

**PLANNING COMMISSION MEETING MINUTES**

**Tuesday, September 10, 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

**Absent:**

David Rhodes	Planning Director
Brian Morehead	City Engineer

1. **CALL TO ORDER**- Mayor Hall called the Tuesday, September 10, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the August 13, 2024 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Gebhart, passed by acclamation**

**PUBLIC HEARING**

**3. ZONING CHANGE FOR 1845 W. MAIN ST., NEWARK, OHIO**

Application Number: PC-24-30  
Owner: 1845 W. Main Street, LLC  
Applicant: Brandon Hess  
Current Zoning: GB General Business  
Proposed Zoning: LI Limited Industrial

**Ed Neidegger, 1821 W. Main St.** – I work for MedBen. You said it's not really a question and answer, it's just how do I feel about the zoning change?

**Mayor Hall** - You can give us any comments you want and it helps us render a decision.

**Mr. Neidegger** - Well, we would welcome it, but we would be disappointed in it depending on what kind of business would be entering it. After looking at the potential businesses that could go in there, it's quite a range. So, marijuana facility, repair shop, bakery, I mean it's quite a range. Some would be more attractive than others. So, I really don't say I would favor or disfavor it. I just wanted you to know that we had a representative from MedBen that had the property.

**Mayor Hall** - As neighbors, we appreciate that. And typically, in zoning changes, we don't always know what might go in there. But, as you know, when a zoning gets changed, if it doesn't get changed again, then anything under that can be, you know, sometimes there's suggestions, sometimes it's done by an owner to make it more marketable or just varied things. So, you looked at it. Zoning code is online. It shows us possible uses, sure.

**Mr. Neidegger** - We would favor it for no other reason than to improve the aesthetics and usefulness of the property. Thank you.

**Mayor Hall** - Thank you very much, sir. Appreciate that.

**Luke Baus, 2892 Silver St.** – As one of the owners of the property I just thought I would quickly address that one of the reasons we're looking at rezoning it is to figure out a better use, also being good stewards of the local community that we live and work in. So, while there is a broad range, we will be very careful in how we try to market that piece of property, making sure we understand that the neighboring properties are affected as well. So, I cannot guarantee you that use, but I can stand here and tell you that the three of us that are owners of that property are going to make sure that we feel it's appropriate to not only the neighborhood, but the community. Thank you very much.

**Mayor Hall** - Appreciate that. Anyone else for comments?

**David Stockdale for Courtesy Ambulance, 1890 W. Main St.** - We also are for the change, just voicing some concerns that were already brought up. The type of business and for us, probably the main concern for us would be the traffic. We're already having a congestion problem there now. Our ambulances are having trouble getting out of our own driveway. And depending on what goes in there, the increased traffic is going to be a concern. So, we're working with everybody else to try to hope that that gets better. But, for something new, we're okay.

**Mayor Hall** - Thank you. Anyone else here for any comments on the zoning change for 1845 West Main Street?

**Jeff Rath, 1685 Greer Dr. W.** - Just for the record, I know you guys take this into consideration. I understand there's no potential use in mind now currently, but you'll be selective as to who you sell it to. When we do rezoning, we want to pay attention not necessarily to what's going in there now, but what's going in there after that property owner decides to sell again. So, while it could be a bakery today, it could be a marijuana dispensary tomorrow, or whatever. So just would encourage you to keep that in mind.

**Motion by Mr. Ennen to close the public hearing and refer the ordinance to the Planning Director for recommendation, Second by Ms. Floyd. Motion passed 4-0**

#### **4. ZONING CHANGE FOR 2236 RIVER RD., NEWARK, OHIO**

Application Number: PC-24-31

Owner: John R. Lindsey

Applicant: Thomas L. O'Brien

Current Zoning: MFC Multi-Family Condo

Proposed Zoning: MFR Multi-Family Residence

**Sue Grindrod, 2109 Valentina Ln** - I sit on the Board of Directors for the Reddington Village Condos. I am here because we are very concerned about this apartment building going in. We have many, many concerns, and we've had many issues and problems with the current construction, previous construction, ongoing construction that has made our lives quite a bit interesting. One of the things is, well, there's a lot of things. One of the things is with the median age of Reddington being around 70 plus years old and dealing with a brand-new traffic change that we have to do, and then adding an apartment building with additional traffic, additional children, additional people walking around, adding to a traffic congestion as we try to get used to it, as not us. Everybody gets used to a very interesting roundabout that will have very interesting patterns. This just seems to be a very, increasing the risk of potential accidents and a series of things, which the roundabout, I think, was supposed to help with the traffic pattern and help things move a little easier. So, we're very concerned about that. Some of our residents have had people that come through the condo and knock on their doors or do different things that we have no idea where they came from. They just walk around. We also are very concerned because of all the damage that the Outlook subdivision caused. Many, we've gotten quite a bit of damage that we are now going to have to pick up when there was a runoff into our property, water runs down, we are downhill from the apartment. We have spent, again, a lot of money fixing our retaining walls, and I just, I guess I want to say, if it's apartments, we are very unhappy with it. And I guess the question is, does anybody know whether it's going to be apartments?

**Mayor Hall** - That's, I think, what the zoning change is probably about, it's zoned for condos now, this would be apartments versus condos.

**Ms. Grindrod** - Yes, and we think that condos tend to lend a little bit of stability to a neighborhood that's pretty stable, and we'd like to, so we'd like not to, we would like not to see apartments built.

**Tom O'Brien, 2726 Kent Rd, Columbus** - My business partner, Alex Marsh, is with me as well.

So, you know, as you see in our presentation, our proposal is for nine buildings consisting of 234 apartment units. We sat down and met with Mayor Hall and his team in June to discuss the project, and the recommendation was for us to submit for this rezoning, and that's why we're here today. Our goal is to, you know, build a nice apartment community with two parking spots per unit, well lit. We intend to look at the traffic and make sure that our entrance is, you know, agreeable to the traffic department and engineering department here. We provide a pool, a fitness center, a community play, you know, play area. So, we just intend to build a nice apartment community here, and we're absolutely willing to sit down with the neighbors and address all of their concerns and make sure we build all those things into our plans if this rezoning goes forward.

**Alex Marsh, 10 North High St.** - I'd just like to add a few things. Tom and I recently built a project similar to this in Canal Winchester in Columbus. The project is called the Retreat at Canal. We invite any of you to look at the website, but you know, it's a nice, we consider it Class A apartment complex. Has similar features. The building would be very similar to this. Includes stone, natural materials from the exterior. And our background prior to that was with the Robert Weiler Company building, you know, probably 10 to 15 of these similar complexes throughout the Columbus area. So, you know, as far as this particular project, it's been built throughout Columbus in similar kind of suburban markets. The key for us is to build something that's nice, that's secure, that's safe, and that's an amenity for the community, for folks that are moving out here for jobs.

**Mr. Ennen** - I've got a couple questions. Are you looking to rezone both of these parcels?

**Mr. Marsh** - Yes.

**Mr. Ennen** - How many of the nine buildings are going to be in the big parcel, and how many are going to be in the little parcel?

**Mr. Marsh** - I think we've got one building lined up for the smaller parcel, and then the majority would be on the larger parcel.

**Mr. O'Brien** - Eight buildings, including the clubhouse, would be on the larger parcel.

**Mr. Ennen** - And you've got financing arranged? You guys are good to go?

**Mr. Marsh** - Yeah, we'll have all the financing. We could start construction probably as early as next year, depending on if we get the approvals in place. So, they're all three-story buildings, except for the clubhouse. We made sure there's plenty of parking, so it doesn't really affect any of the neighboring areas.

**Mr. O'Brien** - We've built these same buildings dozens of times, so we have the plans using the same buildings.

**Mr. Gebhart** - What's the plan for the little lot that's over on the other side of the roundabout?

**Mr. O'Brien** - One 18-unit building.

**Unknown Speaker** - I'm sorry to interrupt. Is the little lot on the north side of the roundabout? What's the little lot versus the big lot?

**Mr. Marsh** - It looks like the smaller lot would be south of River Rd. Yeah, southwest corner.

**Unknown Speaker** - The large lot is where Lindsey's house is now, correct?

**Mr. Marsh** - Right.

**Unknown Speaker** - And the small lot is inside, between the roundabout and the houses on the old River Rd, correct? We're going to call this that, right? We've never seen any of the documentation, so we don't know.

**Mr. Marsh** - The Kirk family's owned the piece for a while, then, you know, that new roadway expansion cut through the middle of it, kind of leaving that southern piece. I mean, I think if that one building to the south was a major sticking point, we could talk about, you know, maybe reducing that building altogether.

**Mayor Hall** - I assume we have someone else here who wants to make some comments. I'll entertain after that, a few questions, but as long as we stay civilized, that's all I need. I need to get people's comments on record, so thank you.

**Connie Miller, 173 Reddington Village Ln** - I'm not for this in any way. We have apartments there now. We have had to call the police twice because people, our front door is like right here, my patio is right there, and people walk through there, go up the hill, and across over to those apartments.

One time, while I was in my office, with my back to the window, this jerk, I'm going to call him because he was not very nice, knocked on my window, scared me half to death. We couldn't do anything about it, the police have no, they can't do anything. I didn't know who it was, but he went up the hill and over to the apartments. Once when I was doing my gardening, I was down, there's a wall there, a stone wall, and these kids, they were very respectful once I said something to them, but there were three boys, and I was down below the wall. They came over on their bicycles, and I stood up, and I almost got hit by one. I said, this is private property, and I asked them, please don't do that. Well, they did back off, but it's a problem. They're going to come down the driveway to the turnaround, come right through, because it's a straight shot down to the walkway, the path, and it's also a straight pathway to the stores on down the street, and it's just a problem. There's not enough room for kids to be in that area, and I'm very concerned about it, very concerned, and I mean, I have had so many, we had a guy with long blonde hair, he would come down there, he'd bring his drink, and he'd go up the hill. We kept telling him it was private property. It doesn't matter, and there's nothing, we don't have any recourse. The police can't do anything to them. So that's mine.

**Lee Miller, 173 Reddington Village Ln** - The other question I had is if there would be any low-income rentals there?

**Mayor Hall** - I don't believe that's what's proposed. No.

**Jeff Delozier, 2195 River Rd.** - Right across the street. We have lived there for 30 years, and I definitely do not want to see a three-story apartment building right out in front of my window. Absolutely, I definitely do not want apartments.

**Unknown Speaker, 2195 River Rd.** - That road is now a cul-de-sac, so that will be kids wanting to ride bikes in there, run around and play in there, but that's still our driveway, it's still our neighbor's driveway. We're going to be coming in and out of there, and then we're going to have to watch for kids over here on the cul-de-sac. And like he said, we have lived there for 30 years, it used to be a field, then it became a roundabout. Which is great, I have no problem with that. Apartments right directly across from where we live, that is unacceptable, unacceptable. And the people that are proposing it, no disrespect whatsoever, but you're not the one that's going to live there and have to see and what goes on every day. We are the ones that are going to have to live it every single day. And it's not going to matter once it's done, it's done and there won't be anything we can do about it. I'm sorry, I'm just very heated about this.

**Mr. Delozier** - Do you even live in Newark?

**Unknown Speaker** - We live in Columbus.

**Mr. Delozier** - So, it's not going to bother you guys at all, but it's going to bother us. I definitely do not want apartments.

**Unknown Speaker** - It's going to affect us and all of our neighbors and the people in the condos and everywhere else. Thank you.

**Jonathan Kent, 2175 River Rd.** - I'm their neighbor. I'm going to be right across the street from all of that too. We just moved out here three years ago. We moved out because we liked the property, we liked the area. I was okay with the field turning into the roundabout because of the improvement in the quality of life. But I just, I struggle with seeing the quality of life with having apartments across the street. I moved out here because I enjoyed the peace, I enjoyed the quiet, I enjoyed the property. I know that the previous owner and we have had people kind of walking through the road and cutting through our yard as well, because we're right there on the corner. And I know that there's been some theft on the property too just from people walking through. I'm just worried with the amount of traffic that these apartments are going to bring in, how much is that going to impact our houses? What kind of

traffic will that continue to bring past our house? I thoroughly enjoy the community right now and I'd like to see it stay the same. Thank you.

**Cathy Pangborn, 2205 River Rd** - We moved out to this area 22 years ago. And one of the reasons that we did go out there is it was surreal. We looked over a beautiful field that Mr. Lindsey owned. And we, over the years, we have seen the increase in traffic. We've seen the increase in speed on that, on River Road as well. And we're happy that the roundabout, hopefully that will break some of that up and improve the traffic flow. But it is really with the additional houses that are being put out between, what is it, not Park Ridge, not Park Trails, but the new one, with the additional apartments that they already have on the Granville side, the volume of traffic and the volume of people is unbearable. It really is. So, when you talk about putting that many apartments, and again, we moved there for that space, we are going to directly look at a three-story apartment building, which I agree, that's not why we moved there. And if that is something, it will be somewhere that we'll want to relocate to. We won't want to stay there. And after being there for 22 years and raising our children and all of our animals and all that stuff, it's disappointing. It really is. And we, again, are against having apartments there.

**Todd Pangborn, 2205 River Rd.** - I also think part of the issue, it was a dead zone for police department to get out there. We've had speeding, I've had the Newark Police Department out there several times, and the way the road was constructed is if they pulled somebody over, they fell in the ditch. So, they stopped coming out. And so, they were racing. I mean, the trash, and now kind of with the roundabout coming in there, it's a really, it looks to me like it's going to be easy to get in and out. They've already started racing on the roundabout. I mean, there are two cars, two by two, on either side of the cones, and they're racing on that far side already. And you add hundreds of people out there with, like they said, kids and traffic and things like that. I mean, it's definitely, along with what she said, it's different.

**Ms. Pangborn** - And I will say this. We are one year into the construction of the River Rd Turnabout. It is, it's painful. We get yelled at, we get cussed at. We get, you know, the construction people are telling us to go one way, and then we get corrected and yelled at by another construction crew. We've been driving through our yard for two weeks because our driveway's been closed for 14 days. We could not get out of our driveway. We have food trucks, and so we have to get an antique fire truck out of there, and they expect us to go down River Rd. and pull out on 16 with a 1955 firetruck that goes 0 to 45 in five minutes. He'll get killed. I Mean, I'm not being facetious, but to think that you guys are going put another construction of a year on us. I think we'll lose it. I mean, we have a year left to get the roundabout and everything open and the sewer line and all of this and then you're going to throw another year of construction on and there's only about what, there's two houses that we're not able to come. They're still working. They didn't get off until 6:30, so they weren't able to attend. There's like five or six houses that are really impacted by this significantly. It's not Park Trails. It's not Park Ridge they're inconvenienced, but like there's my daughter went down to go to school and she couldn't get out of the driveway. Her car won't take her over this lip. So, you've got a, you know I know there's not a huge amount of us that it impacts, but it does. We've lived there a very long time and we bought property because of the way it looked and I know you can't preserve that. I know that's not good business, but good decisions can be made to accommodate the entire community and I don't know if this is a good one. So, thank you.

**Mayor Hall** - Anyone else want to share any comments?

**Motion by Mr. Ennen to close the public hearing and refer the ordinance to the Planning Director for recommendation, Second by Ms. Floyd. Motion passed 4-0**

**Mayor Hall** - Surely, I want to thank everyone for coming tonight and sharing. We have just a little bit more business to do tonight, but I appreciate you taking time out of your evening and giving comments. I want to remind you again that on October 8th a decision will be rendered as a suggestion for Council to consider and they will be looking at that on November 4<sup>th</sup>. There will be a public hearing again prior to that at 7 o'clock in this room on Monday the 4th If you do not remember that, you can surely call back in here and someone can help you with that and after that, there will be a vote.

OLD BUSINESS

**5. RECOMMENDATION FOR 203 N. GAY ST., NEWARK, OHIO**

Application Number: PC-24-27

Owner: Association for Retarded Citizens of Licking County

Applicant: Regan Eveland

Current Zoning: Single-Family Residence

Proposed Zoning: TFR Two-Family Residence

**Ms. Vensel** - Upon consideration of the information presented the following actions are recommended: The zoning classification for the parcel at 203 North Gay Street shall be changed to TFR two family residence district. Ordinance 24-24 is recommended for passage and approval by Council.

**Motion by Mr. Ennen to accept the Planning Director's recommendation and forward the ordinance to Council, Second by Mr. Gebhart, Passed 4-0**

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, OCTOBER 8, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, SEPTEMBER 16, 2024 4:30 P.M.**

Meeting stands adjourned

  
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Mayor Jeff Hall

  
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Planning Director David Rhodes