

PLANNING COMMISSION MEETING MINUTES
Tuesday, October 8, 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, October 8, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the September 10, 2024 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Gebhart, passed by acclamation**

OLD BUSINESS

3. RECOMMENDATION 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 District
Proposed Zoning: LI – Limited Industrial District

Mayor Hall - I would ask our clerk to go ahead and read that recommendation, please.

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 1845 West Main Street shall be changed to LI, Limited Industrial District. Ordinance 24-26 is recommended for passage and approval by council.

Motion by Mr. Ennen to accept the Planning Director's recommendation and forward to Council, Second by Ms. Floyd, Passed 4-0 with Mr. Gebhart abstaining

4. RECOMMENDATION FOR 2236 RIVER RD., NEWARK, OHIO

Application Number: PC-24-31
Owner: John R. Lindsey
Applicant: Thomas O'Brien
Current Zoning: MFC – Multi-Family Condo District
Proposed Zoning: MFR – Multi-Family Residence District

Mayor Hall - I'd ask the clerk to read that recommendation.

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The parcels requested for district change consist of 18.7 acres north of relocated River Road and 1.3 acres between relocated Road and Old River Road. It is recommended that the 18.7 acres north of relocated River Road be changed to MFR Multi-family Residence District and the 1.3 acres between relocated River Road and Old River Road remain unchanged as the current MFC Multi-family Condo District.

Motion by Mr. Ennen to deny the recommendation of the planning director, and to send that recommendation to Council, Second by Ms. Floyd

Mr. Ennen - I was troubled by the 234 potential units when this was presented at the last meeting and I remain troubled by it. I am most bothered by the potentials for congestion out there and I don't know what the solution exactly is, but I think there's an awful lot of things yet to develop out there that makes this more than doubling of the existing situation troublesome. So, I don't see this is exactly the solution even though we do have the need for housing in this community for some of this. So, for the developers, I might be willing to consider a change to residential for apartments from the condos. I'm not sure what my magic number is in terms of units and density. I know that by (inaudible) calculations I come up with 208 and you've presented 216. Those aren't my numbers. I don't know yet what they are but I think there's room for this to come back if council doesn't override our decision. For those of you residents, I'm sorry to tell you that I'm not prepared to just make this all go away for you. I don't know how we work this out, but I think there's still some room to play. I guess I'll express my frustration that our zoning code keeps us from dealing with this whole geographic area in a more uniform fashion, and keeps us dealing with it piecemeal, and I do find that frustrating. So that was my reason for my motion.

Ms. Floyd - I just want to say, I understood a lot of, you know, what people told us last time. I do think we need more housing in Newark. I think, you know, with all the development toward Columbus and the need for housing, it's really important. On the other hand, I agree with Bruce that it's just too many, too many units and the traffic in that area is really heavy already, and there's been a lot of development out there already. So, I will vote no.

Motion to deny passes 4-1 with Mr. Rhodes voting against the motion

Mayor Hall - That will go on to council. There will be another public hearing at council on the 4th of November. It will be in this room at 7 o'clock. They will have a public hearing to listen to anyone. Following that public hearing, kind of like it was last month here with the public hearing, again the same room, they will take the vote, and that is the vote at the end of the day. It will take a majority plus one of council votes to override that recommendation of this committee.

NEW BUSINESS

5. SITE PLAN REVIEW PC-24-47 – Site Plan Review for new warehouse – office building for North Central Insulation, 995 Brice Street

Application Number: PC-24-47

Owner: 5542 Columbus Pike Ltd, 7539 State Route 13, Belleville, OH 44813

Applicant: McCarty Associates, LLC – Garrett Spargur, 213 North High Street, Hillsboro, OH 45133

Architect: McCarty Associates, LLC – Dallas Puckett, 213 North High Street, Hillsboro, OH 45133

Mayor Hall - The engineer is tied up in an ODOT conference but did pass on that his recommendations are contingent upon approval. He thought approval was fine based on his proposed recommendations.

Motion by Mr. Ennen to approve plan subject to the recommendation set forth in the report, Second by Mr. Gebhart, Passed 5-0

6. Final Plat Review for PC-24-48 – Willow Bend Subdivision, Phase 2

Application Number: PC-24-48

Owner: Rockford Homes, 999 Polaris Parkway, Suite 200, Columbus, OH 43240 - Justin Lowe

Engineer: ADR & Associates, 88 West Church St, Newark, OH 43055 - Brian Wood

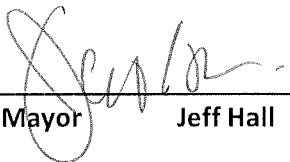
Motion by Mr. Ennen to approve plan subject to the recommendation set forth in the report, Second by Ms. Floyd, Passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, NOVEMBER 12, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, OCTOBER 21, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes