

PLANNING COMMISSION MEETING MINUTES
Tuesday, November 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
Amy Vensel	Planning Commission Secretary
David Rhodes	Planning Director
Brian Morehead	City Engineer

Absent:

Jeff Hall	Mayor
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1. **CALL TO ORDER**- Director Rhodes called the Tuesday, November 12, 2024 Newark City Planning Commission Meeting to order.
2. APPROVAL OF MINUTES for the October 8, 2024 PLANNING COMMISSION MEETING- **Motion by Mr. Ennen, second by Ms. Floyd, passed by acclamation**

PUBLIC HEARING

3. ZONING CHANGE FOR 2ND ST., NEWARK, OHIO

Application Number: PC-24-36

Owner: Daniel Hunt (Shiloh Missionary Baptist Church)

Applicant: Bill Morton

Current Zoning: Single-Family Residence, RL – Low Density

Proposed Zoning: MFR- Multi-Family Residence

Director Rhodes - We're supposed to have a public hearing tonight. The developer has asked that we table the public hearing for a month. I don't have exactly why they're asking that, but I'm going to ask the board to table it for a month. But since you're here, we will take some comments. I'll let you know, nobody up here on the board has seen what they're proposing. So, we don't have a map. We don't have a site plan. We don't know anything about density. Generally, that's when it happens at a public hearing. If you're here to speak to it, please keep your comments to the point. So first, I'd entertain a motion to table this for one month.

Mr. Ennen - Actually, I think we should have the comments first.

Director Rhodes - So let's go for the comments. When you come to the podium, give your name and address for the record. If anybody's here to speak to this.

Arnold J. Stasel Jr., 151 Leonard Ave. - I was down here about seven years ago, maybe a little bit longer, but they tried to do the same thing, and it got blown out of the water, you might say. And anyhow, I've got some issues with erosion in my field. I'm not allowed to show you anything there, right? We got to wait till the next time around? I got an exhibit. I've got an exhibit here. This is the house I grew up in and my mom grew up there. My dad grew up there, too. But I found an aerial to show where the creek used to be. And there's a nursing home over here. This is where the apartments

are now. I was talking to them about erosion in my field. And what they really should have done to begin with was build a detention basin. When you've got all this extra water up here coming into this creek. And there's about a 50-foot drop-off, maybe more. But it's really, really a steep bank. I worked in engineering for 40 years. We try to keep our maximum at 10% when you're running your stormwater down your drains and all that kind of stuff.

Director Rhodes - Is that something you want to leave with the engineers? Can you submit copies to the clerk?

Mr. Stasel – This is yours. I got a copy of it at my house, too. But what happened, like I said, they should have built a detention basin, and that's what I told them six, seven years ago. They said they detained the water in the storm system. Well, they didn't do that back in the day. It was built around 1980, 1985. They didn't do that back then. Now they use orifice plates and they build under the parking lots. They'll put detention basins under the parking lots and all that kind of stuff. Well, they didn't do that back then, and it was jerry-rigged. There used to be a nursing home right here, and they dumped all their garbage on this real steep bank. This is where the creek used to be, and they relocated that creek. The thing is, they took out two 90-degree bends, so that velocity of that creek moves a lot faster. But that explains everything.

Director Rhodes - I'm going to give this to the engineer.

Valerie Cannell, 550 S. 2nd St. - It's the property right beside the area. My big concern about it is that I, so they have it listed as 13.33 acres I believe, and that's really misleading because it's four acres are across the creek and the ravine, they're not, you can't build on those. And then about another, there's about, so there's 8.74 left, and only about two and a half of those acres are even able to be developed because of the ravine and the creek. So, they're putting this big large property on a pretty small piece of land, so the whole piece of property is going to be built with parking lot and the buildings and such. I looked at all their other properties that they've built and they've all put them in new building areas, new construction areas where there's open fields and there's a lot of space around them, all new development areas. And this one just feels like they're plopping it down in an old neighborhood, without a lot of land and without a lot of thought about the area or the neighborhood. It's an out-of-state developer, they have no concerns or no idea about anything in this area. So, it just feels really like they just found any piece of land they could find and no concerns with traffic or the school across the street or anything like that. So, I just feel like the proposal that they have is a little bit misleading as far as the acreage and the available land.

Peggy Dunlap, 418 S. 2nd St. - We're at the corner of Leonard and South 2nd Street. My great-grandmother owned that house in 1901. My mother was born in that house. In 15, my husband and I bought that house, completely renovated it, had many people come by, take pictures, everything. That neighborhood is on the move upward. Lots of people talking, people walking their kids to school, going to Ben Franklin. The last thing we need, and what I was told, is going to employ between 40 and 60 people. It is definitely going to be some type of nursing home. So, the traffic on that street is going to get monumental if you're talking that many people in one small area, which I did the same research she did. They're going to be building that practically on 2nd Street. It's all going to be to the front, everything. I was a teacher, I was a principal in Newark City Schools. The last thing Ben Franklin needs is something like that across the street. So, my concerns for the neighborhood, it is doing very well. It's improving and we're very proud of it, and the last thing we want is something like that there. That's the way I feel about it.

Rebecca Walker, 133 Leonard Ave. - My original concern was, when they talked about the property, I'm actually backed up to the ravine, so the building itself isn't going to affect me, even though the property is part of what they're selling is the 13 acres. But my concern is, when I moved in in 2016, it was all explained to me about the issue with the sectioning housing, the compromises to put up a fencing. Some of the fencing they have torn down, not behind my house, but behind other houses. And my concern is they're just going to compound this problem of having a large concentration of people in one area. So not only are we going to have added traffic, and we already have problems with people

flying over the hill coming into Newark downtown on 2nd, is we're also going to have a lot more emergency vehicles coming and creating a lot of noise. So that's kind of where I'm at. Thank you.

Beth Bline, 33 Summit St. - First, I want to thank the Planning Commission for allowing these comments because it is tabled, so thank you for your time. We do need housing, we do need senior citizen housing, however, as you've heard, there are some hurdles that will have to be discussed, and we do need the sitemap, we do need more visuals and studies to be able to assess what's in front of us, truly. So, I will be excited to be able to come back on the 10th. The environmental issues, traffic, and all these things that will certainly impact the neighborhood are important, and again, I thank you for your time, and we'll be back on the 10th. Thank you.

Loren McCauley, 550 S. 2nd St. - My concern is that if this is rezoned from single family housing to multi-family housing, and then something happens with the developer or the economy or something like that, and they pull out, then it's rezoned as multi-family and anyone could build essentially anything there. And, you know, of all the things that could go there as multi-family housing, you know, an assisted living is probably the best-case scenario. But, you know, we didn't move here 10 years ago thinking that it was going to be a three-story commercial building right next to us. Thank you.

Motion by Mr. Ennen to close the public hearing and table until the next meeting, Second by Mr. Gebhart, Passed 4-0.

Director Rhodes - We'll see you back on December 10th at 6 o'clock for another meeting, and it will be a public meeting where you have another opportunity to speak.

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

4. APPLICATION TBZ-24-01

Applicant: Joe Gebhart
Owner: First Church of the Nazarene Newark
Location: 18/24 Mill St.
Present Zoning: RH
Proposed Zoning: CSI
Prior Zoning: R2

Brian Morehead, Chief Engineer - My understanding is this was referred positively by the temporary board. So basically, you look for a final blessing from the Planning Commission to affirm the temporary board's recommendation.

Joe Gebhart, 1471 Granville Rd. - So, we're selling off, there's a church structure on the property, and then there's a house that the church owns. We're selling off the church, and so most of the parking lot goes with the house, so we've split that off, and it's going to go with the church. The church right now is currently zoned residential. The future use will be a church and school type institution, so we're basically just asking for the property to be zoned the way it should have been zoned in the first place.

Motion by Mr. Ennen to approve, Second by Ms. Floyd, Passed 3-0 with Mr. Gebhart abstaining

5. Site Plan Review for PC-24-54 – Site Plan Review for proposed Equipment Garage addition for Moundbuilders Country Club, 2250 Horns Hill Road

Owner: 2250 Horns Hill Road LLC
2250 Horns Hill Road

Newark, OH 43055
bdewey@akdconstruction.com

Applicant: Ryan Lehberger – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
ryan@projectconstructionco.com

Architect: Luke Baus – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

Ryan Lehberger, 375 Central Ave. - I'm representing Project Construction. We're the ones that submitted the plans for approval. There's existing two equipment and maintenance equipment garages on the site. The new owner, Mound Builders, is essentially just trying to connect those and create a larger space for storage.

Mr. Morehead - So, we sent (inaudible) for a site plan review because this is in a PUD district zoning thought that we ought to give it a formal review and be on the record with any comments or review comments. But basically, we sent him around to all the city departments, no one has any issues at all with that. The proposal meets all the technical requirements so we make a recommendation to approve the site plan.

Motion by Mr. Ennen to approve, Second by Ms. Floyd, Passed 4-0

6. **PC-24-55** **Lot Split of 2.886 acres for The Trout Club, 2250 Horns Hill Road**
Owner: 2250 Horns Hill Road LLC
 210 Northtowne Ct., Suite G
 Newark, OH 43055
 bdewey@akdconstruction.com

Applicant: Brian Wood – John Dodgion – ADR & Associates
 88 West Church Street
 Hebron, OH 43055
 bwood@adrinnovation.com
 jdodgion@smartservices-inc.com

Brian Wood, 88 W. Church St. - So concurrent or to comply with the original PUD approved a few years ago there was two sections of land as part of the Trout Club that were designated for residential in the future and now that we're ready to make that sale that these lot splits will create those areas to comply with the PUD for future development, no development planned at this time.

Mr. Morehead - These next, along with that last item, the next one, two, three items go along with the proposed sale of the Trout Club to Mound Builders Country Club. So, trying to get these all done ahead of the closing date for the sale here. So, we reviewed the lot splits and have no issues with those.

Director Rhodes - And that would be for items six, seven?

Mr. Morehead - Six and seven, yes.

Mr. Ennen - So the lot split parcels are going to be retained by the current owners?

Mr. Wood - Correct.

Director Rhodes - I'd take a motion for item number six and item number seven.

Motion by Mr. Ennen to approve item number six and item number seven, Second by Mr. Gebhart, Passed 4-0

7. **PC-24-56** **Lot Split of 17.888 acres for The Trout Club, 2250 Horns Hill Road**
Owner: 2250 Horns Hill Road LLC
 210 Northtowne Ct., Suite G
 Newark, OH 43055
 bdewey@akdconstruction.com

Applicant: Brian Wood – John Dodgion – ADR & Associates
88 West Church Street
Hebron, OH 43055
bwood@adrinnovation.com
jdodgion@smartservices-inc.com

8. **PC-24-59 Right-of-Way Dedication for Licking Springs Road at The Trout Club, 2250 Horns Hill Road**
Owner: 2250 Horns Hill Road LLC
210 Northtowne Ct., Suite G
Newark, OH 43055
bdewey@akdconstruction.com

Mr. Morehead - When the condominiums were developed there along Licking Springs Road we discovered that the right-of-way along the north side of Licking Springs wasn't formally dedicated. Part of that development has water lines, sewer lines, and so forth in that area. So, Brent, the owner of the Trout Club, is willing to dedicate that as public way. So that's what this plat would do. Again, we'd like to get it done and set up to get it through Council next week to be ahead of their sale.

Mr. Ennen - There is infrastructure in place, we're just confirming the dedication of the space for it.

Motion by Mr. Ennen to approve, Second by Mr. Gebhart, Passed 4-0

9. **PC-24-60 Thoroughfare Plan for the City of Newark, 40 West Main Street**
Introduction of the plan, which includes Access Management and Traffic Impact Study standards,
Set Public Hearing for 12/10/2024, with recommendation to City Council to follow.

***** To view the document, see *****
<https://www.newarkohio.gov/infrastructure/>

Mr. Morehead - Yeah, I'll speak to that. So, we have been working with the folks at Licking County Planning Commission. They've been working through their own thoroughfare plan on the county's side, but we've also established one here for the city of Newark, which has been long needed. Along with the thoroughfare plan there's access management regulations and traffic impact study standards. So tonight, we're just introducing this to the board and to the public. If you would like paper copies of the plan, I'd be glad to get those for you. Just let me know. The plan is on the city's website at the link shown on the web address there. It's three-quarter of an inch thick, something like that. So that's why we didn't actually make, you know, multiple copies. But if you if you want a paper copy, let me know. I'll be glad to get one for you. So, what we would like to do is introduce it tonight, come back to the December meeting and have an actual public hearing at that point, and take comments, and then after that we would seek a recommendation to City Council. If there's any other questions, I'll be glad to try to answer them, but just an introduction tonight.

Mr. Ennen - Do you need a motion to start the public hearing or are we just going to include it as part of the agenda for the next meeting?

Mr. Morehead - Yeah, included with the agenda for the next meeting.

Mr. Ennen - Anything published? I mean, otherwise the half dozen or a couple dozen people here will know about it. Are we doing anything to let the public know about it?

Mr. Morehead - Yeah, yeah, like I said, we've got it on our website. I'll check with the law director. I don't think she had a recommendation. Any mailings or anything like that.

Mr. Ennen - No, I'm not sure the code requires any.

Mr. Morehead - Right, correct.

Director Rhodes - Any other discussion on item number 9? Ken, it's on the website, if you want to pull a little story direct from the website, you can do that.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 10, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, NOVEMBER 18, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes