighborhood with low income and with people not taking care of their properties and stuff like that. I want to address that part of it. I don’t have anything against him having a business down there or anything like that, but I want to know that we’re going to maintain it properly. Also, it’s flooded all the time. That’s a big issue. That’s a big issue for you.

Mr. Hall – The building sits up on the higher end of the property.

Ms. Baker – Everything is slanted there. Wells Ave. and all of that is one big mess right now. I think a lot of that needs to be addressed, so that if you want to do something...

Mr. Hall – (inaudible)

Ms. Baker – I know how these things starts out. They start out, we’re going to have this little business, then we get more things added in there. I just wanted to see what was being considered.

Mayor Hall – He’s looking for a general commercial zoning change. That wouldn’t allow residential.

Ms. Baker – So that would just be business? Ok.

Mayor Hall – Yes. If for some reason (inaudible), he would have to come back to this board and rezone it again. For residential. It does not allow residential in a general commercial.

(conversation in the crowd between Mr. Hall and Ms. Baker about the water issue)

Mayor Hall – Thank you, Ms. Baker.

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

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

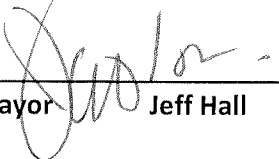
There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, July 9, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, June 17, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes