

**PLANNING COMMISSION MEETING
TUESDAY, JULY 12, 2022 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE JUNE 14, 2022 PLANNING COMMISSION MEETING**

OLD BUSINESS

3. RECOMMENDATION FOR ZONING CHANGE FOR 137 N. VERNON AVE

Application Number : PC-22-17
Owner: Phillip Warner
Applicant: City of Newark
Current Zoning: Newton Township
Proposed Zoning: Single-Family Residence, RL – Low Density

4. RECOMMENDATION FOR ZONING CHANGE FOR 91-92 CLINTON STREET

Application Number : PC-22-15
Owner: Urban Development Co. of Ohio Ltd.
Applicant: Robert Reames - Manager
Current Zoning: TFR – Two-Family Residence
Proposed Zoning: MFR – Multi-Family Residence

NEW BUSINESS

5. SITE PLAN REVIEW FOR 1000 BRICE ST. – NEW COMMERCIAL BLDG. FOR PRIVATE GYM-RECREATION

Application Number : PC-22-24
Owner: MFY LLC – Mike Yount, 94 Scenic Dr. Newark, Oh. 43055
Applicant: Same

6. SITE PLAN REVIEW FOR 1195 W. CHURCH ST. – BLDG. ADDITION & SMOKER ENCLOSURES AT CITY BBQ

Application Number : PC-22-27
Owner: Hoosier Que II, LLC, 5168 Blazer Pkwy., Suite A, Dublin, Oh. 43017
Applicant: Same

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, AUGUST 9, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JULY 19, 2022 4:30 P.M.



DAVID RHODES
NEWARK CITY
DIRECTOR OF PUBLIC

City Hall
40 West Main Street
Newark, Ohio 43055-5531
www.newarkohio.net

(740) 670-7703
drhodes@newarkohio.net

July 8, 2022

RE: APPLICATION NO. PC-22-17 for Zoning District Change

Location: 137 N. Vernon Ave.

Current Zoning Classification: Newton Twp.

Requested Zoning Classification: Single-Family Residence, RL – Low Density

Owner: Phillip Warner

Applicant: City of Newark/Newly Annexed Property

Re: **Ordinance No. 22-15 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 137 NORTH VERNON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF NEWLY ANNEXED PROPERTY TO SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO. 5.16.22 1st reading, referred to PC**

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, June 14, 2022 and the following were public comments for and against this proposal:

Brian Morehead, City Engineer – The previous zoning was in Newton Township for this newly annexed property , so we feel that it should be established as Single Family Residence – Low Density in the City of Newark zoning code.

Phillip Warner, 137 Newton Ave. – I am the property owner if there are any questions at all. I just annexed in and this is just the process to get the zoning for the City of Newark.

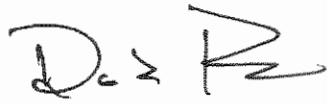
Mr. Ennen – There is actually a residence there now?

Mr. Warner – Yes, it was built back in 1934, so it's been there for a while.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 137 North Vernon Ave.. shall be changed to Single - Family Residence – RL – Low Density District.. Ordinance 22-15 is recommended for passage and approval by Council.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rhodes". The signature is stylized with a large, looped "D" and a cursive "Rhodes".

David Rhodes
Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer



Planning Commission
 c/o Engineering Department
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File #
 PC Application # PC-22-17
 Date Received: 4/15/22
 Received by: A.C.C.
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # N/A Cash
 Receipt # N/A

Rev 2/13

<input type="checkbox"/> District Change		<input checked="" type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Phillip Warner</u>		Telephone: <u>740-405-0827</u>	
Address: <u>137 North Vernon Ave</u>		E-mail: <u>warner2251@gmail.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: <u>City of Newark</u>		Same as above <input type="checkbox"/>	Telephone: <u>740-670-7727</u>
Address: <u>40 W Main St</u>		E-mail:	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: <u>137 North Vernon</u>			
Parcel Tax ID #: <u>081-306288-00.000</u>		Number of Acres: <u>.95</u>	
Lot Number: (if applicable) <u>78</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District: <u>Newton Township</u> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		Proposed Zoning District: <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban <u>RL-Low Density</u> RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:

Residential

Proposed Use:

Residential

Additional Comments

Reason For Request:

Newly Annexed property under Ord 22-12

Required Documentation and Process Overview

- Original Application Form – must contain notarized signature of the property owner
- Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
- Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department
- A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
- Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
- Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review. Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055 (740) 670-7727
Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.
- Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
- Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W. Main Street (1st Floor) throughout the process. The process typically takes 3 -4 months to complete.
Note: be prepared to answer Planning Commission and Council Member's questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: _____ Date _____

Sworn and subscribed before me this _____ day of _____, 20_____

My Commission Expires: _____ Notary Public _____

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature *[Signature]* Date 4/12/2022

Comments/Conditions: NEWLY ANNEXED TERRITORY

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions
(See Letter of Recommendation)

Planning Director Signature: _____ Date _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote.
Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Licking, in the State of Ohio, and in the Township of Newton,
Being known as Lot Number Seventy-Eight (78), in NORTH VERNON ACRES, according
to the plat thereof, as shown of record in Plat Book 4, Page 146 of the plat records of
Licking County, Ohio.

Address: 137 North Vernon Avenue, Newark, OH 43055

Parcel No. 062-306288-00.000 BEFORE ANNEX
081-306288-00.000 AFTER ANNEX

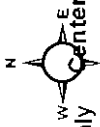
DESCRIPTION
APPROVED FOR ZONING PURPOSES
by Ben A. Mohr
Div. of Engineering
City of Newark, Ohio

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY	BS
DATE	10/27/21

OnTrac Property Map



April 12, 2022



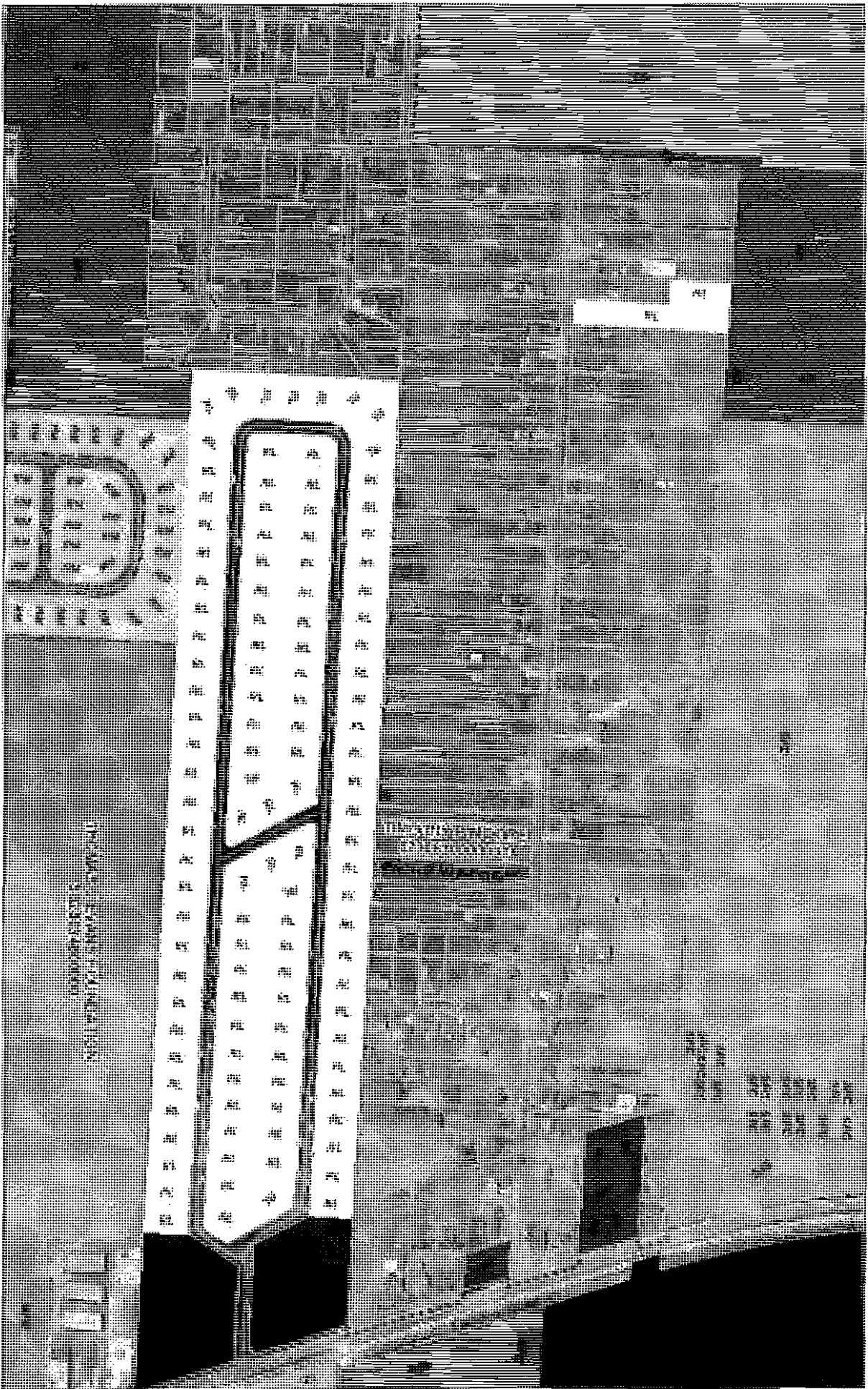
- Centerline Labels
- Street Number Only
- Sales - 2022
- Owner Name & Acres

- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway

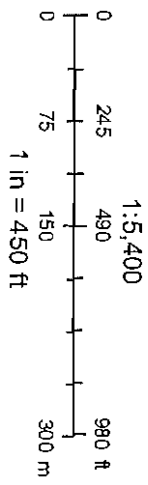
- Interstates
- Municipal Corporations
- Jurisdictional Townships

LICKING COUNTY TAX MAP

137 N Vernon Ave.



April 5, 2022





DAVID RHODES
NEWARK CITY
DIRECTOR OF PUBLIC

City Hall
40 West Main Street
Newark, Ohio 43055-5531
www.newarkohio.net

(740) 670-7703
drhodes@newarkohio.net

July 8, 2022

RE: APPLICATION NO. PC-22-15 for Zoning District Change

Location: 91-92 Clinton St.

Current Zoning Classification: TFR – Two-Family Residence

Requested Zoning Classification: MFR – Multi-Family Residence District

Owner/Applicant: Urban Development Co. of Ohio Ltd., Robert Reames

Re: **Ordinance No. 22-16** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 91-93 CLINTON STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF TFR – TWO-FAMILY RESIDENCE DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, June 14, 2022 and the following were public comments for and against this proposal:

Robert Reames, 91 Clinton Street Owner – We plan to renovate the property, top to bottom and convert it over to 4 family. So we're switching from a duplex to a 4 family, 2 bedrooms each up and down.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcels at 91-92 Clinton Street shall be changed to MFR – Multi-Family Residence. Ordinance 22-16 is recommended for passage and approval by Council.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rhodes". The signature is stylized with a large initial "D" and a long, sweeping horizontal line extending to the right.

David Rhodes
Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer



Planning Commission
 c/o Engineering Department
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only

Zoning File # _____
 PC Application # PC-22-15
 Date Received: 3-21-22
 Received by: 3-21-22
 Amount Due: \$100.00 ✓
 Paid By: (circle one)
 Check # 2461 Cash
 Receipt # 537169

REV 013

<input type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
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Owner

Property Owner: <u>Urban Development Co. of Ohio Ltd.</u>		Telephone: <u>614-466-5286</u>	
Address: <u>P.O. Box 919</u>		E-mail: <u>ReamPropertiesLLC@gmail.com</u>	
City: <u>New Albany</u>	State: <u>OH</u>	Zip: <u>43054</u>	Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Applicant/Representative

Representative: <u>Robert Ream-Marger</u>		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: <u>SAME</u>		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Property Location

Street Address: <u>91-93 Clinton ST Newark OH 43055</u>	
Parcel Tax ID #: <u>054-280092-00.000</u>	Number of Acres: <u>0.2100</u>
Lot Number: (if applicable) <u>37 RT</u>	Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

Present Zoning District:	Proposed Zoning District:
<input type="checkbox"/> AD Agricultural	<input type="checkbox"/> AD Agricultural
<input type="checkbox"/> CD Conservation	<input type="checkbox"/> CD Conservation
<input type="checkbox"/> CSI Church School Institutional	<input type="checkbox"/> CSI Church School Institutional
<input type="checkbox"/> DC Downtown	<input type="checkbox"/> DC Downtown
<input type="checkbox"/> GB General Business	<input type="checkbox"/> GB General Business
<input type="checkbox"/> GC General Commercial	<input type="checkbox"/> GC General Commercial
<input type="checkbox"/> GI General Industrial	<input type="checkbox"/> GI General Industrial
<input type="checkbox"/> GO General Office	<input type="checkbox"/> GO General Office
<input type="checkbox"/> HB High Intensity Business	<input type="checkbox"/> HB High Intensity Business
<input type="checkbox"/> LB Limited Intensity Business	<input type="checkbox"/> LB Limited Intensity Business
<input type="checkbox"/> LC Limited Commercial	<input type="checkbox"/> LC Limited Commercial
<input type="checkbox"/> LI Limited Industrial	<input type="checkbox"/> LI Limited Industrial
<input type="checkbox"/> LO Limited Office	<input type="checkbox"/> LO Limited Office
<input type="checkbox"/> MB Medium Intensity Business	<input type="checkbox"/> MB Medium Intensity Business
<input type="checkbox"/> MFC Multi-Family Condo	<input type="checkbox"/> MFC Multi-Family Condo
<input type="checkbox"/> MFH Multi-Family High Rise	<input type="checkbox"/> MFH Multi-Family High Rise
<input type="checkbox"/> MFR Multi-Family Residence	<input checked="" type="checkbox"/> MFR Multi-Family Residence
<input type="checkbox"/> Overlay Historic	<input type="checkbox"/> Overlay Historic
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	<input type="checkbox"/> RMH Single-Family Residence Manufactured Home
<input type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> Single-Family Residence (Circle one)
RS-Suburban RL-Low Density RM-Medium Density RH-High Density	RS-Suburban RL-Low Density RM-Medium Density RH-High Density
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line
<input type="checkbox"/> SFC Single-Family Condo	<input type="checkbox"/> SFC Single-Family Condo
<input checked="" type="checkbox"/> TFR Two-Family Residence	<input type="checkbox"/> TFR Two-Family Residence

PC-22-15

Property Use

Present Use: Currently it is a 2 Family Dwelling

Proposed Use: We propose completely renovating it, into A 4 family approximately 1000 sqft per new unit.

Additional Comments

Reason For Request: 4 Family Conversion from a 2 Family Dwelling

Required Documentation and Process Overview

- Original Application Form - must contain notarized signature of the property owner
Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit http://www.lcounty.com/Treasure! to print out Real Estate Tax parcel information and a parcel map.
Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review.
Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W. Street (1st Floor) throughout the process.

Notary Seal: Richard A. Raber, Public Notary, State of Ohio, Commission Expires 06-06-23

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Date: 03/17/22

Sworn and subscribed before me this 17th day of March, 2022

My Commission Expires: 06/06/2023 [Signature] Notary Public



Engineering/Zoning Authorization - Office Use Only

Approved [checked] Denied [] Approved with Conditions []

Representative Signature: [Signature] Date: 4/12/2022

Comments/Conditions:

Planning Commission Recommendation to Council - Office Use Only

Approved [] Denied [] Approved with Conditions [] (See Letter of Recommendation)

Planning Director Signature: Date:

Conditions:

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Mar 15, 2022
0212119090000026000

TRANSFERRED

Mar 16, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: SLM 151.50

InstrID:202203160006584	3/16/2022
Pages:2 F: \$34.00	9:12 AM
Bryan A. Long	T20220006773
Licking County Recorder	

WARRANTY DEED
By a Limited Liability Company

File 96630

KNOW ALL MEN BY THESE PRESENTS; That 91-93 Clinton St. LLC, a limited liability company organized and existing under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, with general warranty covenants, to **The Urban Development Company of Ohio LTD**, Grantee(s), whose Tax Mailing Address will be PO Box 919 New Albany OH 43054, the following described real property:

Situated in the County of Licking, State of Ohio, City of Newark and being further described as follows: Being a part of Outlot Number 8, commencing at a point tin the West line of Clinton Street, 159 1/4 feet North of the intersection of the West line of Clinton Street, with the North line of Wyoming Street; thence North along the said West line of Clinton Street a distance of 57 feet for a corner, thence West on a line parallel with the North line of Wyoming Street , 160 feet to an alley running North and South for a corner, thence South along the East line of said alley 57 feet for a corner; thence East on a line parallel with the North line of Wyoming Street 160 feet to the Place of Beginning. Begin part of Lot 37 of Council Plat No. 2, Section No. 1, recorded in Plat Book 2, Page 202.

Parcel Number(s): 054-280092-00.000

6.7
FIRST OHIO TITLE INSURANCE

Known as: 91-93 Clinton St Newark, OH 43055

This conveyance is subject to all taxes and assessments which are now or hereafter become liens on said premises, and is subject to all covenants, easements, restrictions, conditions, reservations, reverters, legal highways, zoning laws and ordinances, and governmental regulations, if any, of record, and all coal, oil, gas and other mineral rights and interests previously conveyed, transferred, or reserved of record.

Prior Instrument Number: Instrument Number 201911220025978, of the Records of the Office of the Recorder, Licking County, Ohio

DESCRIPTION APPROVED FOR ZONING
SUB 0353
By Bryan A. Long
Div. of Engineering
City of Newark, OH

IN WITNESS WHEREOF, 91-93 Clinton St. LLC, the Grantor, has caused its name to be subscribed hereto by Benjamin Todd, its Authorized Member.

Signed and acknowledged:

91-93 Clinton St. LLC

Benjamin Todd, Authorized Member
By: Benjamin Todd, Authorized Member

State of Ohio)
County of Licking) SS:

BE IT REMEMBERED, that on this 28th day of February, 2022, before me, the subscriber, a Notary Public in and for said state, personally came Benjamin Todd, Authorized Member of 91-93 Clinton St. LLC, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be the free act and deed of said limited liability company, pursuant to the authority of its Members, and his/her/ their free act and deed personally and as such member(s). This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jordan L. Bradford
Notary Public
Commission Expiration
Date: _____

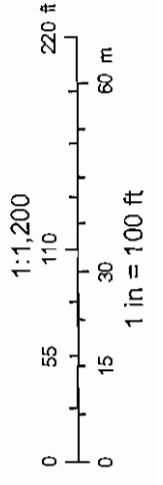
This instrument was prepared by:
Thomas J. Olix, Attorney at Law
Olix & Associates, Co., L.P.A
1303 Durness Ct
Columbus, Ohio 43235
File 96630



Jordan L. Bradford
Notary Public, State of Ohio
My Commission Expires
December 28, 2023



April 12, 2022



Private Gym/Rec Building for:

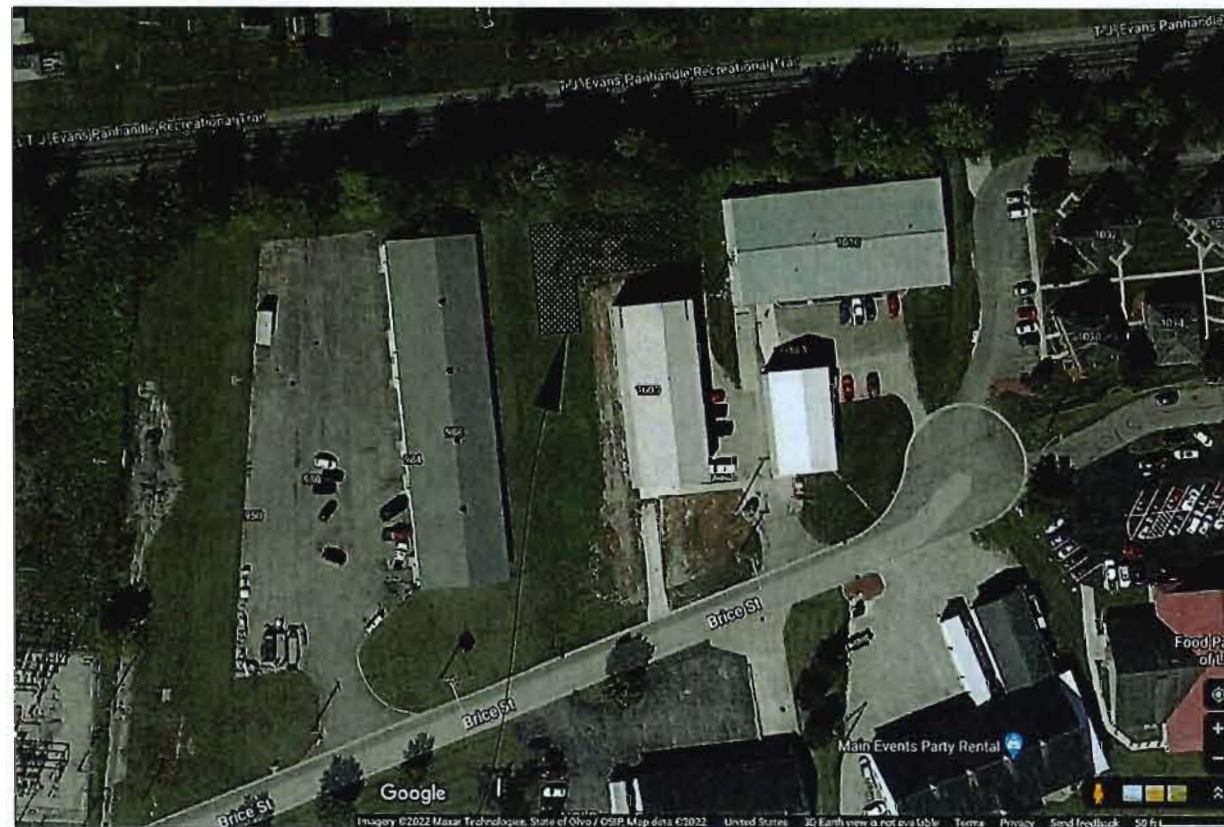
MFY LLC - Mike Yount
1000 Brice Street
Newark, Ohio 43055

DESIGN ENGINEER:

Richard Mott
8736 Co Rd 38
Galion, Ohio 44833
Ph 419-520-8133 Fax 419-462-7815

DRAWING INDEX:

- COVER PAGE – Project Description & Vicinity Map
- (N-1) – Notes
- (S-1) – Floor Plan
- (S-2) – Cross section
- (S-3) – Framing Elevations
- (S-4) – Framing Elevations
- (S-5) – Elevations
- (S-6) – Elevations
- (S-7) – Details



APPROX. PROJECT LOCATION



19 FREE ROAD
 SHILOH, OH 44878
 (419) 895-0040
 (419) 895-0050 fax
 www.Hixwood.com
PROPRIETARY INFORMATION NOTICE: Building Technology is proprietary information and is the property of Hixwood Inc. or its affiliates. Reproduction without prior written consent is strictly prohibited. Copyright 2022.

CONTRACTOR

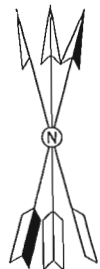
PROJECT
 MIKE YOUNT
 1000 BRICE STREET
 NEWARK, OHIO 43055

REVISIONS	DATE	BY

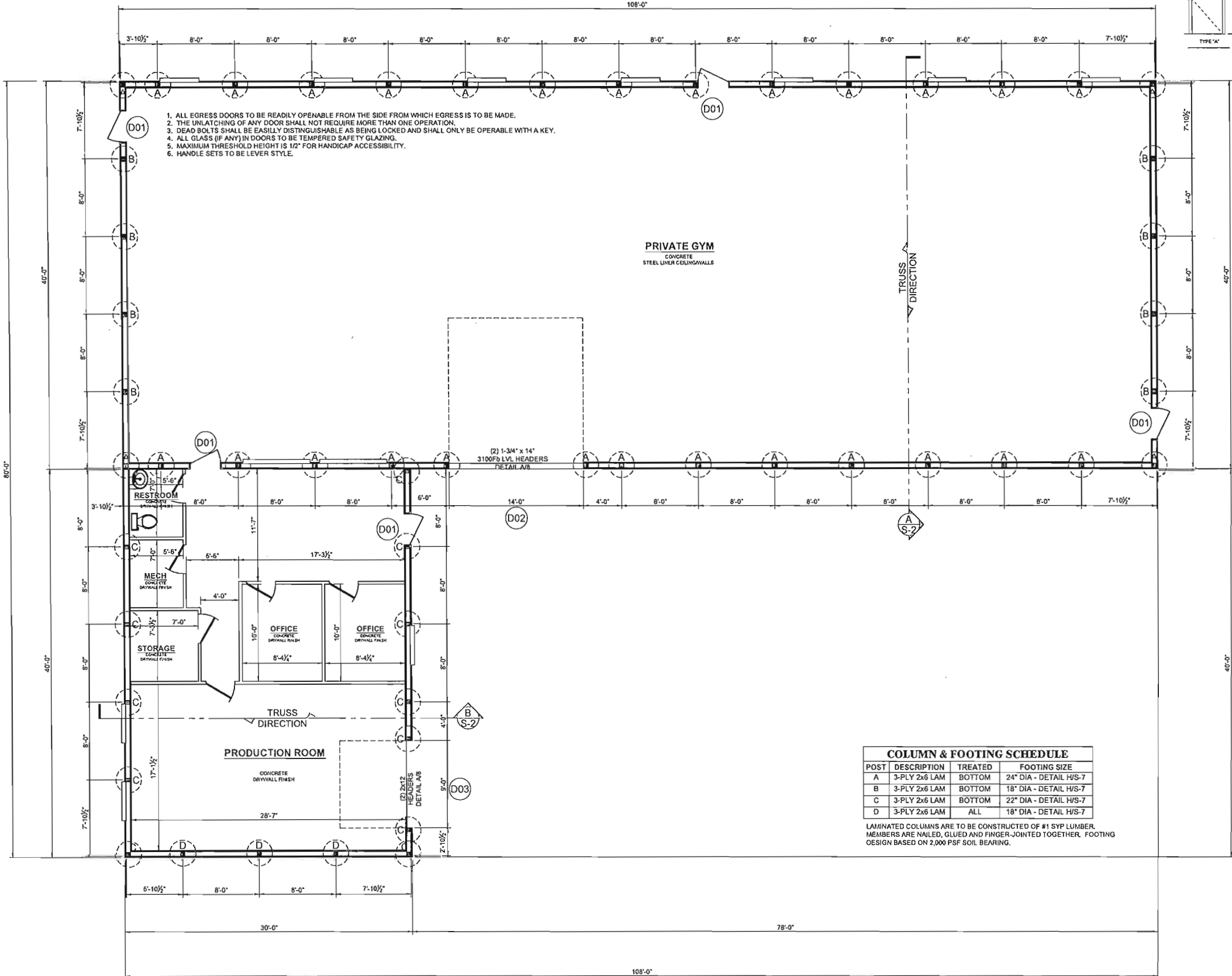
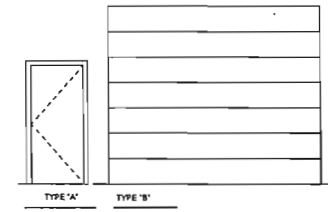
SCALE
 1/4"=1'-0"
 DATE
 4/12/2019
 BY
 DMW

C

PRELIMINARY - FOR REVIEW ONLY



Door Schedule																	
Door Number	Type	Door					Window Size	Fire Rating	Hardware	Closer	Dead Bolt	Weather Stripping	Frame Material	Wall Composition	Header	Jacks	Comments
		Width	Height	Thickness	Material	Finish											
D01	A	3'-0"	6'-8"	0' - 1 3/4"	Fiberglass	Painted			Passage	No	No	Yes	Wood	WOOD FRAMING	2x4 HEADER		
D02	B	14'-0"	14'-0"	0' - 1 3/4"	Insulated Metal	Painted			Manual	No	No	Yes		WOOD FRAMING	(2) 1-3/4" x 14" 3100Fb LVL HEADERS		
D03	B	8'-0"	7'-0"	0' - 1 3/4"	Insulated Metal	Painted			Manual	No	No	Yes		WOOD FRAMING	(2) 2x12 #1 YP HEADERS		



1. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE.
2. THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
3. DEAD BOLTS SHALL BE EASILY DISTINGUISHABLE AS BEING LOCKED AND SHALL ONLY BE OPERABLE WITH A KEY.
4. ALL GLASS (IF ANY) IN DOORS TO BE TEMPERED SAFETY GLAZING.
5. MAXIMUM THRESHOLD HEIGHT IS 1/2" FOR HANDICAP ACCESSIBILITY.
6. HANDLE SETS TO BE LEVER STYLE.

COLUMN & FOOTING SCHEDULE			
POST	DESCRIPTION	TREATED	FOOTING SIZE
A	3-PLY 2x6 LAM	BOTTOM	24" DIA - DETAIL H/S-7
B	3-PLY 2x6 LAM	BOTTOM	18" DIA - DETAIL H/S-7
C	3-PLY 2x6 LAM	BOTTOM	22" DIA - DETAIL H/S-7
D	3-PLY 2x6 LAM	ALL	18" DIA - DETAIL H/S-7

LAMINATED COLUMNS ARE TO BE CONSTRUCTED OF #1 SYP LUMBER. MEMBERS ARE NAILED, GLUED AND FINGER-JOINTED TOGETHER. FOOTING DESIGN BASED ON 2,000 PSF SOIL BEARING.

FLOOR PLAN

SCALE: 3/16" = 1'-0"



CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

SCALE
3/16"=1'-0"
DATE
4/12/2022
BY
DMW

S-1

PRELIMINARY - FOR REVIEW ONLY

CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

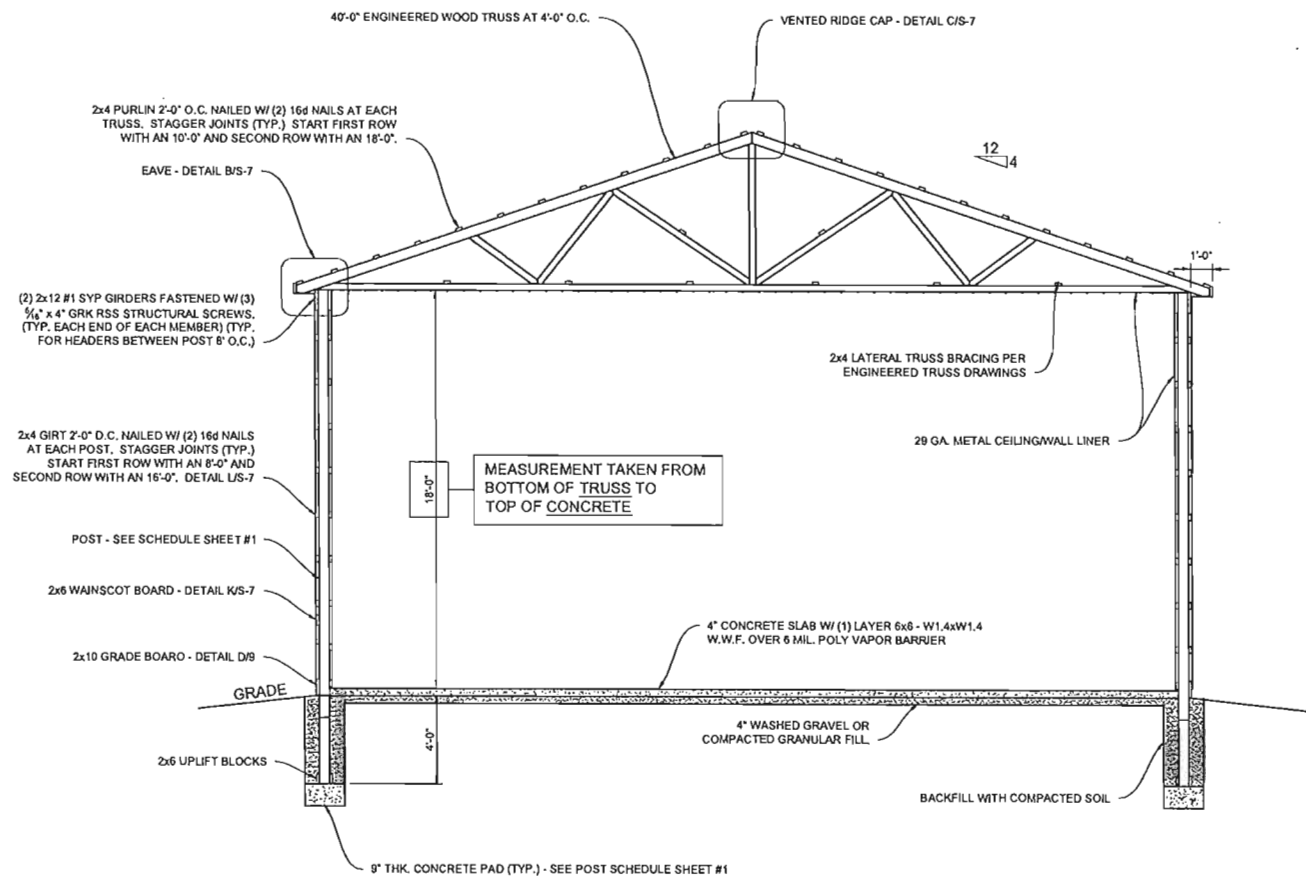
SCALE
1/4"=1'-0"
DATE
4/12/2019
BY
DMW

S-2

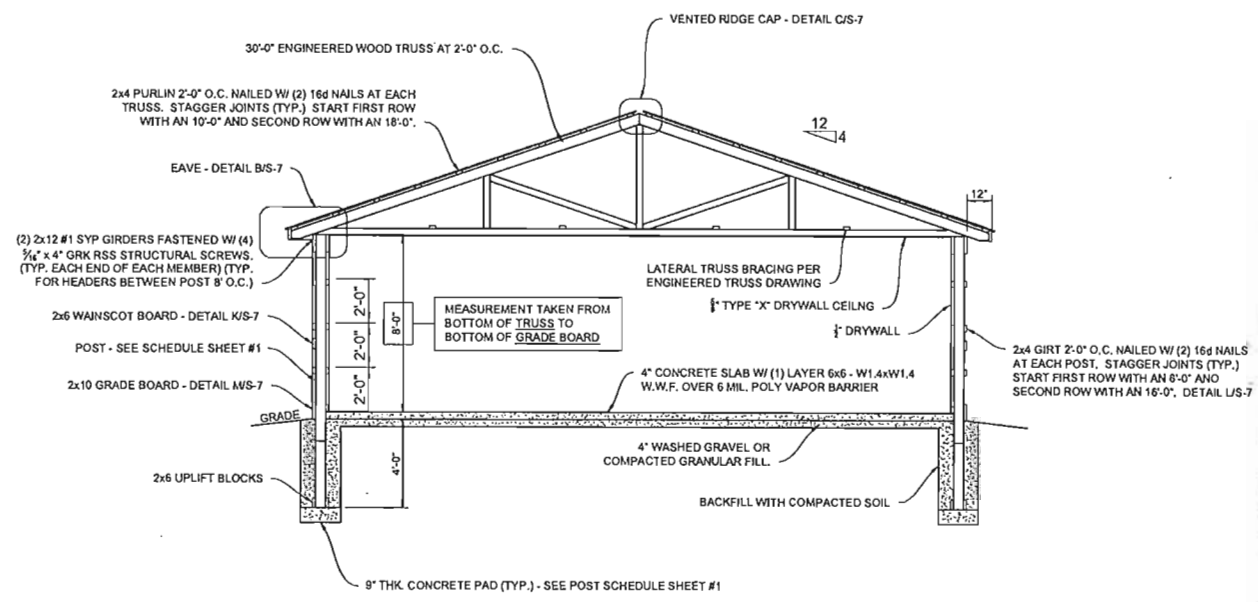
PRELIMINARY - FOR REVIEW ONLY

LUMBER GRADES

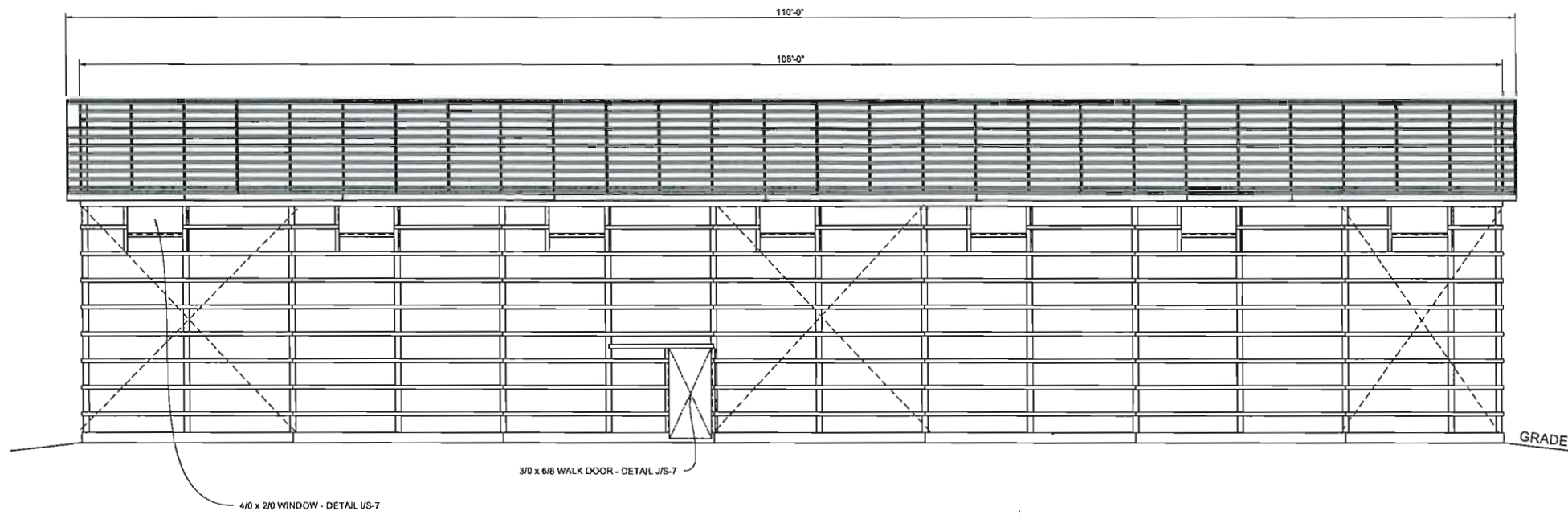
2x4	#2 SPF or better
2x6	#2 SPF or better
2x8	#1 Yellow Pine
2x10	#1 Yellow Pine
2x12	#1 Yellow Pine
6x6	#2 SYP 0.60 cca



A CROSS SECTION

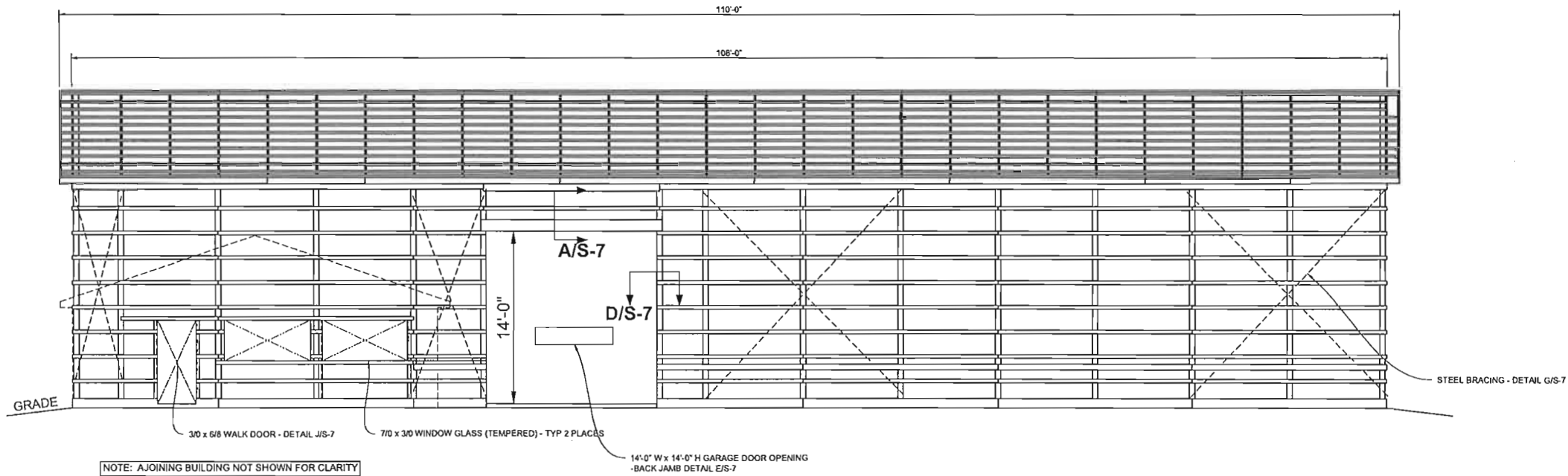


B CROSS SECTION



NORTH FRAMING PLAN

SCALE: 3/16" = 1'-0"



SOUTH FRAMING PLAN

SCALE: 3/16" = 1'-0"

NOTE: ADJOINING BUILDING NOT SHOWN FOR CLARITY

CONTRACTOR

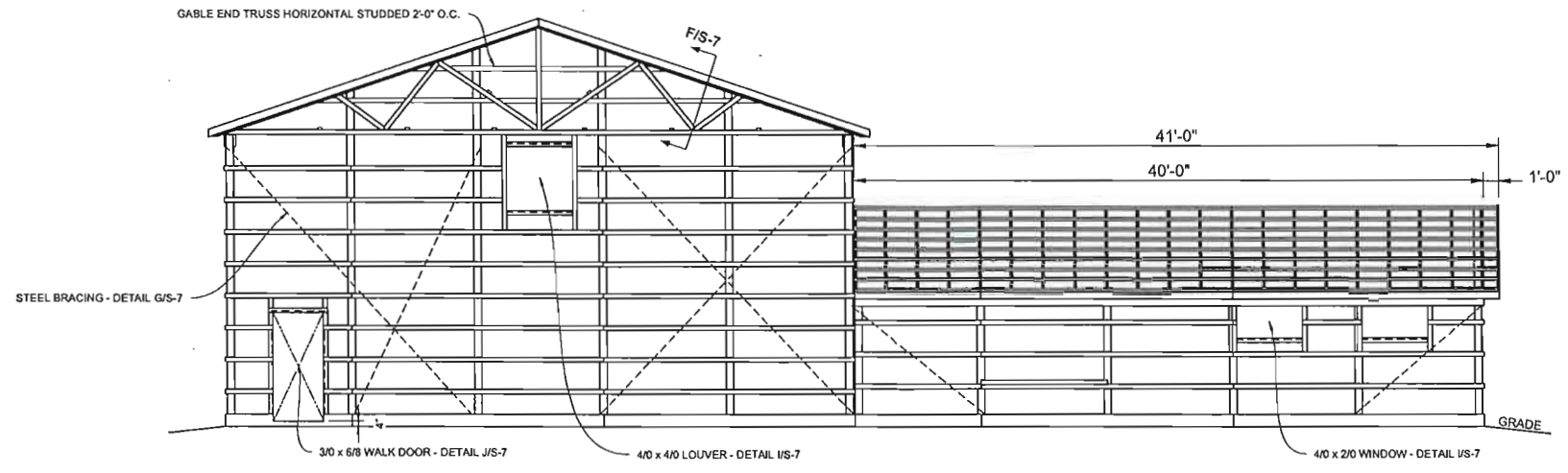
PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

SCALE
3/16"=1'-0"
DATE
4/12/2022
BY
DMW

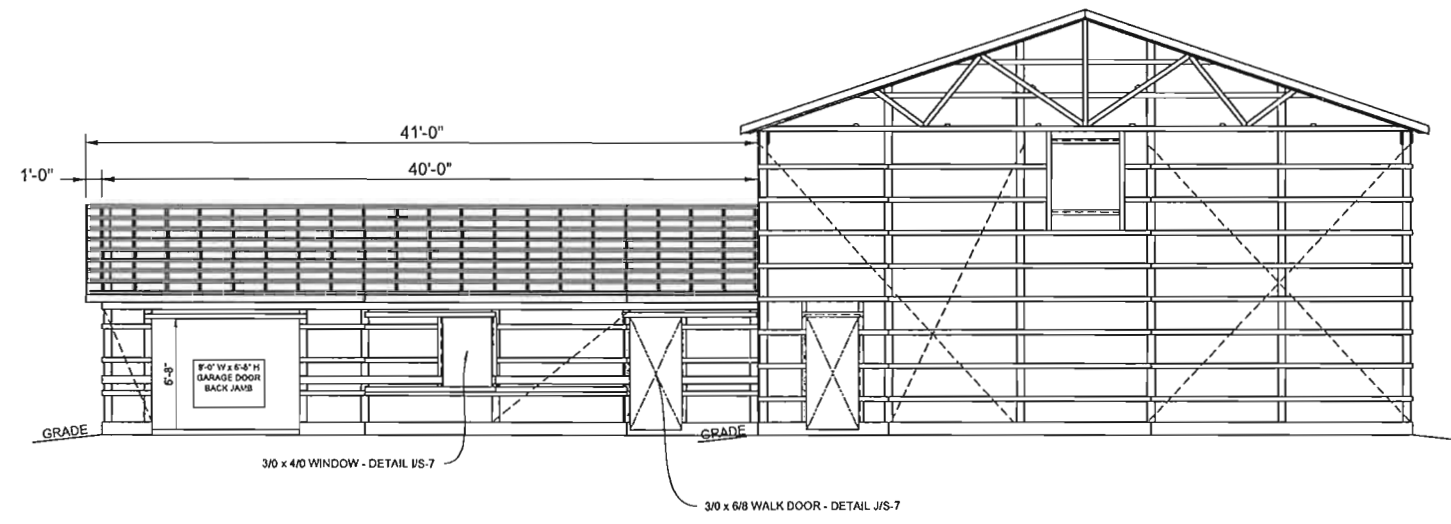
S-3

PRELIMINARY - FOR REVIEW ONLY



WEST FRAMING PLAN

SCALE: 3/16" = 1'-0"



WEST FRAMING PLAN

SCALE: 3/16" = 1'-0"

PRELIMINARY - FOR REVIEW ONLY

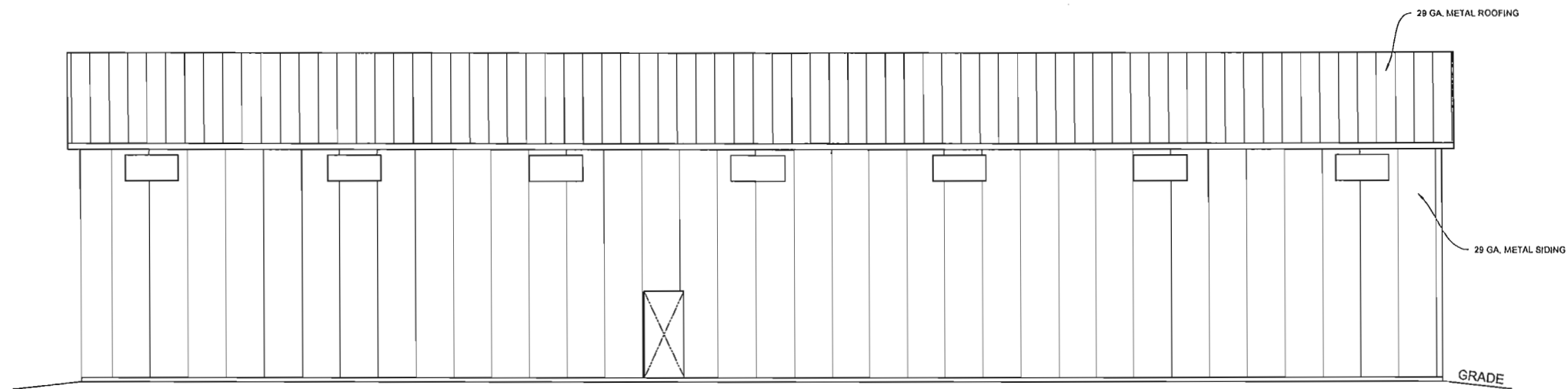
CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

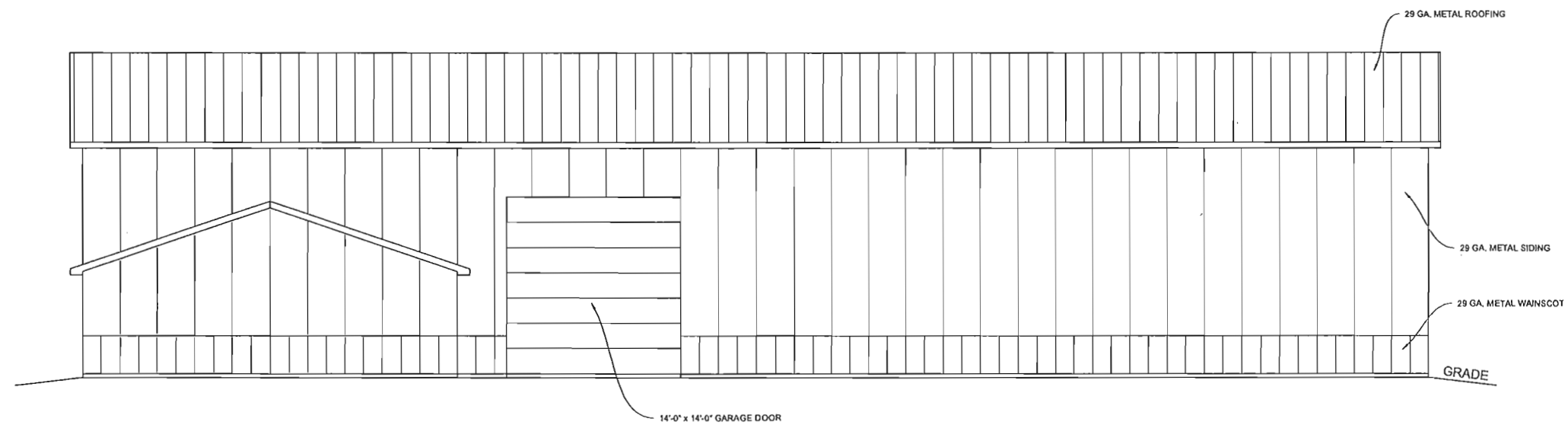
SCALE
3/16" = 1'-0"
DATE
4/12/2022
BY
DMW

S-4



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY - FOR REVIEW ONLY

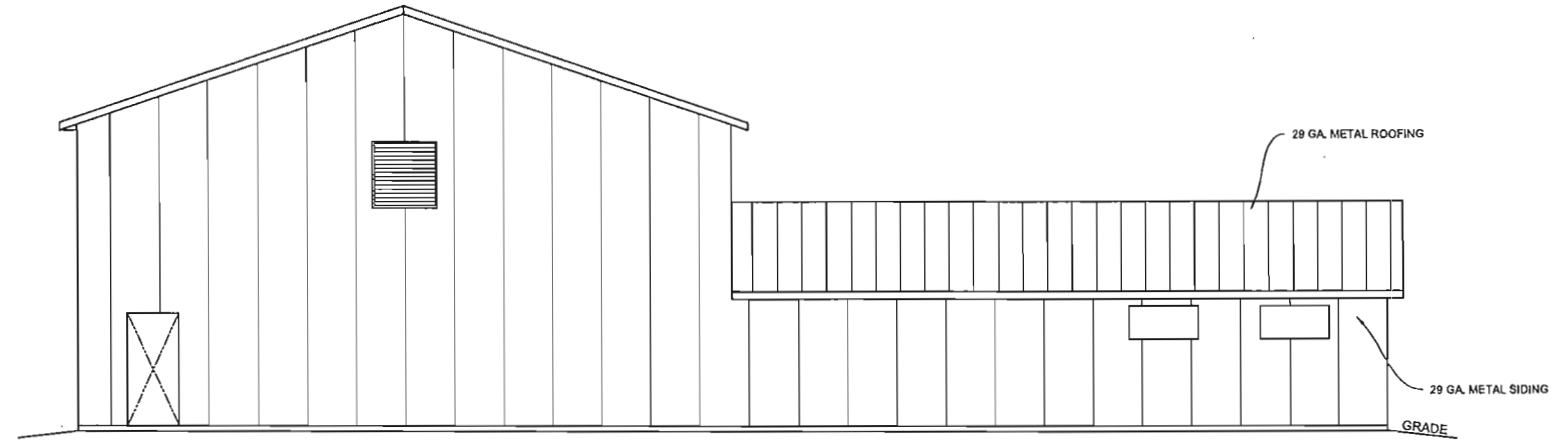
CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

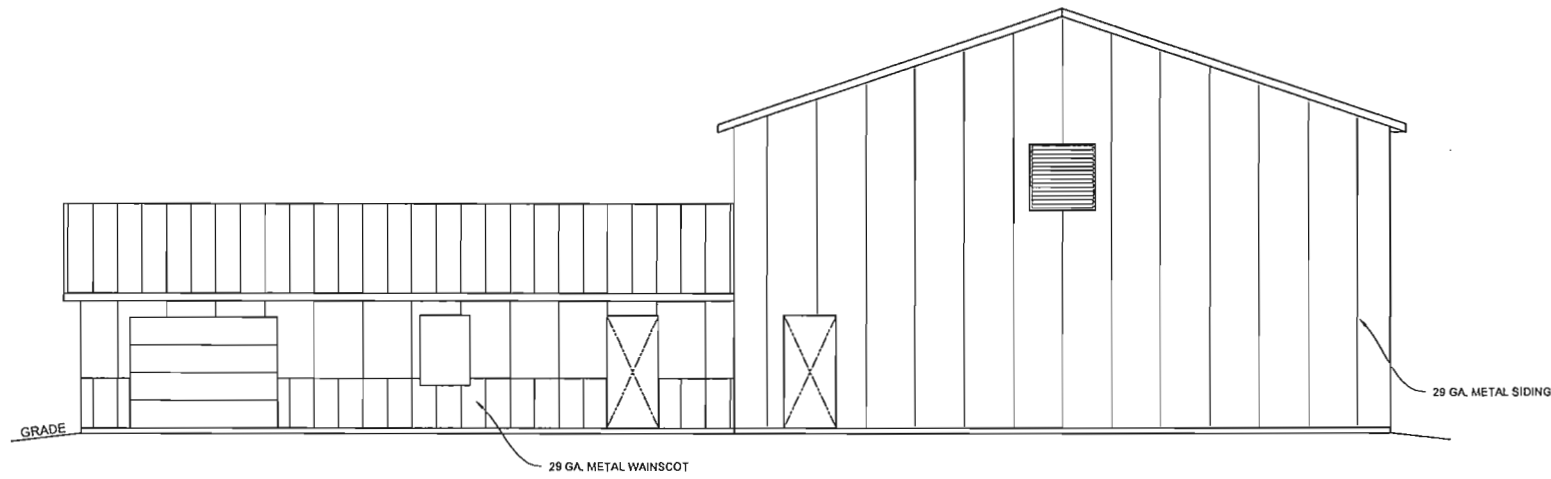
SCALE
3/16"=1'-0"
DATE
4/12/2022
BY
DMW

S-5



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

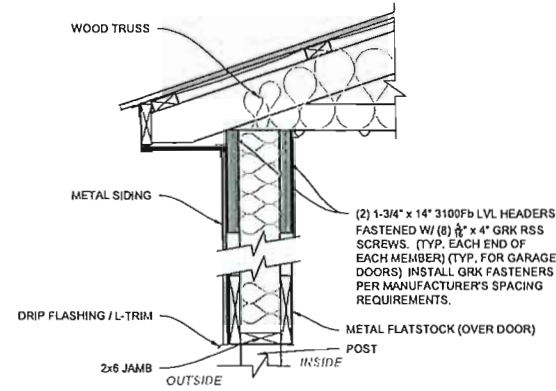
PRELIMINARY - FOR REVIEW ONLY

CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

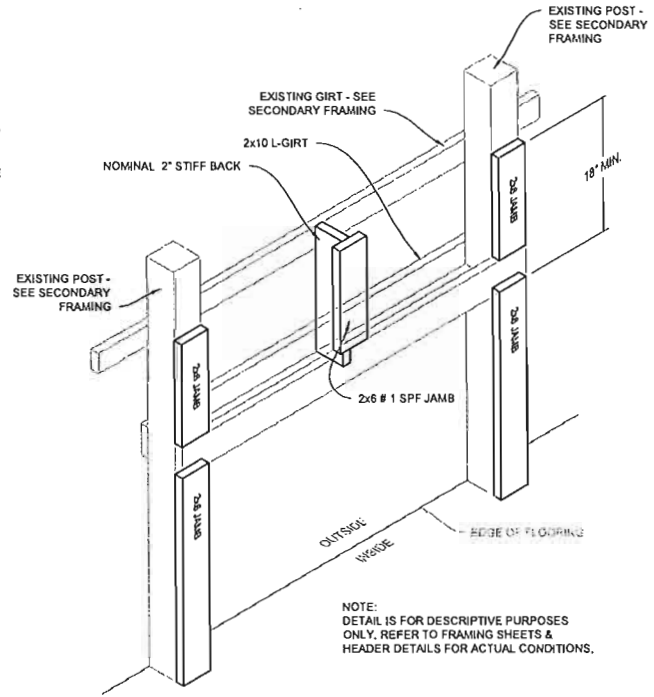
REVISIONS	DATE	BY

SCALE
3/16"=1'-0"
DATE
4/12/2022
BY
DMW

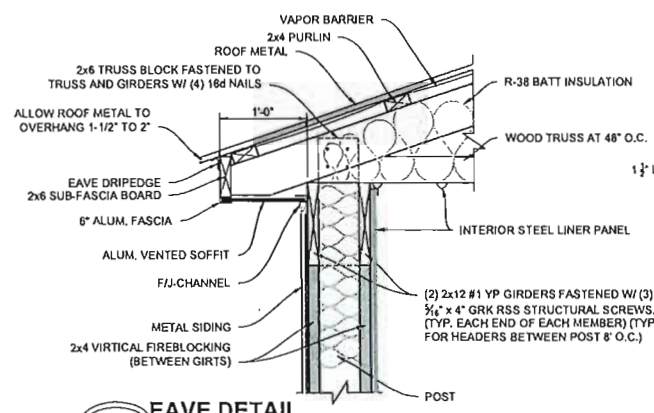


A OVERHEAD GARAGE DOOR HEADER

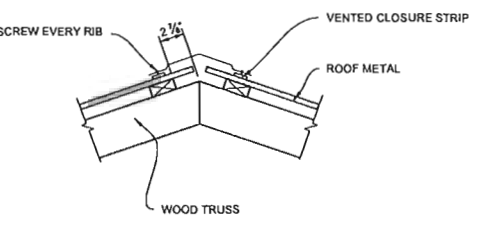
NOTE: DETAIL IS FOR DESCRIPTIVE PURPOSES ONLY. REFER TO FRAMING SHEETS & HEADER DETAILS FOR ACTUAL DIMENSIONS & SIZES.



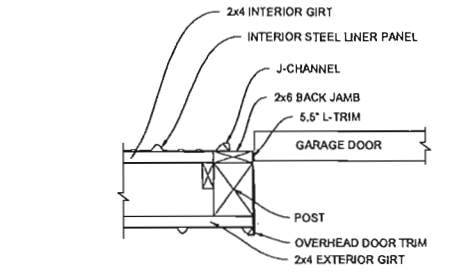
E GARAGE DOOR BACK JAMB DETAIL



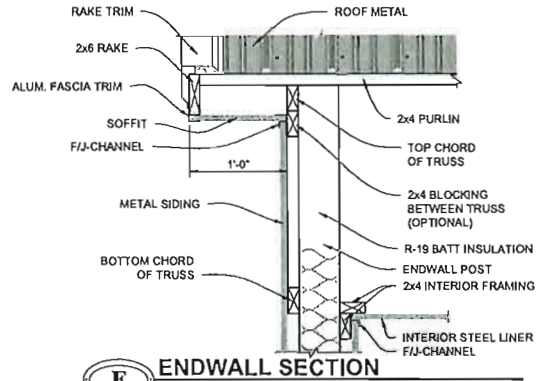
B EAVE DETAIL



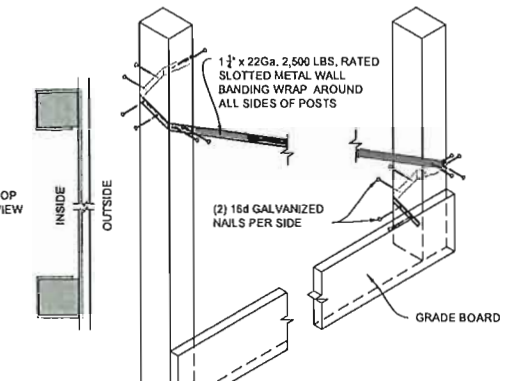
C RIDGE CAP DETAIL



D GARAGE DOOR JAMB

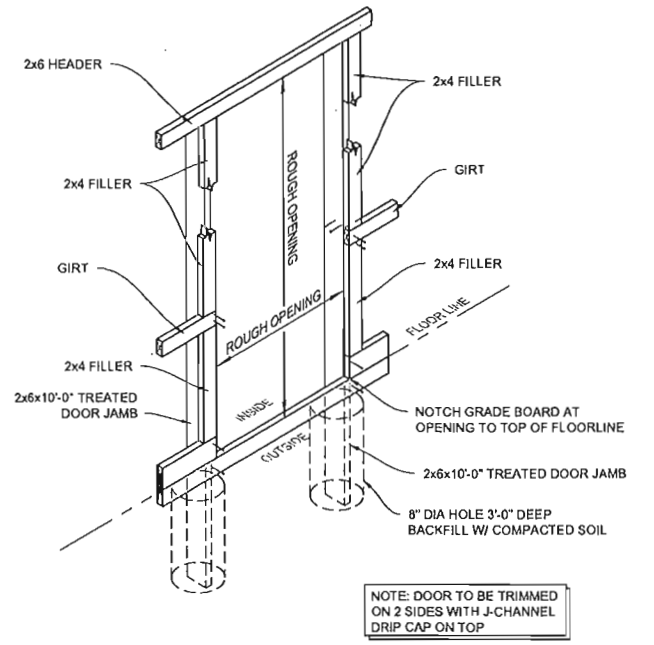


F ENDWALL SECTION



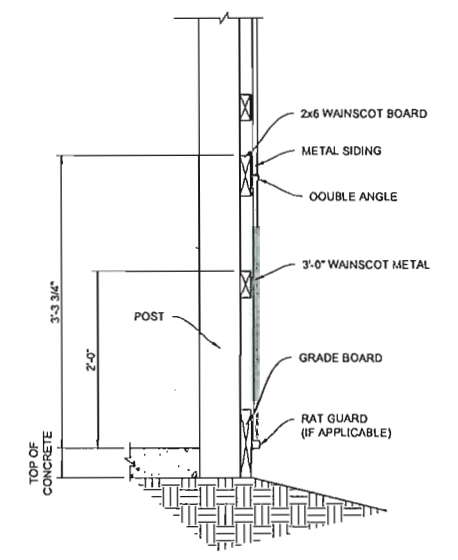
G SINGLE SIDE WALL BANDING

PANELS TO BE FASTENED W/ #10 x 1-1/2\"/>

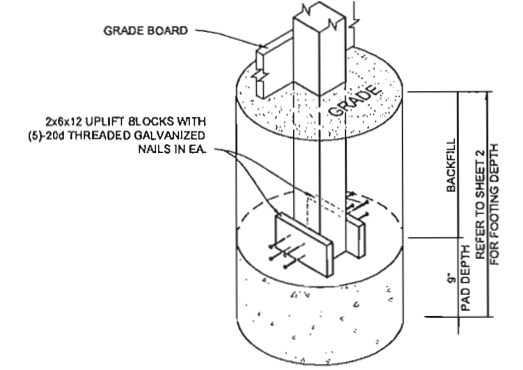


J WALK DOOR FRAMING

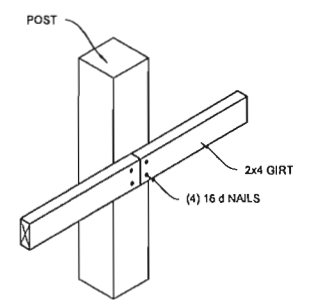
NOTE: DOOR TO BE TRIMMED ON 2 SIDES WITH J-CHANNEL DRIP CAP ON TOP



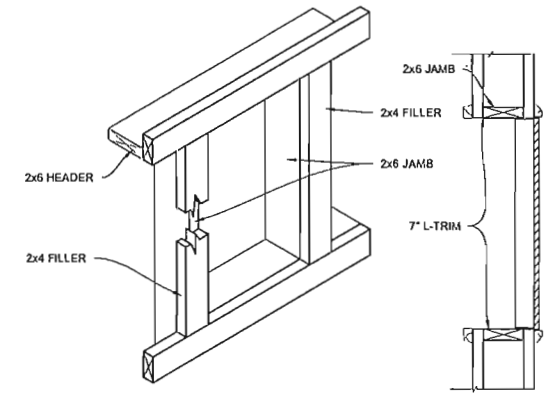
K WAINSCOT DETAIL



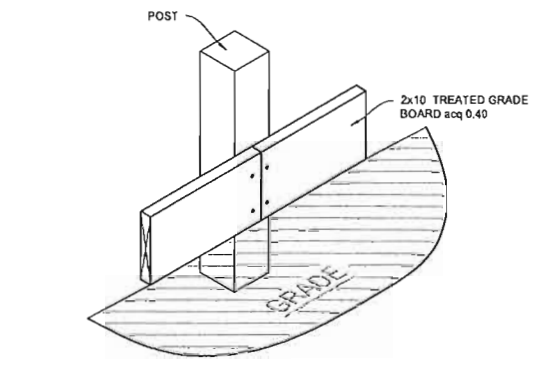
H SINGLE-POUR FOOTING



L GIRTS



I WINDOW / VENT FRAMING



M GRADE BOARD

PRELIMINARY - FOR REVIEW ONLY

CONTRACTOR

PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVISIONS	DATE	BY

DETAILS

SCALE
1"=1'-0"
DATE
04/12/22
BY
DMW



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

JULY 12, 2022 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 2022-24: SITE PLAN FOR NEW COMMERCIAL BUILDING FOR PRIVATE GYM-RECREATION, 1000 BRICE STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 5520 SF new building at the rear of the existing building, to be used as a private gym / recreation facility.

The Site Plan Review Committee submitted comments on 7/7/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division stated that “Proper Fire Department Access needs to be provided since the furthest point of the building is beyond 150’ from the road. Separation distances of buildings on the same lot could be a problem depending on the construction types and distances in the Ohio Building Code. The required distance would be a Building Code question.” The designer should review those requirements before construction plan submittals.

The building designer shall contact Bruce Gossett, Newark Fire Dept., to arrange a meeting to discuss the issues related to the OFC.

C. Height Restrictions:

There are no height restrictions in the GC District.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

- D. Lot Area & Setbacks:
Parcel is approximately 43,560 S.F. +/-, with 27% building coverage, which meets the lot area requirements of 35% maximum coverage.
- E. Off-Street Parking & Loading:
Code requires 5 parking spaces for the new development on this site, and no new spaces are specifically proposed. Recognizing the current use for the proposed building as a private gym, a plan shall be submitted to delineate 5 future parking spaces, as a future use would require this area.
- F. Corner Lots:
There are no structures proposed in the corner lot areas.
- G. Landscaping, Buffering & Greenspace:
The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed for this item.
- H. Public & Private Roadways – Access Management:
No new driveway approaches are planned with this structure.
- I. Site Signage:
No additional signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues:
No comments on these items.
- K. Engineering / Utilities:
No new utilities are shown for this structure, however there is a restroom facility shown on the plans. A plan shall be submitted for approval detailing the water and sanitary sewer facilities required for this construction.
- There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval, to ensure no adverse impacts to the adjacent properties.
- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

Staff recommends approval of this site plan at this time, contingent upon the resolution of the issues listed:

1. Fire Dept comment regarding OBC, OFC sections listed are addressed.
2. Water and Sanitary Sewer service plans are submitted and approved.
3. Future parking space plan submitted and approved.
4. Stormwater construction plans are submitted and approved. Compliance with



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

City's Stormwater Management requirements, to ensure runoff water does not adversely impact adjacent properties.

5. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

_____ Approved As Submitted

_____ Approved As Noted, With Contingencies

_____ Denied

Planning Director

Date

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 942-3017
CONTACT: JEFF LONCHOR
EMAIL: LONCHOR@CESOINC.COM

ARCHITECT:
DESIGN COLLECTIVE
151 E NATIONWIDE BLVD
COLUMBUS, OH 43215
PHONE: (614) 454-2880
CONTACT: GREG BILLS
EMAIL: GBILLS@DCCOLLECTIVE.COM

CONSTRUCTION MANAGER:
CITY BBO
5188 BLAZER PARKWAY
DUBLIN, OH 43017
PHONE: (614) 593-6455
CONTACT: JEFFREY OLESKI

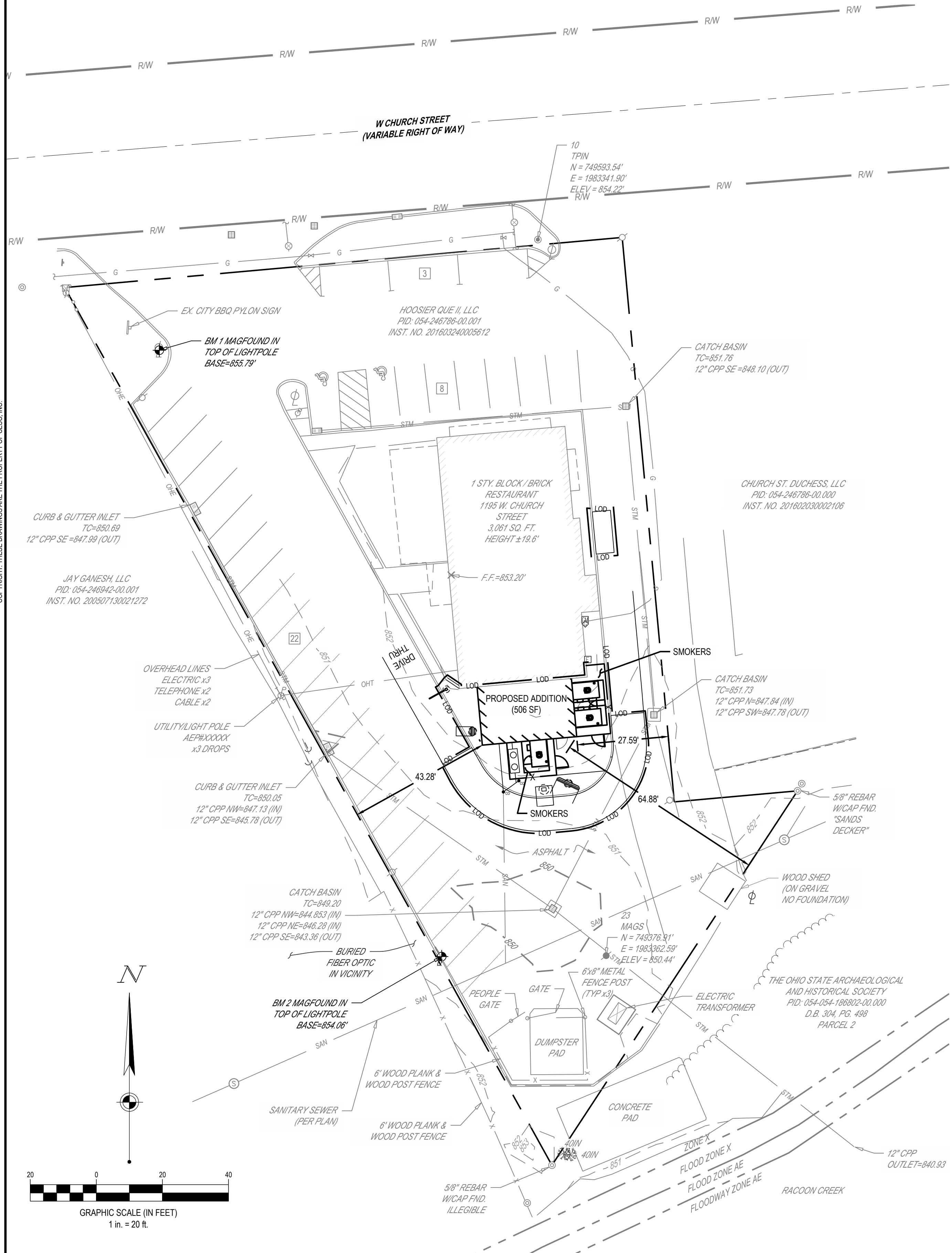
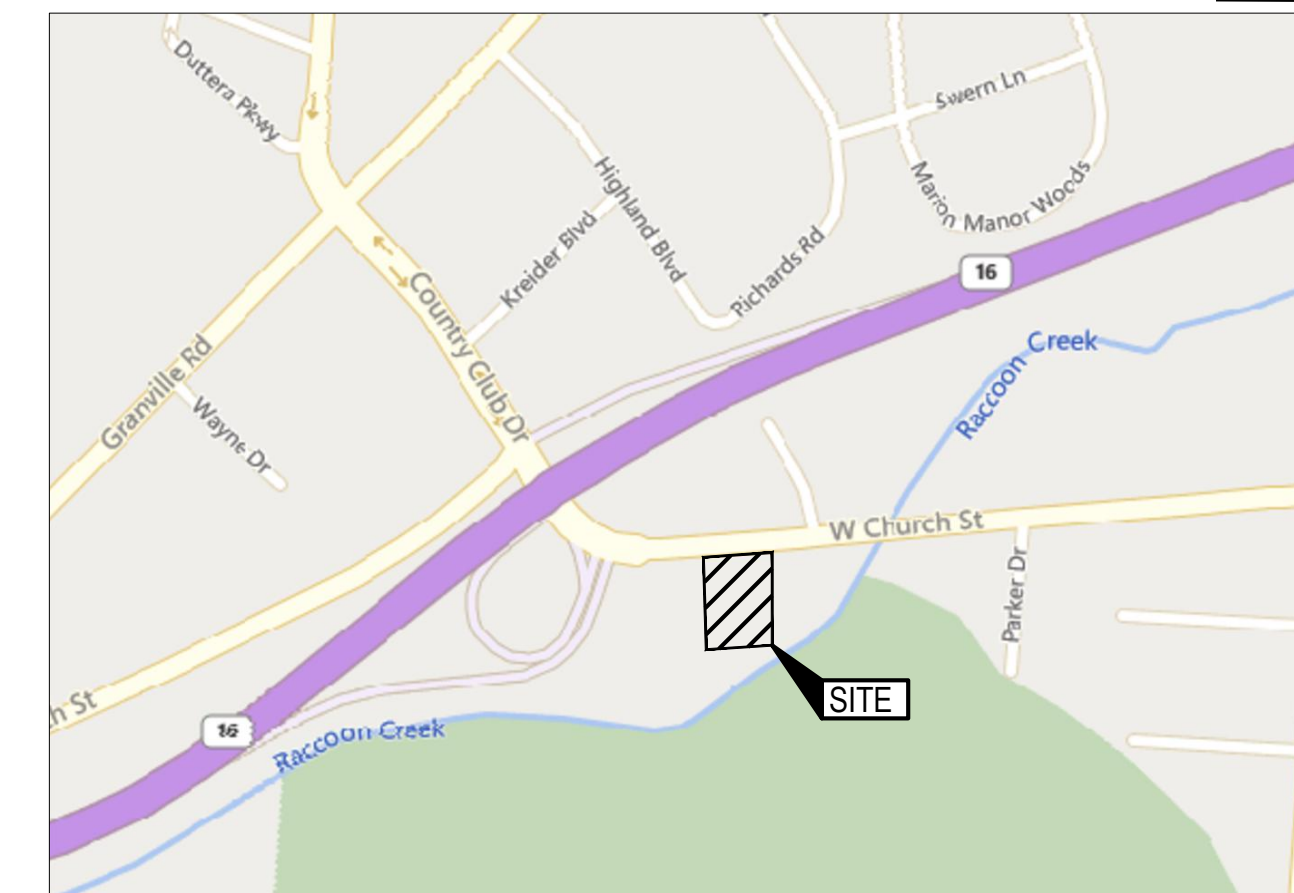
CITY OF NEWARK, LICKING COUNTY, OHIO

SITE IMPROVEMENTS

FOR

CITY BARBEQUE

1195 WEST CHURCH STREET
NEWARK, OHIO 43055



SITE LEGEND

PROPOSED

- BUILDING ADDITION
- CONCRETE CURB
- PAVEMENT/WALK
- LIMITS OF DISTURBANCE

EXISTING FEATURES LEGEND:

- PROPERTY BOUNDARY
- BACK OF CURB
- EDGE OF BUILDING
- EDGE OF OVERHANG
- EDGE OF CONCRETE
- FENCE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- STM
- SAN
- UGT
- OHE
- CATCH BASIN
- CURB & GUTTER INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- BOLLARD
- COLUMN
- LIGHT POLE
- UTILITY / LIGHT POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GAS METER
- GAS VALVE
- MAG NAIL FOUND
- 5/8" REBAR FOUND W/CAP
- BENCHMARK
- PARKING COUNT

PROPERTY DATA:

PARCEL OWNER:	HOOSIER QUE II, LLC	
PARCEL ID:	054-246786-00.001	
ADDRESS:	1195 WEST CHURCH ST NEWARK, OH 43055	
PROPERTY AREA:	0.68 ACRES	
ZONING:	GB - GENERAL INTENSITY BUSINESS DISTRICT	
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU. EXPANDING EXISTING CITY BARBEQUE RESTAURANT AND ADDING DRIVE-THRU FEATURES.	
	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	30'	55'
SIDE:	15'	17'
REAR:	25'	65'
MAXIMUM BUILDING HEIGHT:	N/A	
BUILDING AREA:	N/A	3,567 SF
PARKING:		
TOTAL PARKING SPACES:	36'	33
ADA PARKING SPACES:	2	2
*PARKING CALCULATION:	1 SPACE PER 100 SF OF FLOOR AREA EX. AREA = 3,061 SF, PROPOSED ADDITION = 506 SF (3,061 SF + 506 SF) / 100 SF = 35.67 = 36 SPACES	
FLOODPLAIN DESIGNATION:	ZONE X - AREA OF MINIMAL FLOOD HAZARD	
PROPOSED DEVELOPMENT AREA:	2,542 SF	

Ohio Utilities Protection Service



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE.



NO.	DATE	REVISION DESCRIPTION
1	06/20/2022	PLANNING COMMISSION SUBMITTAL

CITY BARBEQUE

1195 WEST CHURCH STREET
NEWARK, OHIO 43055

OVERALL SITE PLAN

ISSUE:	ZONING SITE PLAN
DATE:	06/20/2022
JOB NO.:	760761
DESIGN:	BBM
DRAWN:	BBM
CHECKED:	JLL

SHEET NO.
C1.0



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

JULY 12, 2022 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 2022-27: SITE PLAN FOR BUILDING ADDITION AND SMOKER ENCLOSURE AT CITY BARBEQUE, 1195 WEST CHURCH STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 506 SF building addition and smoker enclosures at the rear of the existing building.

The Site Plan Review Committee submitted comments on 7/7/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Business District (GB); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division and Fire Division have no issues with the proposed structures.

C. Height Restrictions:

There are no height restrictions in the GB District.

D. Lot Area & Setbacks:

Parcel is approximately 29,621 S.F. +/-, with 12% building coverage, which meets the lot area requirements of 35% maximum coverage.

E. Off-Street Parking & Loading:

Code requires 36 parking spaces for the entire development on this site, and no new spaces are specifically proposed, and no spaces are lost due to the addition.



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

- F. Corner Lots:
There are no structures proposed in the corner lot areas.

- G. Landscaping, Buffering & Greenspace:
The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed for this item.

- H. Public & Private Roadways – Access Management:
No new driveway approaches are planned with this structure.

- I. Site Signage:
No additional signage has been submitted with the proposal, however a new menu board is shown, which will require a separate sign permit from Zoning.

- J. Traffic Control / Street / Right-of-Way Issues:
No comments on these items.

- K. Engineering / Utilities:
No new utilities are proposed for this structure. There is no impact to the stormwater runoff, as the existing site has impervious surface, which is being replaced by roof area.

- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends approval of the Site Plan for this structure.

If approved by Planning Commission, the zoning certificate will be granted.

Planning Commission Action on Recommendation:

- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director

Date