

**PLANNING COMMISSION MEETING  
TUESDAY, May 14, 2024 6:00 P.M.  
Council Chambers  
40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE April 9, 2024 PLANNING COMMISSION MEETING**

**OLD BUSINESS**

**3. RECOMMENDATION FOR 15 MESSIMER DR. AND 55 SCHAFFNER DR., Newark, Ohio**

Application Number : PC-23-05  
Owner: Licking Memorial Health Systems, Licking Memorial Hospital  
Applicant: Licking County Board of DD  
Current Zoning: GO – General Office and MFH Multi-Family High Rise  
Proposed Zoning: MFR - Multi-Family Residence

**4. RECOMMENDATION FOR 359 THORNWOOD DR., Newark, Ohio**

Application Number : PC-24-06  
Owner: Jessica Binning  
Applicant: Jessica Binning  
Current Zoning: Single-Family Residence, RL – Low Density  
Proposed Zoning: AD- Agricultural

**5. RECOMMENDATION FOR 994 MT. VERNON RD., Newark, Ohio**

Application Number : PC-24-08  
Owner: Jacob Jones  
Applicant: Jacob Jones  
Current Zoning: Single-Family Residence, RM – Medium Density  
Proposed Zoning: MFR – Multi-Family Residence

**NEW BUSINESS**

**1. SITE PLAN REVIEW for PC-24-18– Food Storage Building Addition, 314 Granville St.**

**Application Number :** PC-24-18  
**Owner:** Newark City Schools  
**Applicant:** Northpoint Ohio LLC Phil Clagget

**2. SITE PLAN REVIEW for PC-24-20– New 7 Brew Drive-Thru Coffee Shop, 1355 North 21<sup>st</sup> St.**

**Application Number :** PC-24-20  
**Owner:** Cincinnati Capital Partners 195 LLC 45 Fairfield Ave, Suite 200 Bellevue, KY 41073

**Applicant:** Sarah Kramer – Woolpert 1203 Walnut St., 2<sup>nd</sup> Floor Cincinnati, OH 45202

**3. SITE PLAN REVIEW for PC-24-22– Building / Office Addition for Licking Co. 911 Annex, 285 Wilson Street.**

**Application Number :** PC-24-22

**Owner:** Licking Co. Commissioners 20 S 2<sup>nd</sup> Street Newark, Ohio 43055

**Applicant:** Wachtel & McAnally Architects

35 South Park Place, Suite 350

Newark, Oh 43055

Craig Van Horn

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 11, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MAY 20, 2024 4:30 P.M.**

BY:

*[Handwritten signature]*

*[Handwritten signature]*

ORDINANCE NO.

24-09

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 15 MESSIMER DRIVE AND 55 SCHAFFNER DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216684-00.000 AND PARCEL TAX ID #054-216684-00.003 FROM THAT OF GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:   
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



Planning Commission  
 c/o Engineering Dept.  
 40 West Main St, 2<sup>nd</sup> Floor  
 Newark, Ohio 43055  
 (740) 870-7727  
 (740)349-8911 Fax

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File # \_\_\_\_\_  
 PC Application # PC-24-05  
 Date Received: 1-8-24  
 Received by: GC  
 Amount Due: \$300.00  
 Paid By: (circle one)  
 Check # \_\_\_\_\_ Cash  
 Receipt # \_\_\_\_\_

**CITY OF NEWARK, OHIO | PLANNING COMMISSION**

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Licking Memorial Health Systems / Licking Memorial Hospital</u>		Telephone: <u>220-5167-1062</u>	
Address: <u>1320 W. Main Street</u>		E-mail: <u>CWebster@lmhealth.org</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>Licking County Board of DD</u>		Same as above <input type="checkbox"/>	
Address: <u>116 N. 2<sup>nd</sup> Street</u>		E-mail: <u>jason.umslot@lccountydd.org</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>15 Messinger Drive</u> <u>55 Schaffner Drive</u>			
Parcel Tax ID #: <u>054-216681-01.000</u> <u>054-216681-00.003</u>		Number of Acres: <u>1.498</u>	
Lot Number: (if applicable) _____		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>District Classification</b> <small>(Zoning Code DR, IV, see: www.newarkohio.net)</small>			
<b>Present Zoning District:</b> <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 checked="" 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 checked="" 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		<b>Proposed Zoning District:</b> <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 checked="" 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	

Zoning File #

PC-24-05

PC Application #

Property Use

Present Use: Vacant property/land

Proposed Use: 3-Bedroom home for people with developmental disabilities

Additional Comments

Reason For Request:

This Application only applies to the 1.498 acre parcel that will result after 0.625 acres is split from 054-216684-01.000, 0.873 acres is split from 054-216685-00.003, and the 0.625 acres and 0.873 acres are combined into a 1.498 acre parcel. Lot split/consolidation application is attached.

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned  
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a 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 during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels  
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review  
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727  
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation  
Newark City Engineering Department - 40 W. Main Street (2nd Floor)  
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- Attend the Planning Commission Meetings and Council Meetings  
Newark City Council Chambers, 40 W. Main Street (1st Floor).  
Note: be prepared to answer Planning Commission and Council Members' 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

Natalie R. Brown

Date: 12/20/2023



Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Natalie R. Brown  
Notary Public, State of Ohio  
My Commission Expires 12/31/2024  
Sec 147 03 R.C.

2023

My Commission Expires:

Natalie R. Brown

Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Engineering Signature: [Signature]

Date: 2/5/2024

Comments/Conditions:

DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved

Denied

Approved with Conditions

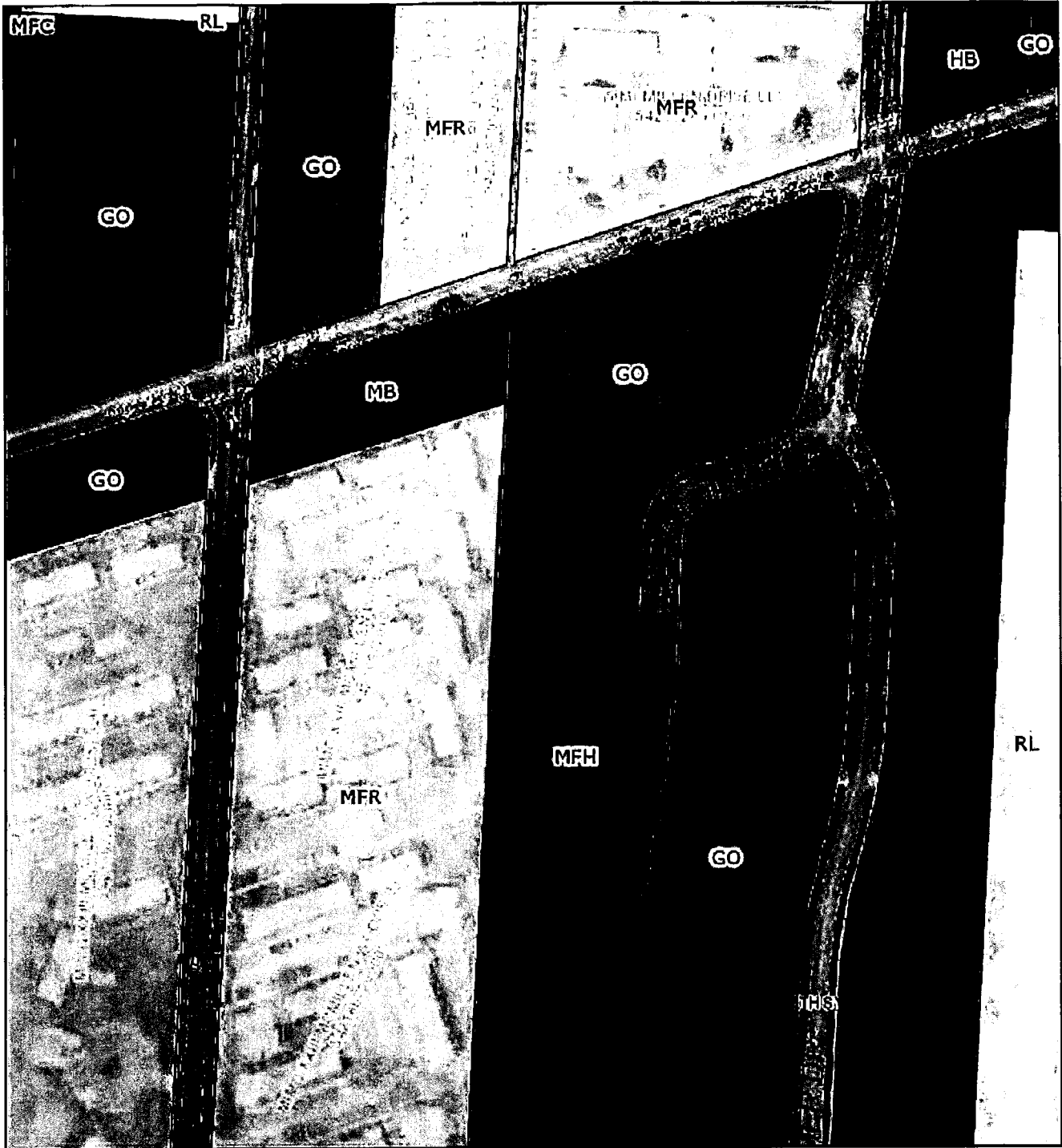
Planning Director Signature:

Date:

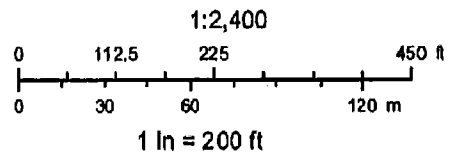
Conditions:

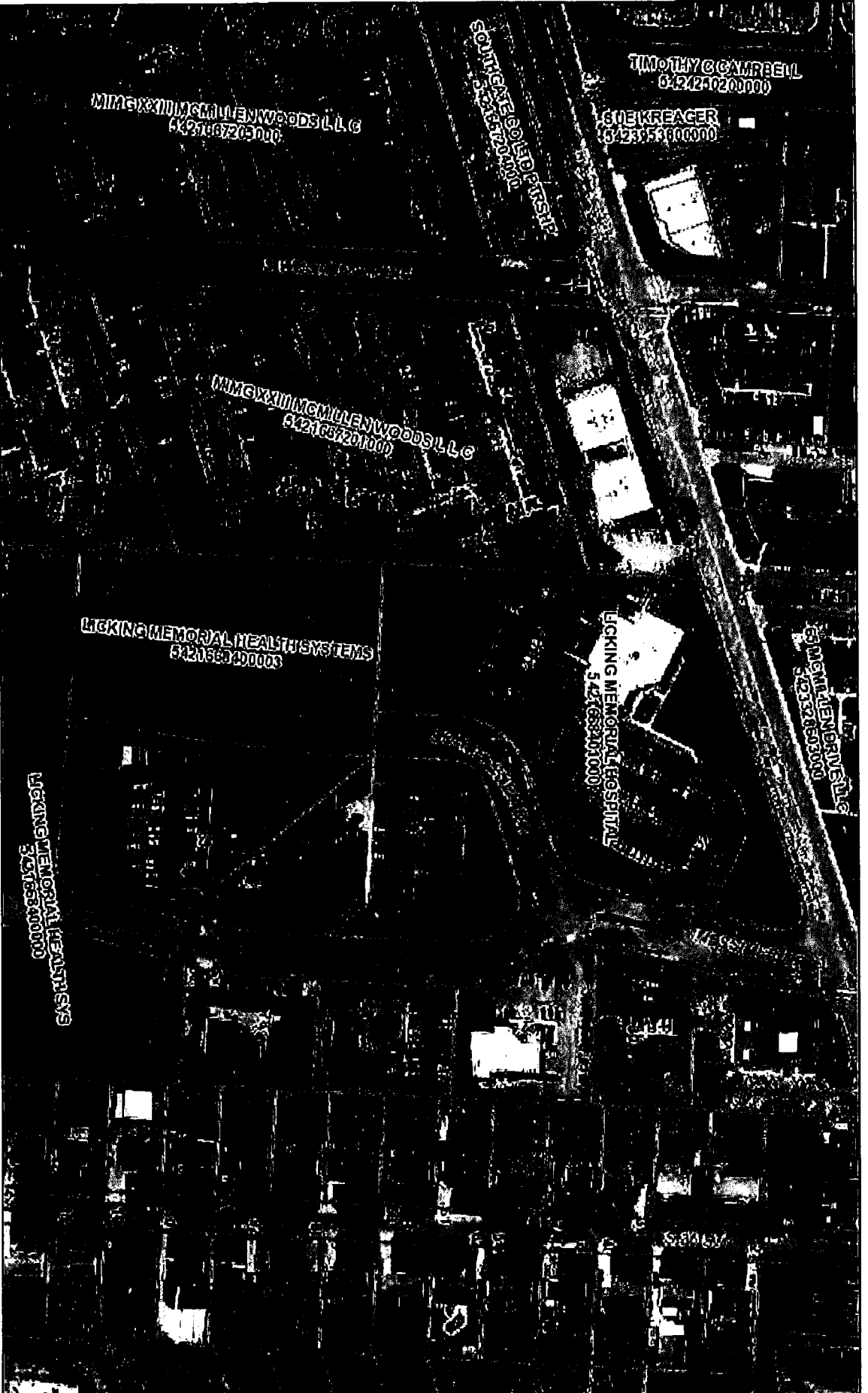
After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.  
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7816.



February 5, 2024

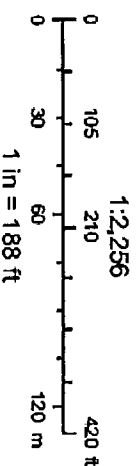




January 11, 2024

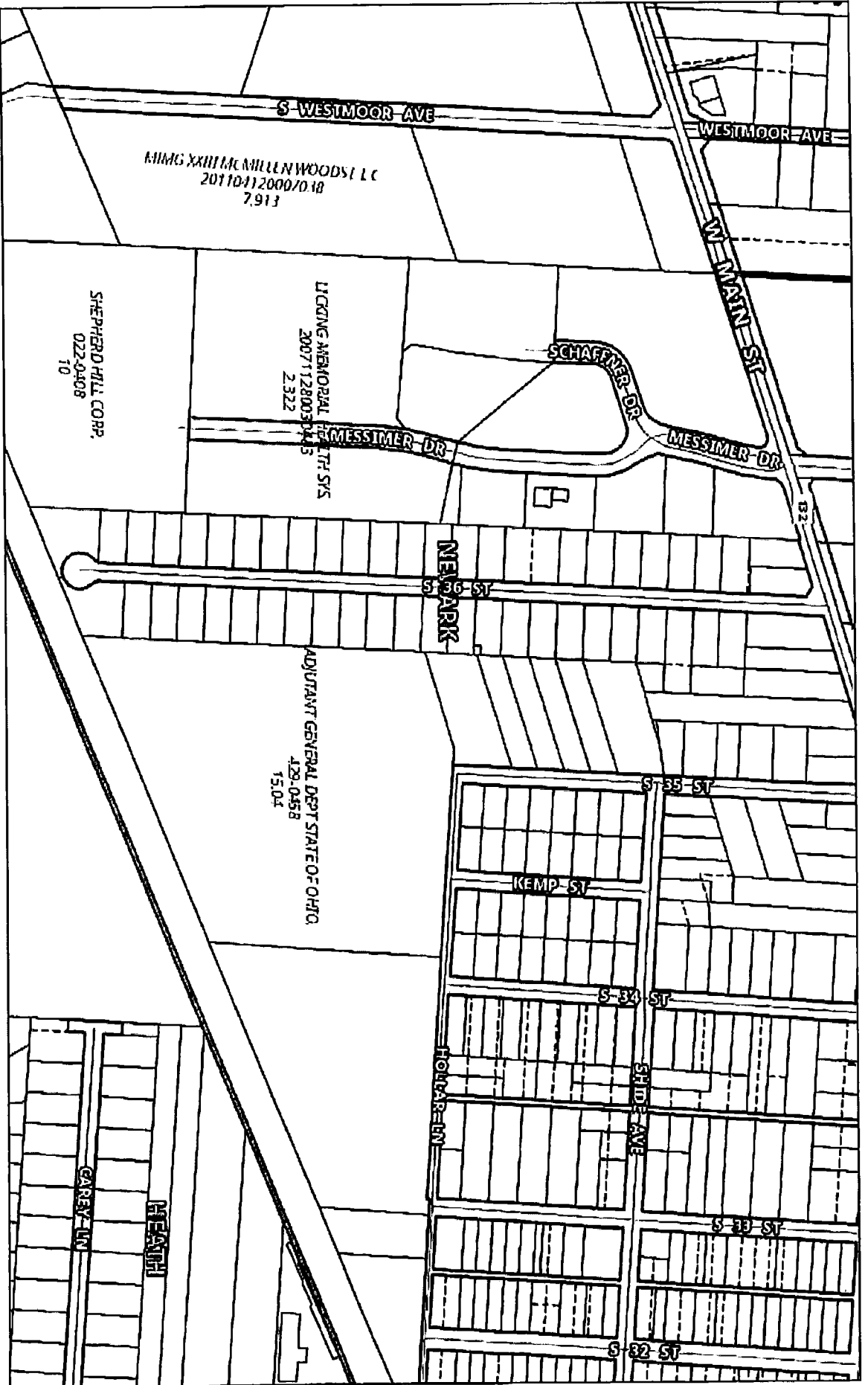
- Parcels
- Hydrolines
- ArtificialPath: Connector, StreamRiver
- County Mask

Parcels



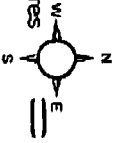


# OnTrac Property Map



January 25, 2024

Owner Name & Acres



County Road



Township Road



Centerline Labels

Other Road Type



Interstate/US/State Route



Municipal Corporations



County Boundary



376 Feet



Jurisdictional Townships



Historical Townships Line



LUCKING COUNTY TAX MAP

**DESCRIPTION FOR A 1.498 ACRE TRACT**

Situated in the State of Ohio, County of Licking, City of Newark, Third Quarter of Township 2, Range 12, United States Military Lands and being 0.625 acre tract (Parcel Number 054-216684-01.000) of a 4.01 acre tract conveyed to Licking Memorial Hospital Instrument Number 199004120005803 and being 0.873 acres of a 2.322 acre tract (Parcel Number 054-216684-00.003) as conveyed to Licking Memorial Health Systems as in Instrument Number 200711280030483, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 1.498 acre tract more particularly bounded and described as follows:

Beginning at a 5/8" rebar found at the southeastern corner of said 4.01 acre tract, the southwestern corner of the Schaffner Drive as recorded in Plat Book 13, Page 117, northwest corner of a 1.449 acre tract as conveyed to Licking Memorial Health Systems in Instrument Number 200711280030483;

Thence across said 2.322 acre tract Instrument Number 200711280030483 the following (3) courses and distances;

South 3°21'20" West, 158.54 feet to an iron pin set;

South 10°32'42" West, 31.85 feet to an iron pin set;

North 86°35'02" West, 196.32 feet to an iron pin set;

Thence, North 3°21'20" East, 369.76 feet along the easterly line of a 4.726 acre tract as conveyed to MIMO XVII McMillen Woods LLC in Instrument Number 201104120007038 to an iron pin set, passing an iron pin set at 190.15 feet;

Thence, South 63°03'43" East, 218.56 feet with what represents a new line along said 4.01 acre tract to an iron pin set, in the westerly Right-of-Way line of Schaffner Drive;

Thence, South 3°21'20" West, 92.38 feet along the westerly Right-of-Way line of said Schaffner Drive to the Point of Beginning and containing 1.498 acres more or less according to a survey made by Verdantas in October of 2023;

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

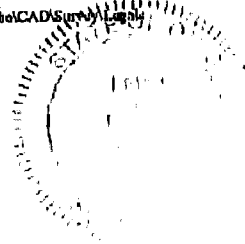
All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS, 7830".

Subject to all valid and existing easements, restrictions and conditions of record.

  
Kevin T. Blaine, P.S.  
Surveyor No. 7830

October 10, 2023

Z:\Project Files\KA-LZ\Licking Dist\18921 - LCDDD Lot Split Contol\CAD\Survey\18921



ORDINANCE NO. 24-10

BY: \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 359 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216606-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD – AGRICULTURAL DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD - AGRICULTURAL DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

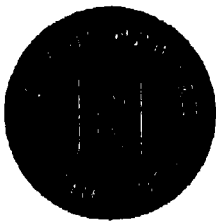
DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:   
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



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

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File # \_\_\_\_\_  
 PC Application # PC-24-06  
 Date Received: 1-16-24  
 Received by: D Kemp  
 Amount Due: \$300.00 ✓  
 Paid By: (circle one)  
 Check # 1039 <sup>Cash</sup>  
 Receipt # 162866

**CITY OF NEWARK, OHIO | PLANNING COMMISSION**

Revised:

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Jessica Binning (formerly Sullivan)</u>		Telephone: <u>7404031972</u>	
Address: <u>359 Thornwood Dr</u>		E-mail: <u>Jessicabinning1993@gmail.com</u>	
City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43056</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: _____		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>359 Thornwood Dr Newark, OH 43056</u>			
Parcel Tax ID #: <u>054-216606-00-000</u>		Number of Acres: <u>11.27 (11.235)</u>	
Lot Number: (if applicable) <u>1</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> <small>(Zoning Code 09-33, see www.newark.ohio.net)</small>			
<b>Present Zoning District:</b> <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"/> <u>Single-Family Residence (Circle one)</u> <input type="checkbox"/> 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		<b>Proposed Zoning District:</b> <input checked="" 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"/> <u>Single-Family Residence (Circle one)</u> <input type="checkbox"/> 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	

Property Use

Present Use:

Primary Residence

Proposed Use:

Primary residence + indoor / outdoor recreational

Additional Comments

Reason For Request:

see attached

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned  
*Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.*
- Obtain a 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 during the Engineering Review.*
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels  
*Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.*
- Call the Newark City Engineering Department to schedule an Engineering Review  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727**  
*Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.*
- Submit Application and required documentation  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor)**  
*Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".*
- Attend the Planning Commission Meetings and Council Meetings  
**Newark City Council Chambers, 40 W. Main Street (1st Floor).**  
*Note: be prepared to answer Planning Commission and Council Members' questions regarding your application*

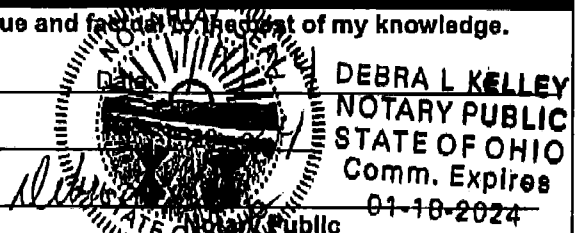
Owner Acknowledgement

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

Property Owner Signature: Jessica B.

Sworn and subscribed before me this 9<sup>th</sup> day of January

My Commission Expires: January 18, 2024



Engineering/Zoning Authorization – Office Use Only

Approved  Denied  Approved with Conditions

Engineering Signature: Ben R. [Signature] Date: 2/5/2024

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved  Denied  Approved with Conditions

Planning Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.  
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

Jessica Binning  
Wedding and Events Venue  
359 Thornwood Dr  
Newark, OH 43056  
740-403-1972  
jessicabinning1993@gmail.com  
January 2024

### **General Company Description**

A little about me: I have always had a deep-rooted connection to this community; born and raised in Heath until I graduated from Heath High School in 2011 and moved to Columbus for college. I've always been a hard-working person and carried an unwavering ambition to fulfill my entrepreneurial dream of opening a unique wedding and events venue. In early 2023, my husband and our two little girls moved back to our roots and purchased an 11-acre property on Thornwood Dr to pursue this dream. Our primary home is on the property that we have spent fixing up over the last year. I wanted to live where my business would be located to ensure a watchful and attentive eye to oversee the operations and activities of this opportunity.

The property provides a picturesque landscape of woods, a beautifully stocked pond, and a horse barn. The wedding and events venue will provide a blend of modernized indoor and outdoor spaces. While weddings take center stage, our versatile space will be well-equipped to host a range of other occasions including corporate events, birthday parties, indoor/outdoor retreats, and community gatherings.

#### **Land Use:**

- Primary business season: May to October (Friday-Sunday)
- Hours of operation: events end by 11 PM and off the premises by 12 AM
- Indoor and outdoor recreational facilities
- Outside event catering
- Alcohol/Liquor license
- Farm animals on property (i.e., horses, chickens, etc.)
- Vendors – caterers, florists, DJ, food trucks, etc.

#### **Building #1 (subject to final survey)**

- Primary use for weddings and other large events
- Accommodate up to 200 people

**Building #2 (subject to final survey)**

- Multi-purpose building (corporate events, indoor/outdoor retreats, community events, rehearsal dinners, etc)
- Accommodate up to 75 people

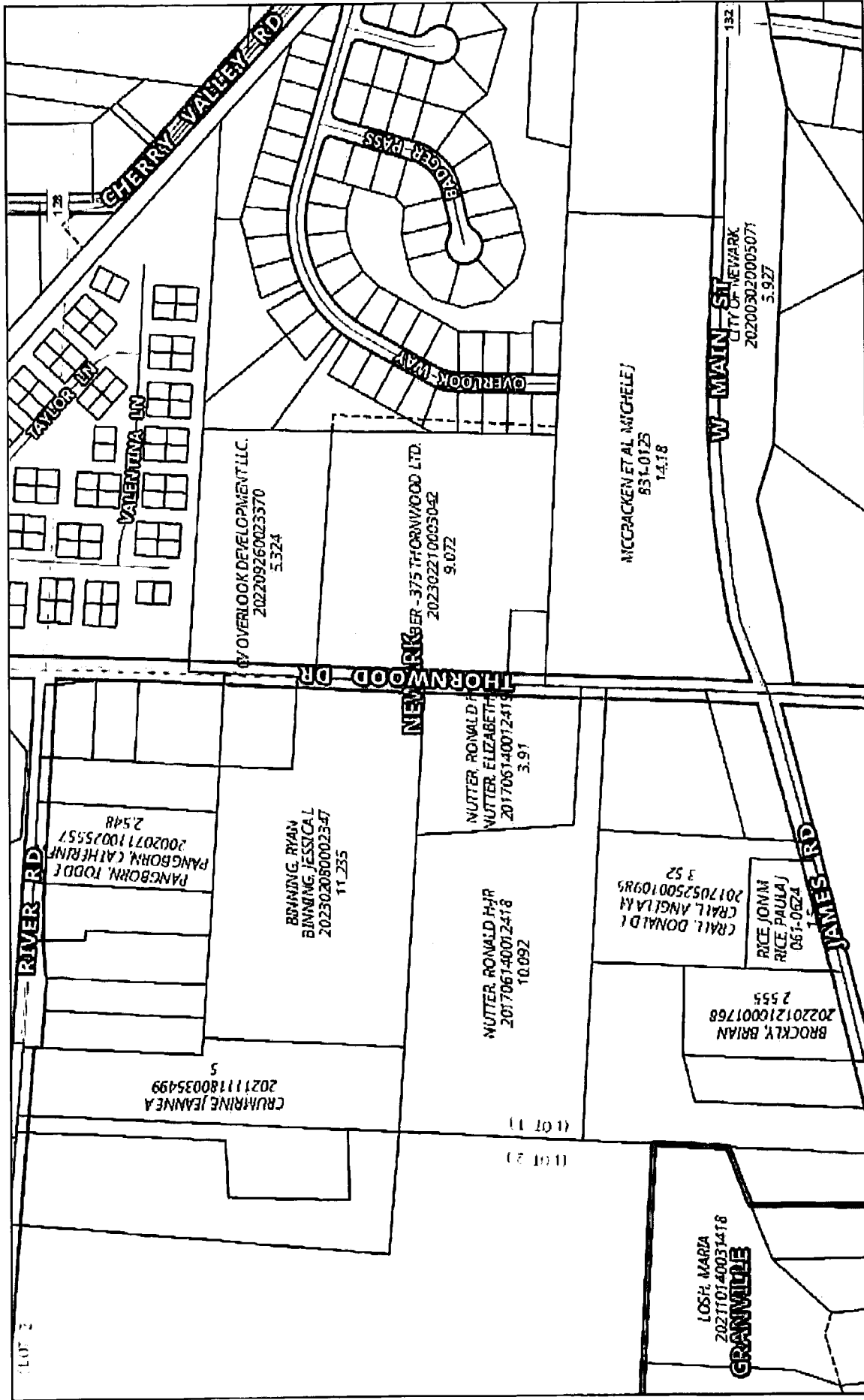
**Next Steps**

Upon approval, the following actions will begin:

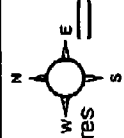
- Register the business name with the secretary of state
- Attorney to draw out separation of parcels from personal residence
- Determine legal structure
- Submit liquor license application
- Apply for a Commercial Loan
- Secure contractor/builder
- Obtain required permits



# OnTrac Property Map



January 25, 2024

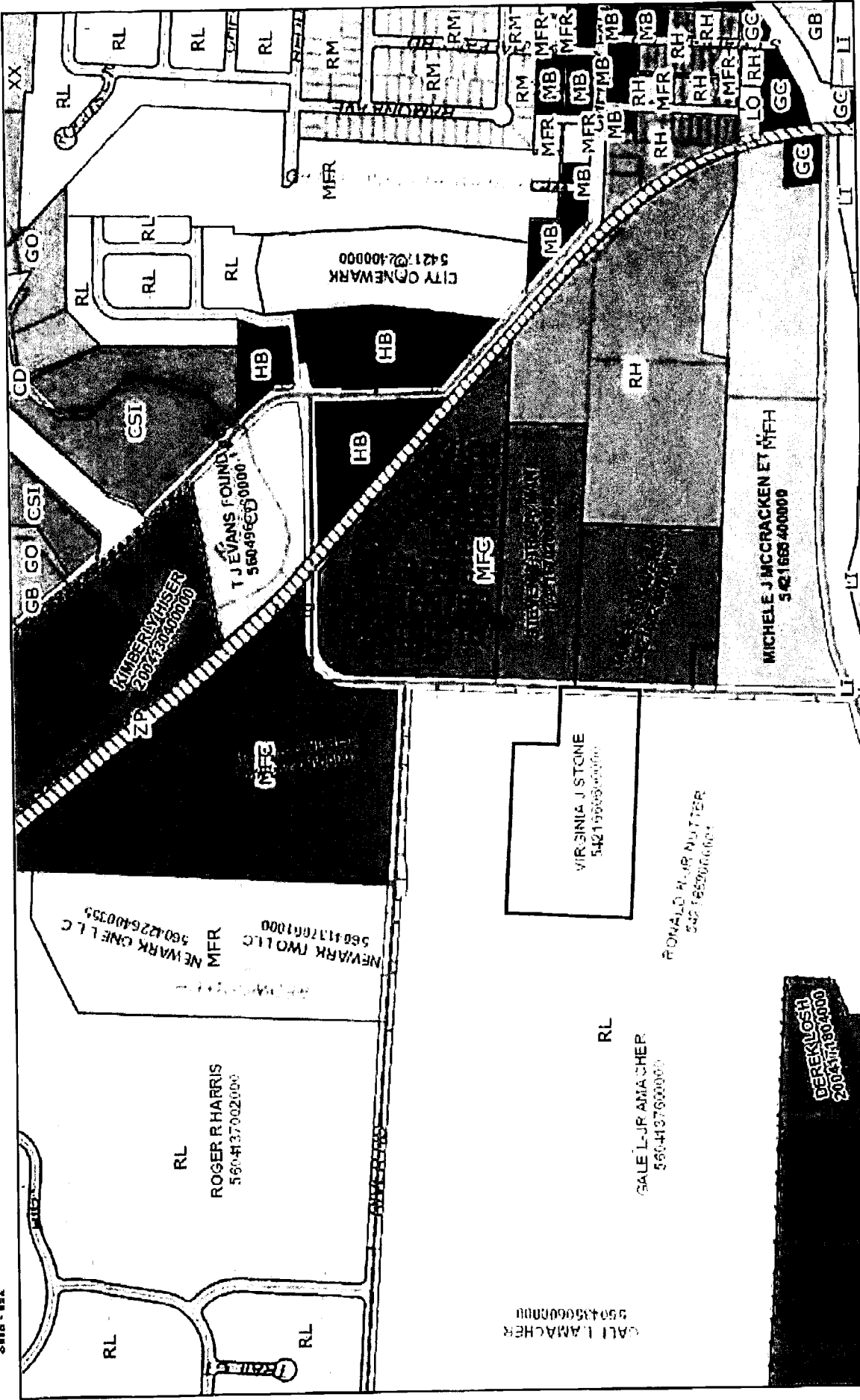


- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- County Boundary
- Jurisdictional Townships
- Historical Townships Line

LICKING COUNTY TAX MAP

Licking County Auditor GIS

# Proposed Zoning Change - 359 Thornwood Dr

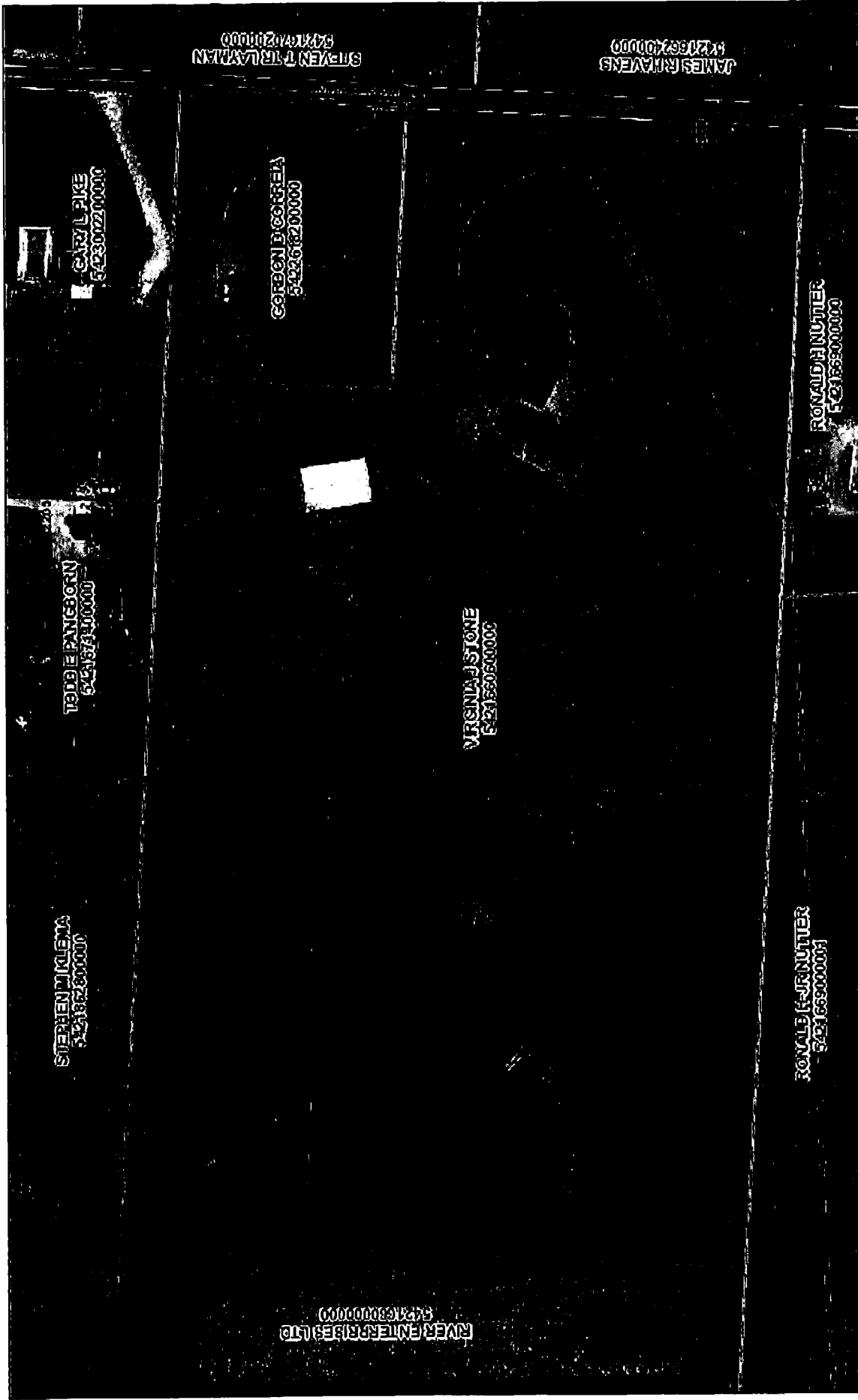


February 5, 2024

### Zoning Classification

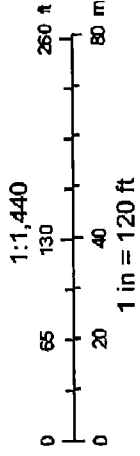
- RH - High Density Single Family Residence District
- RM - Medium Density Single Family Residence District
- RS - Suburban District

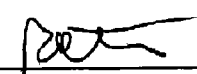
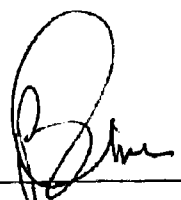
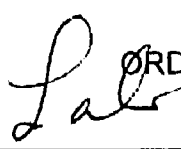




January 11, 2024

- Parcels
- Hydrolines
- RailRoads
- ArtificialPath; Connector; StreamRiver
- County Mask



BY:    ORDINANCE NO. 24-03

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 994 MT VERNON ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-274178-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:   
\_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

EXHIBIT "A"

Situated in the State of Ohio, County of Licking, City of Newark and being in Quarter 1, Township 2, Range 12, United States Military Lands and being a part of Lot 3 of Albert S. Stephan's Riverview Addition recorded in Plat Book 4, Page 93 and being all of Tract Three conveyed to ASP Construction Corp., An Ohio Corporation, in Official Record Volume 722, page 839, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for references at a 5/8" uncapped rebar found at the intersection of the southerly right-of-way of Riverview Drive (38 feet in width) with the easterly right-of-way of Mt. Vernon Road (State Route 13) (60 feet in width), said rebar also being the northwesterly corner of Lot 4 of said Subdivision;

Thence, with the easterly right-of-way of said Mt. Vernon Road, South 18 degrees 26 minutes 00 seconds East, 140.00 feet to a 5/8" uncapped rebar found at the southwesterly corner of said Lot 4, the northwesterly corner of Lot 3 of said Subdivision and BEING THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, leaving said easterly right-of-way and with the common line between said Lots 3 & 4, North 88 degrees 18 minutes 06 seconds East, 173.29 feet to an iron pin set on said line;

Thence, leaving said common line and crossing said Lot 3 with the following two (2) courses:

- 1) South 29 degrees 10 minutes 05 seconds East, 75.56 feet to an iron pin set;
- 2) South 88 degrees 18 minutes 06 seconds West, (parallel to the northerly line of said Lot 3), 187.99 feet to an iron pin set in the easterly right-of-way of said Mt. Vernon Road.

Thence, with the easterly right-of-way of said Mt. Vernon Road, North 18 degrees 26 minutes 00 seconds West, 70.00 feet to THE PLACE OF BEGINNING, CONTAINING 0.278 acres more or less, subject to all legal easements and rights-of-way of record and records in their respective utility offices.

Iron pins set are 30" x 1" O.D. with yellow plastic caps inscribed "HYDB P.S. 7529".

Basis of bearings is the easterly right-of-way of Mt. Vernon Road (State Route 13) as North 18 degrees 26 minutes 00 seconds West per Plat Book 4, page 93 and is for angular purposes only.

PPN: 54-274176-00.000

*DESCRIPTION*

APPROVED *FOR ZONING PURPOSES*

By *[Signature]*

Div. of Engineering  
City of Newark, Ohio

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

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File # \_\_\_\_\_  
 PC Application # PC-24-08  
 Date Received: 1-12-24  
 Received by: pkenn  
 Amount Due: \$300.00 ✓  
 Paid By: (circle one)  
 Check # 334 Cash  
 Receipt # 162868

CITY OF NEWARK, OHIO | PLANNING COMMISSION

District Change       District Establishment (Newly Annexed)

**Owner**

Property Owner: Jacob Jones Telephone: 740-973-4448  
 Address: 8370 Stickle Rd E-mail: JonesJake740@gmail.com  
 City: Saint Louisvillc State: Ohio Zip: 43071 Fax: -

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

**Applicant/Representative**

Representative: \_\_\_\_\_ Same as above  Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

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

**Property Location**

Street Address: 994 Mount verna Rd  
 Parcel Tax ID #: 054-274176-00 000 Number of Acres: .2810  
 Lot Number: (if applicable) 3 Property Platted? Yes  No

**District Classification**

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 checked="" type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> Single-Family Residence (Circle one)
RS-Suburban RL-Low Density <u>RM</u> 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 type="checkbox"/> TFR Two-Family Residence	<input type="checkbox"/> TFR Two-Family Residence



**Property Use**

Present Use:

Vacant lot

Proposed Use:

Triplex

**Additional Comments**

Reason For Request:

**Required Documentation and Process Overview**

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned  
*Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.*
- Obtain a 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 during the Engineering Review.*
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels  
*Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.*
- Call the Newark City Engineering Department to schedule an Engineering Review  
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727  
*Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.*
- Submit Application and required documentation  
Newark City Engineering Department - 40 W. Main Street (2nd Floor)  
*Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".*
- Attend the Planning Commission Meetings and Council Meetings  
Newark City Council Chambers, 40 W. Main Street (1st Floor).  
*Note: be prepared to answer Planning Commission and Council Members' 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: [Signature] Date: 01/12/2024

Sworn and subscribed before me this 12<sup>th</sup> day of January, 2024

My Commission Expires: 5-11-2024  
[Signature]  
Notary Public

**Engineering/Zoning Authorization – Office Use Only**

Approved  Denied  Approved with Conditions

Engineering Signature: [Signature] Date: 1/19/2024

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES.

**Planning Commission Recommendation to Council – Office Use Only**

Approved  Denied  Approved with Conditions

Planning Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

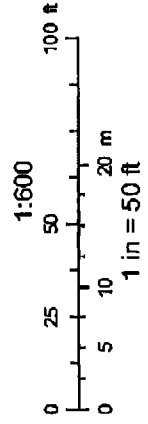
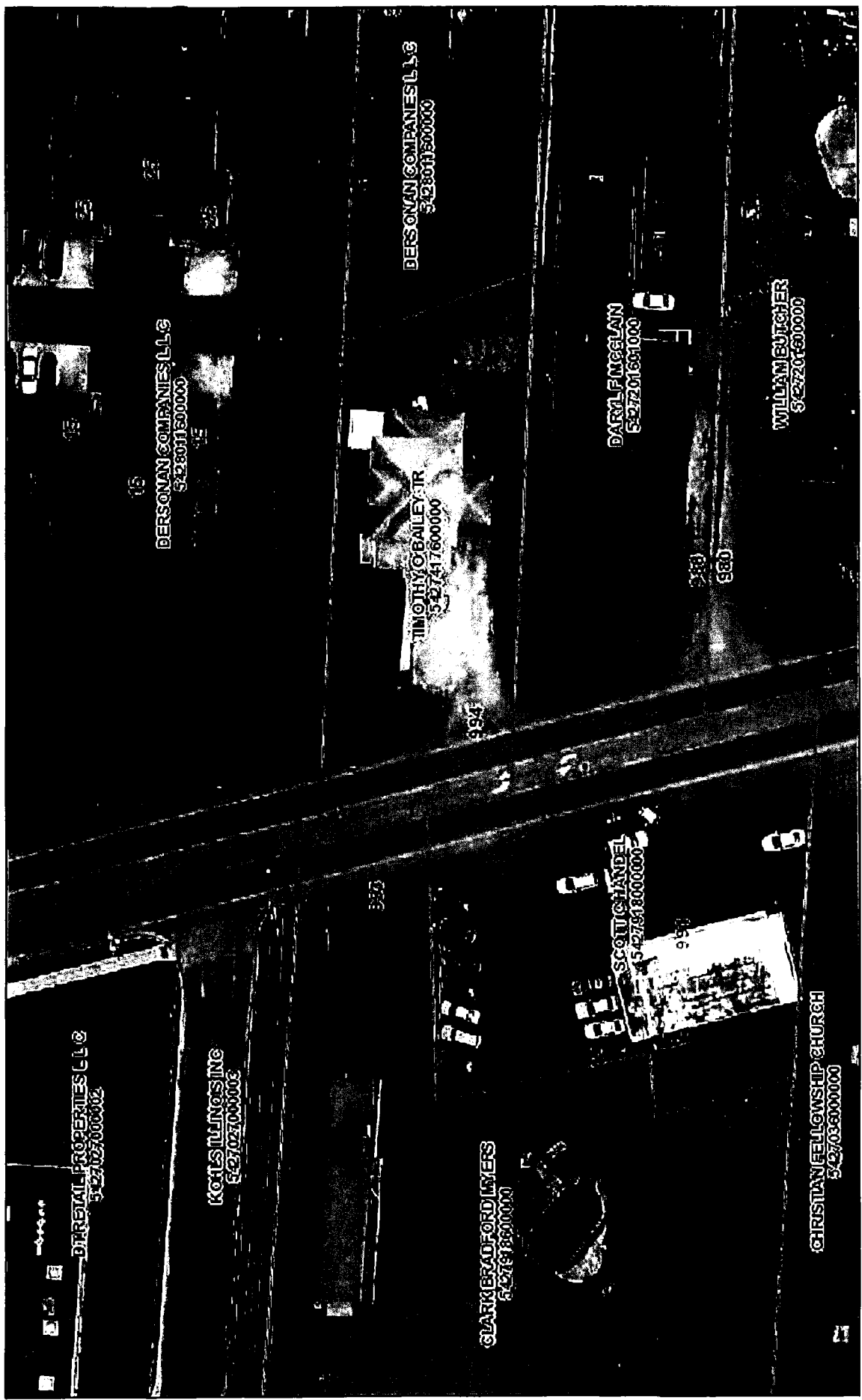
Conditions: \_\_\_\_\_

**After Planning Commission Recommendation:**

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.  
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.



994 Mt. Vernon Rd.



January 16, 2024

Parcels

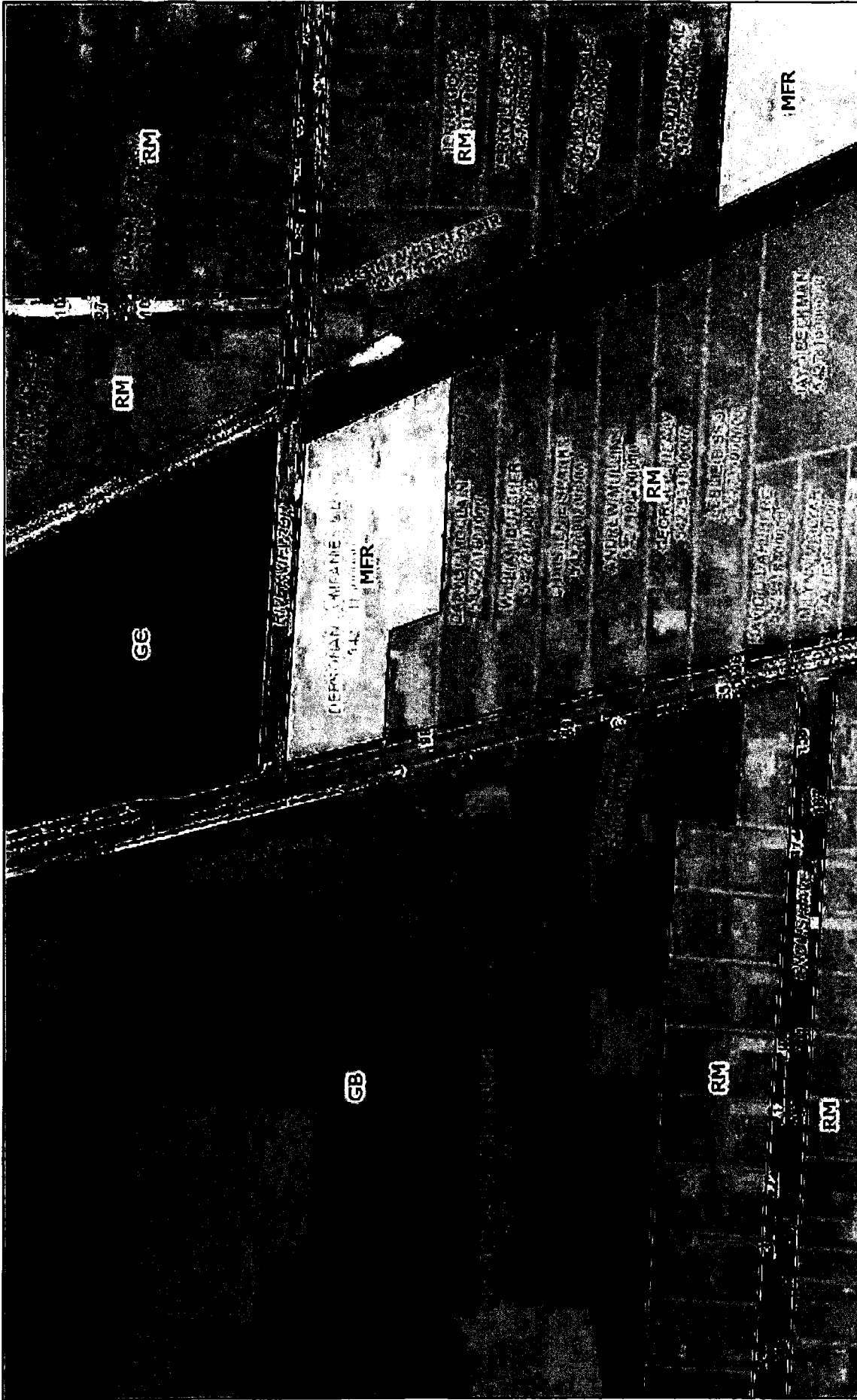
Hydrolines

County Mask

Street Labels

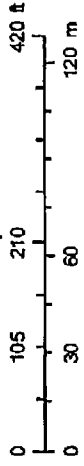
ArtificialPath; Connector, StreamRiver

RailRoads



January 16, 2024

1:2,256





CITY OF NEWARK  
PLANNING COMMISSION STAFF REPORT

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MAY 14, 2024 PLANNING COMMISSION MEETING

Application:

1. *PC FILE 24-18: SITE PLAN FOR FOOD STORAGE BUILDING ADDITION, NEWARK CITY SCHOOLS, 314 GRANVILLE STREET*

Staff Report & Recommendations:

**Overview:**

The applicant intends to build a 1,920 SF new addition to the north of the existing building near Sherwood Drive West

The Site Plan Review Committee submitted comments on 5/9/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, 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 Church School Institutional District (CSI); 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 Divisions have no issues with the proposed structure.

C. Height Restrictions:

There are no height restrictions in the CSI District.

D. Lot Area & Setbacks:

Parcel is approximately 15.32 acres +/-, with 15.9% building coverage, which meets the lot setback and area requirements of 25% maximum coverage.

E. Off-Street Parking & Loading:

No additional parking is required for this building, we find the existing parking as acceptable.



CITY OF NEWARK  
PLANNING COMMISSION STAFF REPORT

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- 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 due to this addition.
- 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 water and sanitary sewer service lines are proposed; any additional service is to be extended from the existing internal building plumbing.  
  
There has not been a stormwater management plan submitted, and the increase in impervious area with this addition is not considerable. There is a storm sewer nearby in the parking lot to the south, so the design needs to manage the stormwater on this site.
- 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

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Planning Director

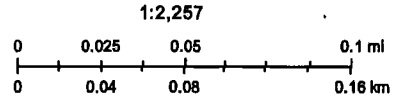
Date

# OnTrac Property Map

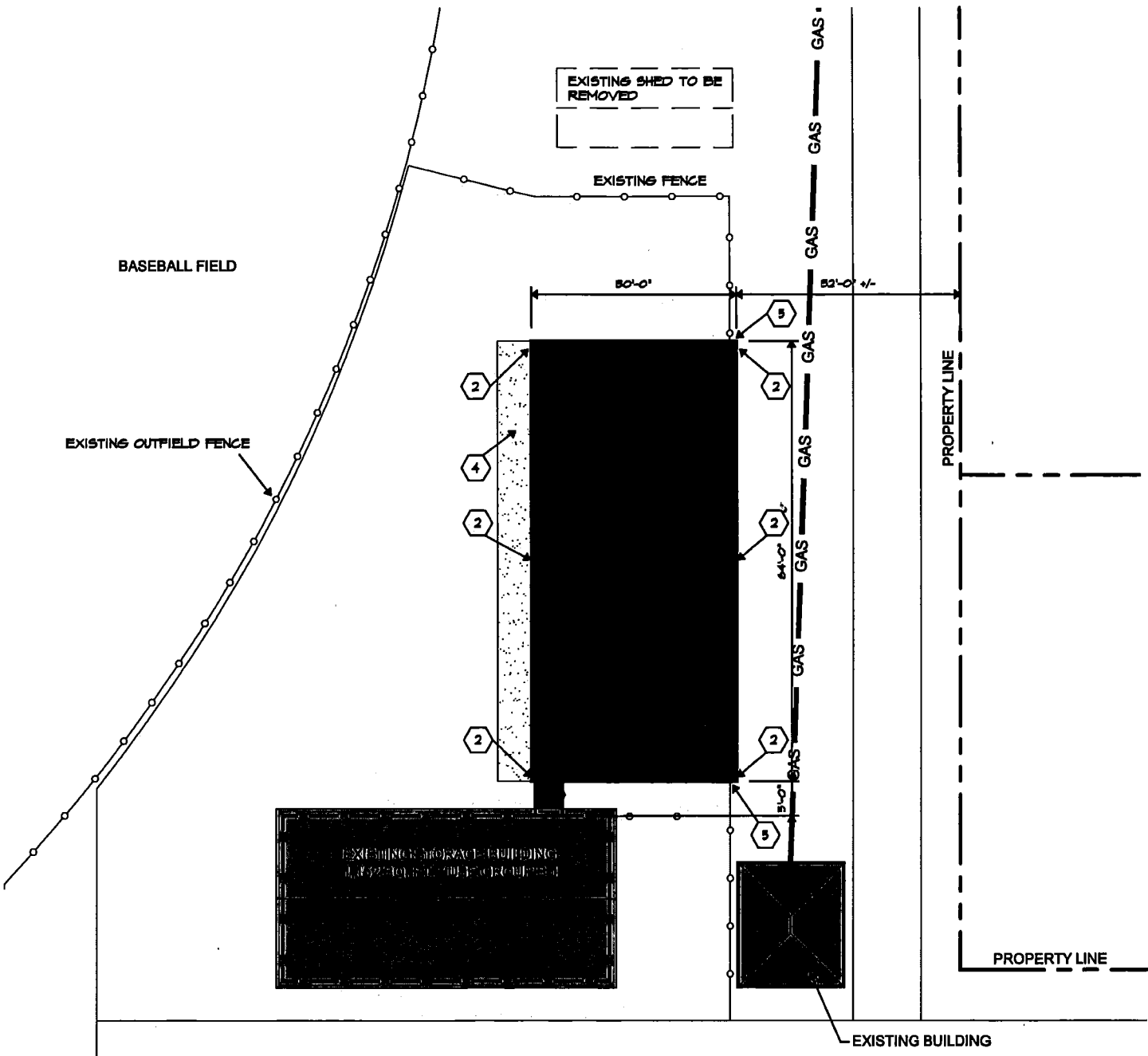


April 3, 2024

- |                             |                             |
|-----------------------------|-----------------------------|
| — Street Number Only        | — Historical Townships Line |
| — Sales - 2024              | — County Boundary           |
| — Sales - 2023              | — Ohio Counties             |
| — Owner Name & Acres        | — Ohio Boundary             |
| — Centerline Labels         | — Parcels                   |
| — Interstate/US/State Route | — Split Listed Hooks        |
| — County Road               | — Tract Lines               |
| — Township Road             |                             |
| — Other Road Type           |                             |
| — Driveway                  |                             |
| — Interstates               |                             |
| — Municipal Corporations    |                             |
| — Jurisdictional Townships  |                             |



**BUILDING ADDITION.**



**UNDERGROUND UTILITIES**

**TWO WORKING DAYS  
BEFORE YOU DIG**

**CALL 1-800-362-2764 (TOLL FREE)**

**OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY**

**ARCHITECTURAL SITE PLAN**

1/8" = 1'-0"



CITY OF NEWARK  
**PLANNING COMMISSION STAFF REPORT**

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**MAY 14, 2024 PLANNING COMMISSION MEETING**

**Application:**

1. ***PC FILE 24-20: SITE PLAN FOR NEW DRIVE-UP COFFEE SHOP,  
7 BREW, 1355 NORTH 21ST STREET***

**Staff Report & Recommendations:**

**Overview:**

The applicant intends to build a new 710 S.F. building and 250 S.F. cooler structure on the site of a previous car wash.

The Site Plan Review Committee submitted comments on 5/9/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, 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 development is partially located in the 100-year Floodplain Area, however the building structures are not located in the regulated area.

B. Safety Division Review:

The Police and Fire Divisions have no issues with the proposed development.

C. Height Restrictions:

The proposed addition meets the requirements of the GB District.

D. Lot Area & Setbacks:

Parcel is approximately 44,431 S.F. +/-, with 2% building coverage, which meets the lot density requirement of 35% maximum coverage.

The setbacks meet the code requirements for this district.





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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- E. Off-Street Parking & Loading:  
Code requires 7 parking spaces for the development on this site, and 12 spaces are proposed on the current site, which exceeds the requirements.
- F. Corner Lots:  
There are no structures proposed in the corner lot areas.
- G. Landscaping, Buffering & Greenspace:  
The landscaping requirement consists of 710 +/- SF of green space (Lawn) and greater than 178 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the entire site. No landscaping plan has been submitted for review, but is required to verify the required landscaping areas.
- H. Public & Private Roadways – Access Management:  
No new driveway approaches are planned with this development.  
No traffic queueing study from the Zanesville or Lancaster stores was provided, as discussed in a preliminary meeting with the developer. We have viewed the right-in entrance off North 21<sup>st</sup> Street during peak times, and have some concerns how traffic will circulate between the McDonalds site and 7 Brew. Some additional striping and signage are needed and will be addressed during the construction plan review.
- I. Site Signage:  
No additional signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues:  
During the preliminary discussions with the developer, we discussed that we anticipate the need for additional right-of-way on North 21<sup>st</sup> Street, and the drawings show a proposed RW line. We would like to memorialize this item by dedication, easement or deed restriction, as we have in other locations, in order to avoid costly relocations in the future.
- K. Engineering / Utilities:  
Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review.  
  
Engineering will follow up for compliance prior to construction.
- L. Other Standards/Regulations  
None.



**CITY OF NEWARK  
PLANNING COMMISSION STAFF REPORT**

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**Recommendation:**

**At this time, our recommendation is for CONDITIONAL approval of this site plan, contingent upon the resolution of the outstanding issues listed below:**

1. Landscaping plan needs to be submitted for approval.
2. Right-In entrance off North 21<sup>st</sup> Street is modified as needed for better traffic flow.
3. Proposed future right-of-way on North 21<sup>st</sup> Street is resolved.
4. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

When 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
- Tabled for future meeting

---

Planning Director

Date

**NOTES**

- SEE PLAN FOR SPECIAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITH THIS CONSTRUCTION SET FOR OTHER NOTES.
- REFER TO STRUCTURAL PLANS FOR EXACT FOUNDATION/UTILITY ENTRANCE LOCATION AND DEPTH.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND DEPT. RECORDS FOR ALL UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING PERMITS AND NOTIFY NUMBER OF ANY CONFLICTS.

**KEYNOTES**

- CONTACT LOCAL UTILITY PER AGENCY REGULATIONS. CONTRACTOR TO VERIFY LOCATION, DEPT. AND ELEVATION OF UTILITY AT PROPOSED CONNECTION POINT.
- MINIMUM 18" VERTICAL CLEARANCE AT UTILITY CROSSING.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND DEPT. RECORDS FOR ALL UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING PERMITS AND NOTIFY NUMBER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING PERMITS AND NOTIFY NUMBER OF ANY CONFLICTS.

**PRELIMINARY CONSTRUCTION**

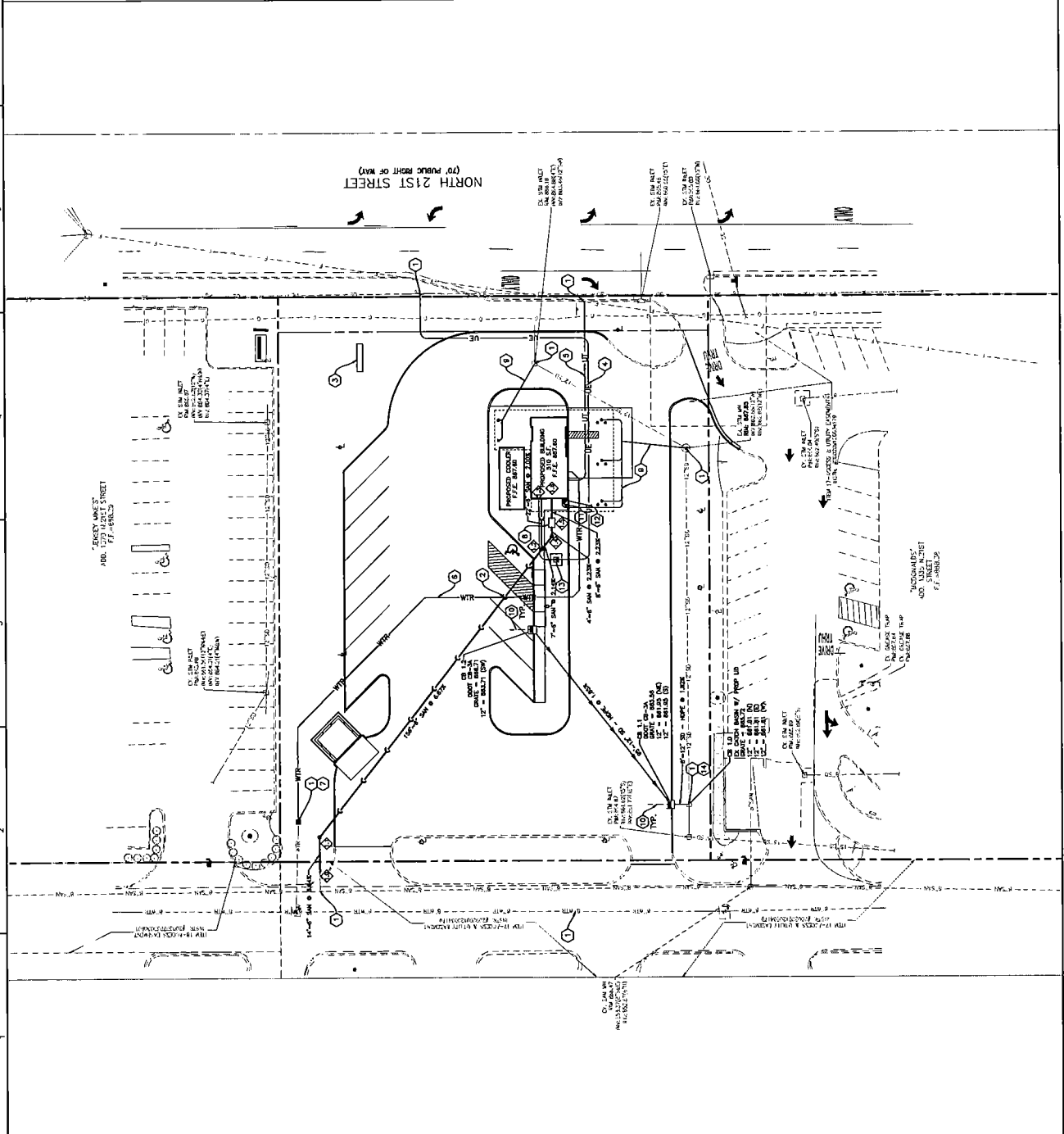
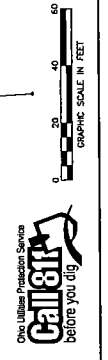
**SANITARY STRUCTURE TABLE**

STRUCTURE ID	DESCRIPTION	RIM	INVERT
1.0	CONNECT TO EXISTING CD	N/A	8" = 852.00 (E)
1.1	CLEAN OUT	855.68	6" = 853.75 (W) 6" = 853.75 (W)
1.2	CLEAN OUT	867.43	4" = 864.17 (E) 6" = 864.17 (W) 6" = 864.17 (E)
1.3	BUILDING CONNECTION	N/A	6" = 864.00 (E)
1.4	CLEAN OUT	867.47	6" = 864.22 (E) 6" = 864.22 (W)
1.5	INTERCEPTOR	N/A	6" = 864.41 (E)
1.6	BUILDING CONNECTION	N/A	6" = 864.00 (E)

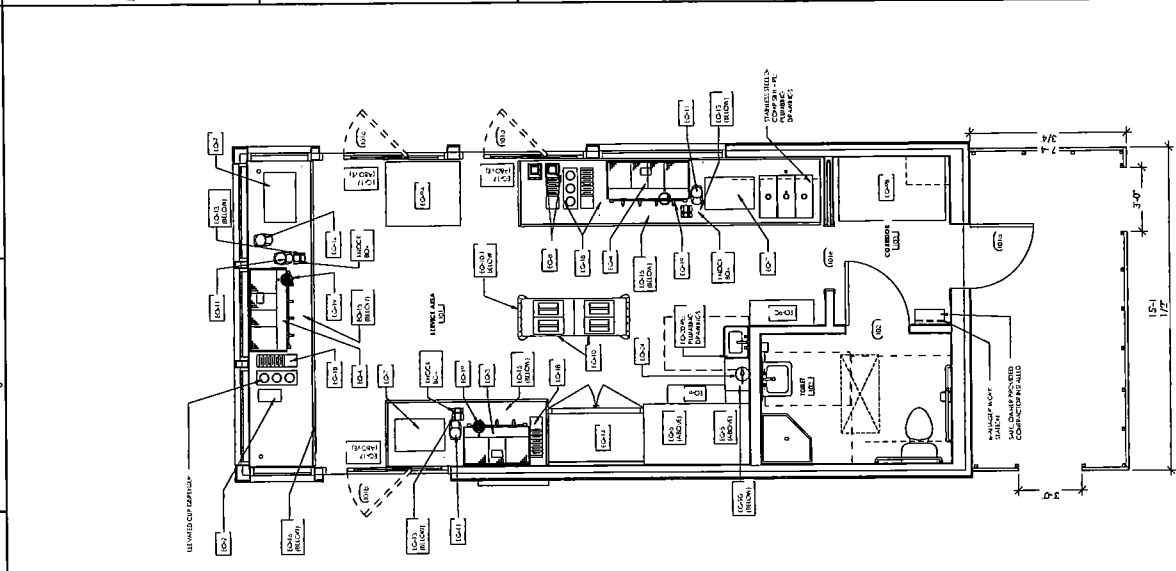
**PROJECT INFORMATION**

PROJECT NO: 10020112-04  
DATE ISSUED: 04/15/2024  
DESIGNED BY: LHM  
DRAWN BY: LHM  
CHECKED BY: SRK  
SHEET NAME: UTILITY PLAN

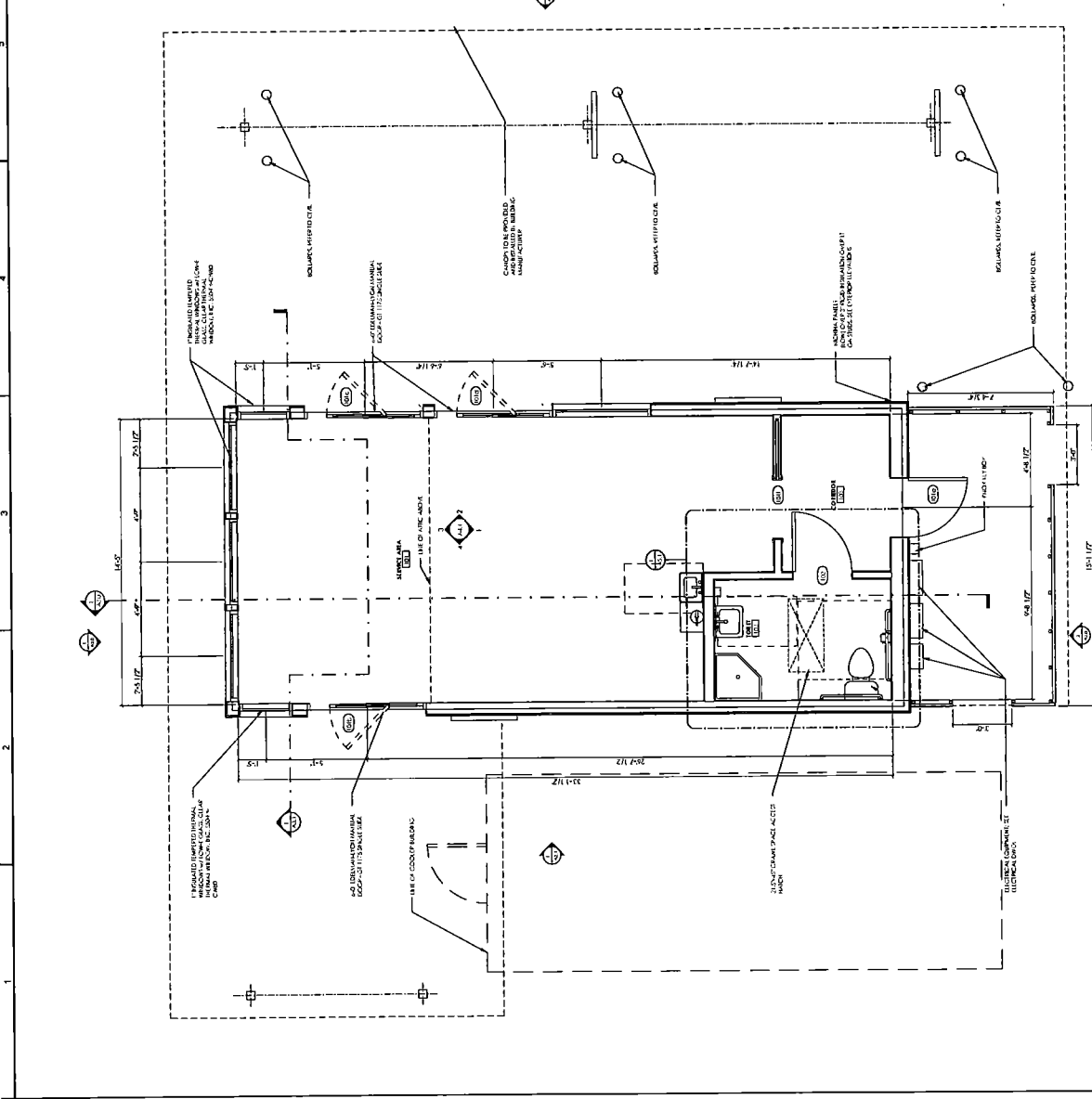
**MOTLEY 7 BREW, LLC**  
7 BREW  
NEWARK, OH  
1955 N 21ST STREET  
NEWARK, OH 43055



ISSUANCE SCHEDULE  
 04/15/2024 PLANNING AND ZONING  
 04/15/2024 PERMITS



**(02) FIXTURE FLOOR PLAN**  
 3/8" = 1'-0"

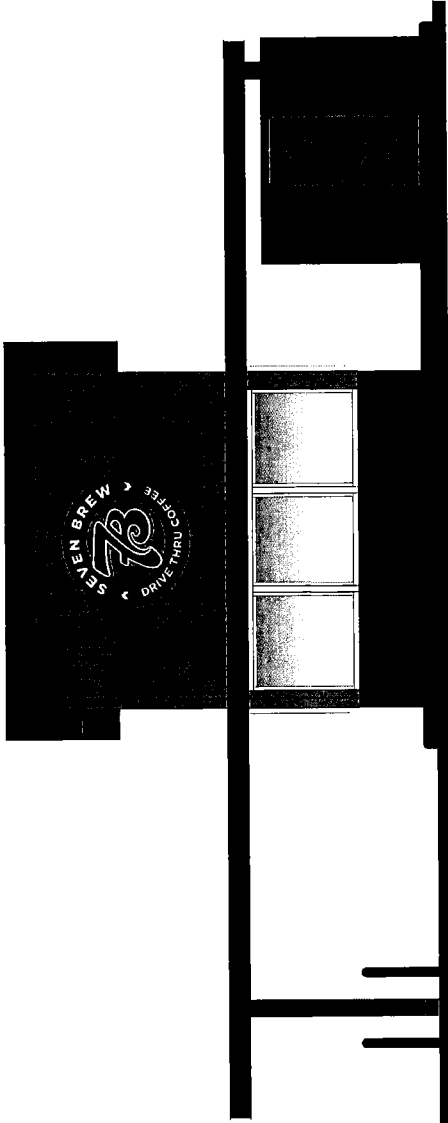


**(01) GROUND FLOOR PLAN**  
 3/8" = 1'-0"

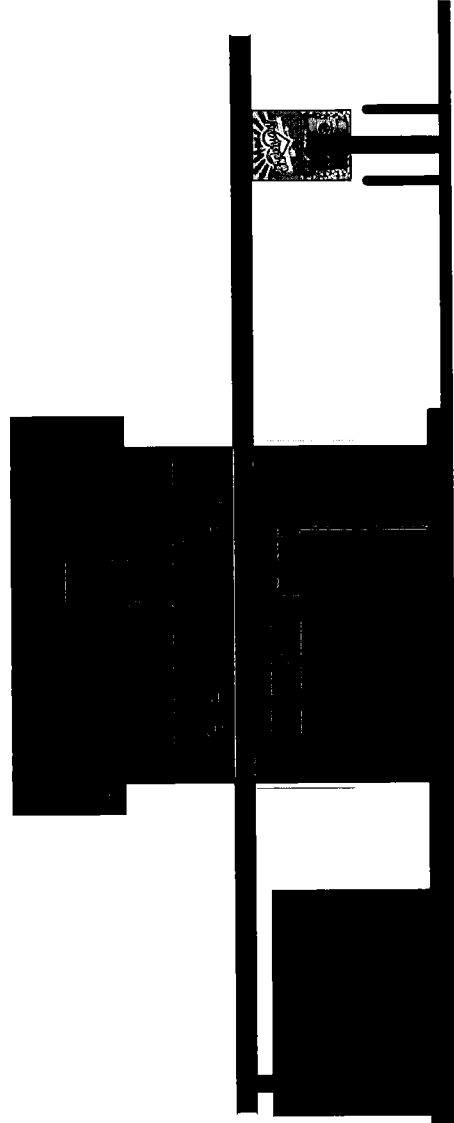
ISSUANCE SCHEDULE  
 1 04/15/2024  
 REVISION  
 2 04/15/2024  
 PLANNING AND ZONING

Exterior Finish Legend

	Metal Wall Panel Pre-Cast 1" Panel Color: Chrysocope
	Brick Metal Color: Pacific Blue Material: Metal Standing Seam Roof
	Brick Metal Color: Matte Black Material: Metal Cap
	Metal Wall Color: Chrysocope Cap
	Blue Cement Panel Material: Nickel Color: Modembrick Color: Marigold



**01** EAST ELEVATION  
 1/8" = 1'-0"








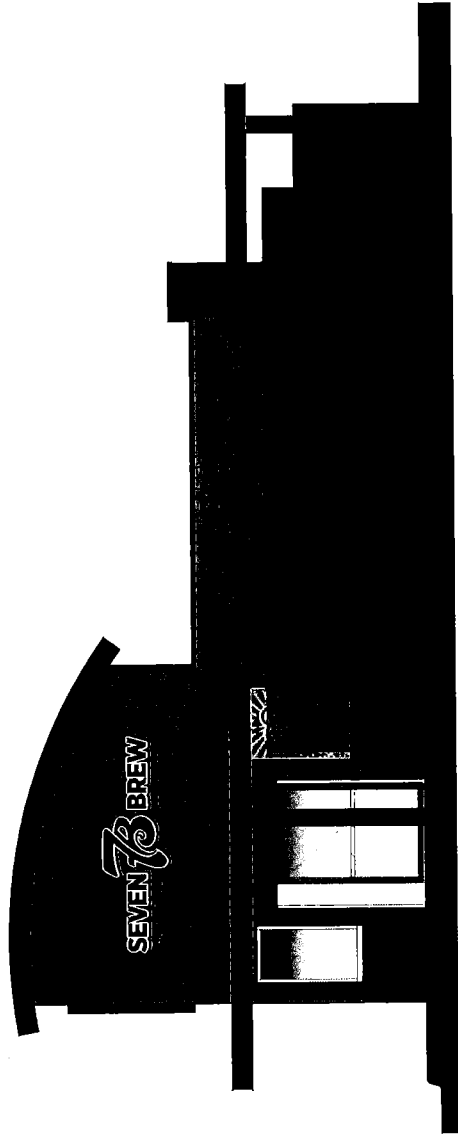
**02** WEST ELEVATION  
 3/16" = 1'-0"

1 2 3 4 5 6 7

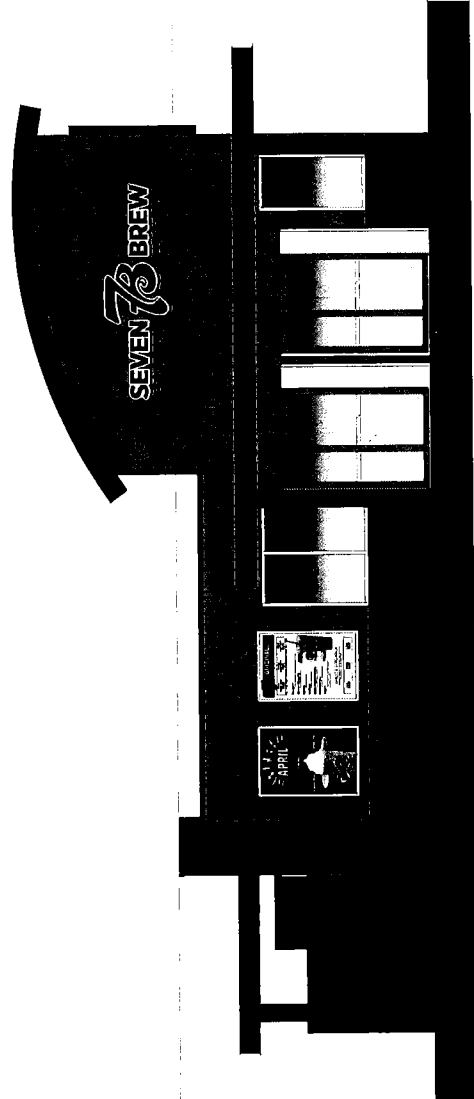
1/8" = 1'-0"  
 3/16" = 1'-0"

Exterior Finish Legend

	<p>Field Wall Panel          Color: Matte Black          Cap: Chrome</p>
	<p>Brake Metal          Color: Pacific Blue          Finish: Smooth          Stamping: Seam floor</p>
	<p>Brake Metal          Color: Matte Black          Call: Call          Cap: Cap</p>
	<p>Brake Metal          Color: Chrome          Cap: Cap</p>
	<p>Brake Current Panel          Color: Modernist          Cap: Modernist</p>



01 NORTH ELEVATION  
 3/8" = 1'-0"



02 SOUTH ELEVATION  
 3/8" = 1'-0"

- 100% BRICK 11'-0"
- 100% BRICK 11'-0"
- 100% BRICK 11'-0"
- 100% BRICK 11'-0"
- 100% BRICK 11'-0"

- 100% BRICK 11'-0"
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- 100% BRICK 11'-0"

**LEGEND**

CONCRETE	1
PARKING SPACE GRANT	2
CONCRETE SIDEWALK	3
CONCRETE DRIVEWAY	4
CONCRETE DRIVEWAY PAD	5
HEAVY DUTY CONCRETE FINISH	6
ASPHALT FINISH - STANDARD DUTY	7
ASPHALT FINISH - HEAVY DUTY	8

**NOTES**

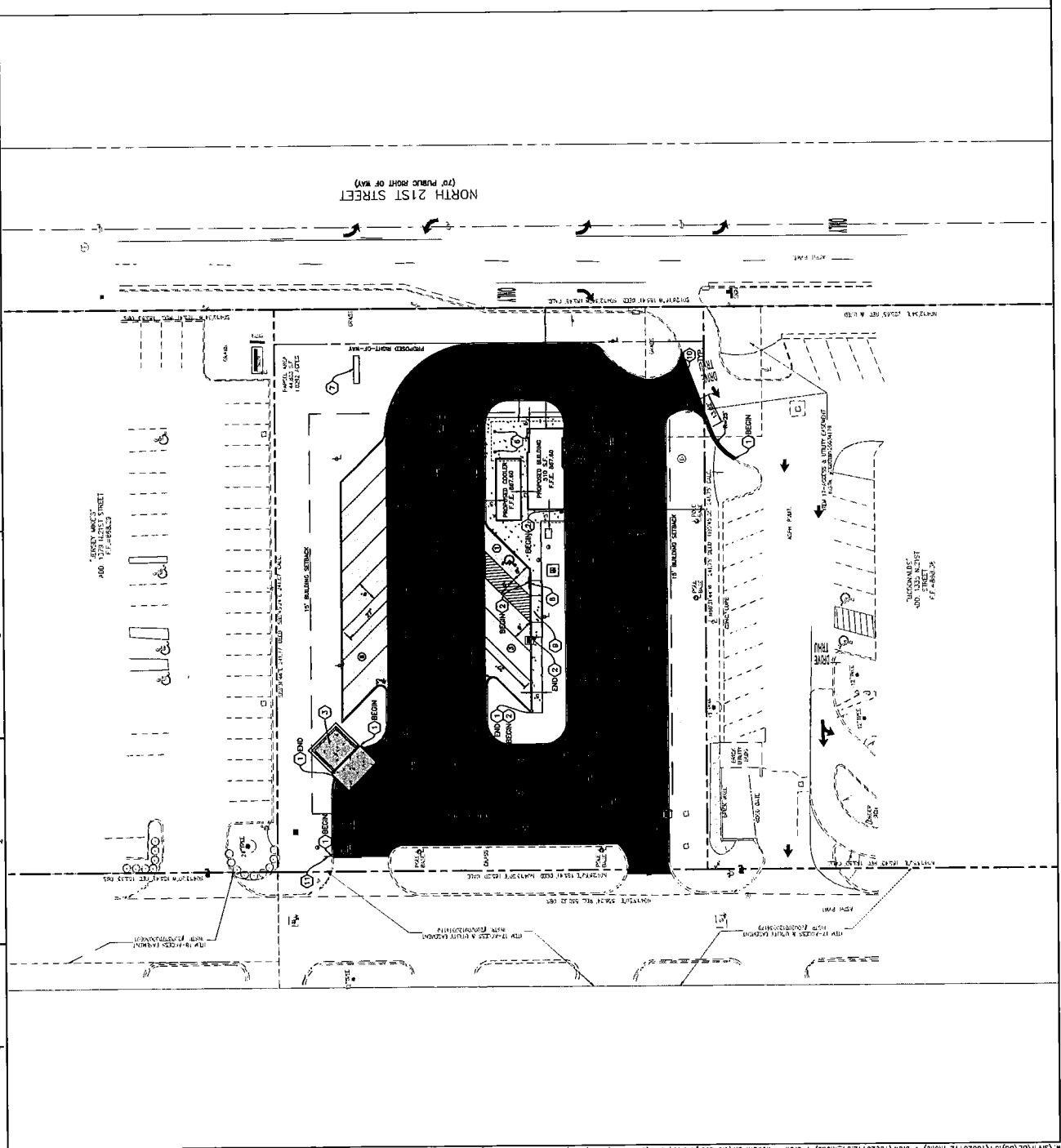
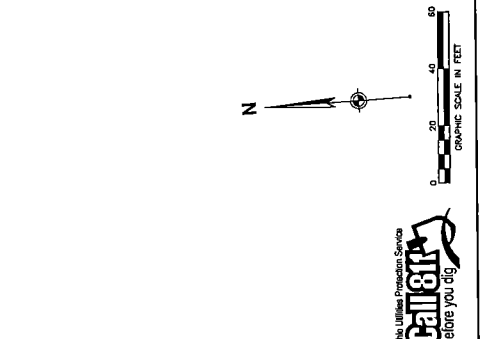
- SEE SHEET C-202 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/UNDERGROUND SURVEY WAS PROVIDED BY CONTRACTOR. CONTRACTOR SHALL REFER TO OTHER PLANS WORKING THE CONSTRUCTION PROJECT FOR ANY INFORMATION THAT MAY BE NECESSARY TO COMPLETE THE PROJECT. ALL UTILITIES SHALL BE FIELD VERIFIED AND SHOWN.
- ALL UTILITIES SHALL BE FIELD VERIFIED AND SHOWN.
- CONTRACTOR SHALL REFER TO OTHER PLANS WORKING THE CONSTRUCTION PROJECT FOR ANY INFORMATION THAT MAY BE NECESSARY TO COMPLETE THE PROJECT.
- ALL UTILITIES SHALL BE FIELD VERIFIED AND SHOWN.

**KEYNOTES**

- CONCRETE DRIVEWAY, SEE DETAIL ON SHEET C-201.
- ASPHALT FINISH, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY PAD, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY PAD, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY PAD, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY PAD, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY, SEE DETAIL ON SHEET C-201.
- CONCRETE DRIVEWAY PAD, SEE DETAIL ON SHEET C-201.

**SITE DATA**

TOTAL SITE AREA	10,000 SQ. FT.
TOTAL PAVED AREA	10,000 SQ. FT.
TOTAL UNPAVED AREA	0 SQ. FT.
TOTAL SIDEWALK AREA	0 SQ. FT.
TOTAL DRIVEWAY AREA	0 SQ. FT.
TOTAL DRIVEWAY PAD AREA	0 SQ. FT.
TOTAL HEAVY DUTY CONCRETE AREA	0 SQ. FT.
TOTAL STANDARD DUTY ASPHALT AREA	0 SQ. FT.
TOTAL HEAVY DUTY ASPHALT AREA	0 SQ. FT.
TOTAL PARKING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES PROVIDED	0 SPACES





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### MAY 14, 2024 PLANNING COMMISSION MEETING

#### Application:

1. ***PC FILE 24-22: SITE PLAN FOR COMMERCIAL BUILDING ADDITION AT LICKING COUNTY 911 ANNEX, 285 WILSON STREET***

#### Staff Report & Recommendations:

##### **Overview:**

The applicant intends to build a 3,000 SF office addition to the existing building.

The Site Plan Review Committee submitted comments on 5/9/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, 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 development is not located in the 100-year Floodplain Area.

##### B. Safety Division Review:

The Police and Fire Divisions have no issues with the proposed development.

##### C. Height Restrictions:

The proposed addition meets the requirements of the GC District.

##### D. Lot Area & Setbacks:

Parcel is approximately 79,714 S.F. +/-, with 18.5% building coverage, which meets the lot density requirement of 35% maximum coverage.

The non-conformity of the side yard setback meets the standard set by BZA on "altering a non-conforming lot or building".





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### E. Off-Street Parking & Loading:

Code requires 10 additional parking spaces for the new development on this site, and no new spaces are specifically proposed. Recognizing that a very large portion of the parcel is gravel lot, we find the parking as acceptable for this use.

### 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 due to this addition.

Buffering: we feel that the natural tree buffer to the residential property to the east should be maintained, assuming it does not become a maintenance or security issue in the future.

### H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this development.

### I. Site Signage:

No additional signage has been submitted with the proposal.

### J. Traffic Control / Street / Right-of-Way Issues:

No issues identified.

### K. Engineering / Utilities:

No new water and sanitary sewer service lines are proposed; any additional service is to be extended from the existing internal building plumbing.

There has not been a stormwater management plan submitted, and the increase in impervious area with this addition is not considerable. There is no public storm sewer nearby, so the design needs to manage the stormwater on this site. At the minimum, grading will need to be done to keep runoff from impacting the adjacent properties.

### L. Other Standards/Regulations

None.



**CITY OF NEWARK  
PLANNING COMMISSION STAFF REPORT**

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**Recommendation:**

**At this time, our recommendation is for CONDITIONAL approval of this site plan, contingent upon the resolution of the outstanding issues listed below:**

1. Stormwater management is addressed on site.
2. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

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

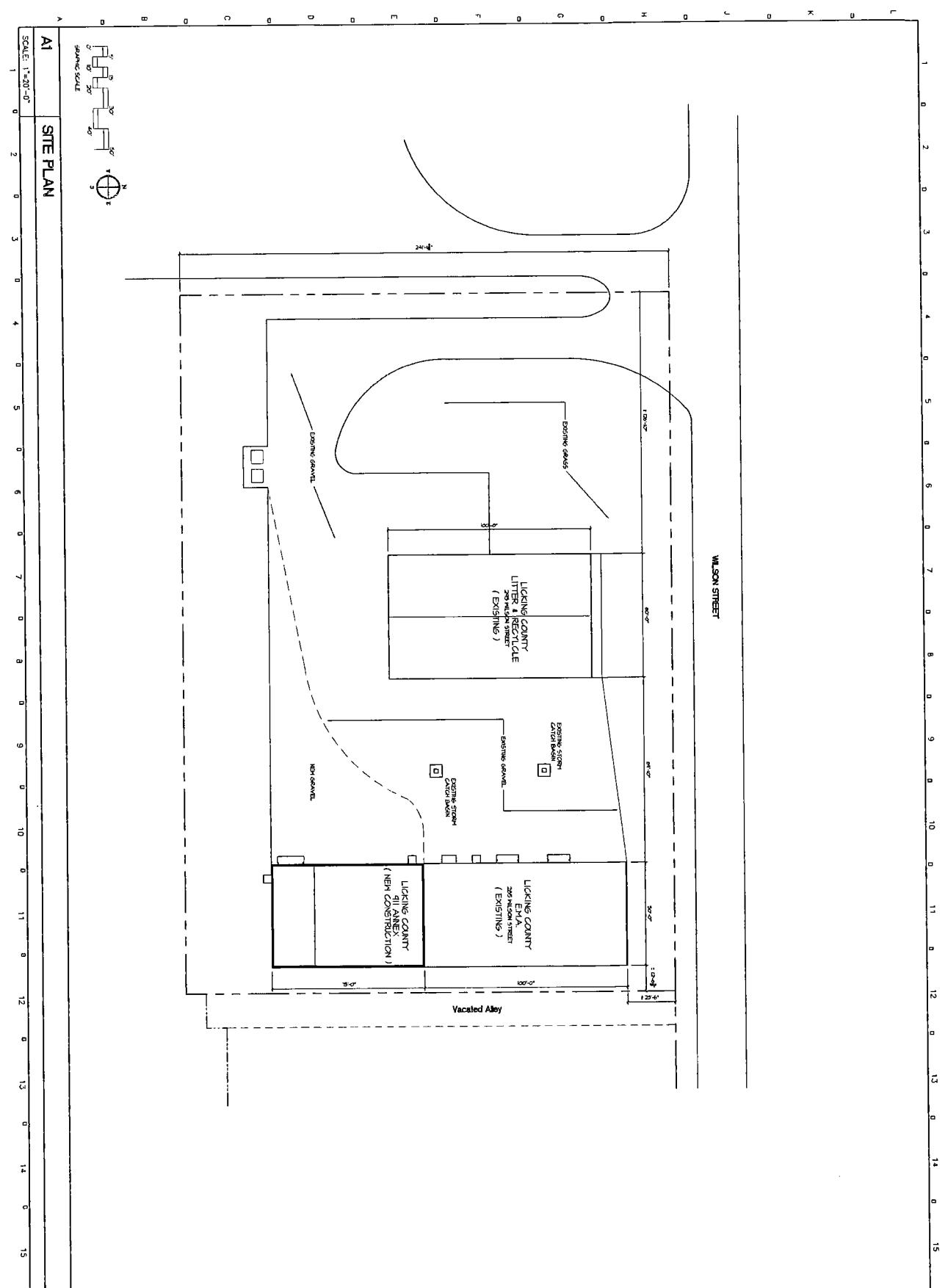
**Planning Commission Action on Recommendation:**

- Approved As Submitted  
 Approved As Noted, With Contingencies  
 Denied  
 Tabled for future meeting

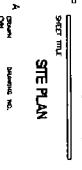
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Planning Director

Date



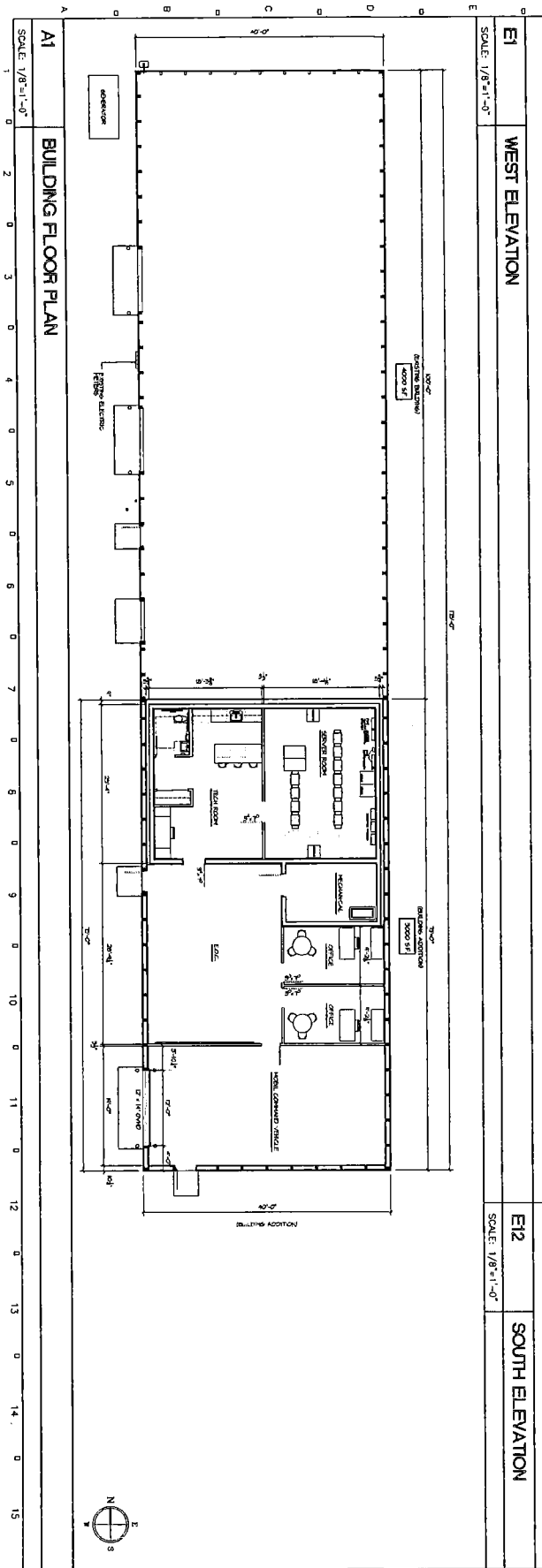
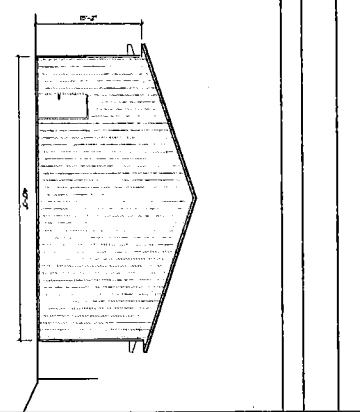
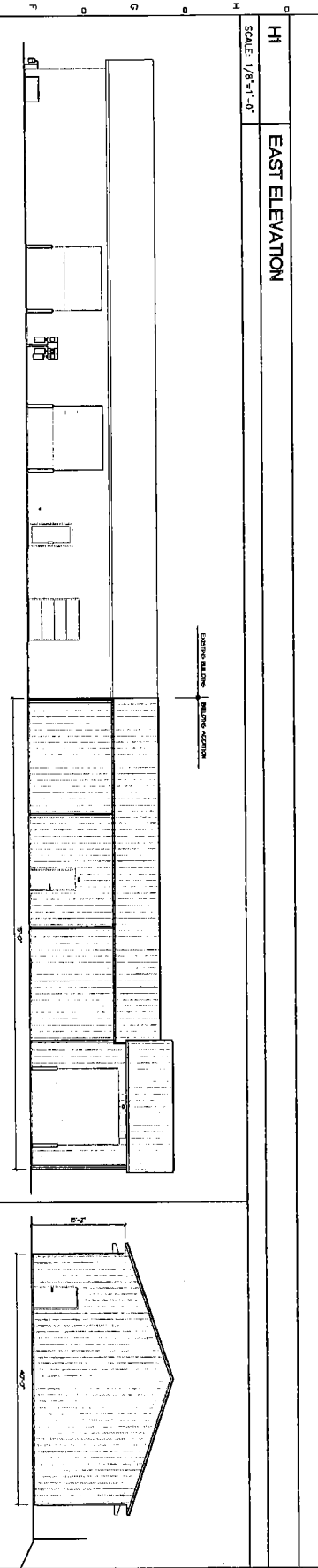
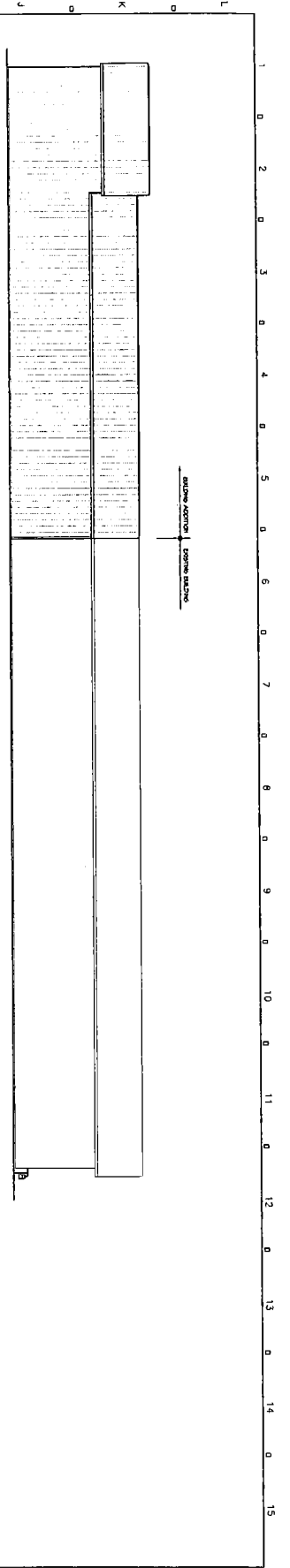
**A1**  
**SITE PLAN**  
 SCALE: 1"=20'-0"



PROJECT: LICKING COUNTY 911 ANNEX  
 325 SOUTH PARK PLACE, SUITE 100, NEWARK, OHIO 43055  
 ARCHITECT: Wachtel & McNally Architects/Planners Inc.  
 SHEET TITLE: SITE PLAN

NO.	REVISIONS	DATE

DATE PLOTTED: 11/14/2011 10:58:28 AM  
 PLOTTER: HP DesignJet 2450



PROJECT: **PRELIMINARY PAINT & ELEVATION**

ARCHITECT: **Wachtel & McAnally Architects/Planners Inc.**  
3350 W. FAIR PLACE, SUITE 100, NEWARK, OHIO 43055  
TEL: (614) 542-3400 FAX: (614) 542-3401

DATE: 11/27/2008

PROJECT NO: **A100**

SHEET TITLE: **PAINT & ELEVATION**

DATE: 11/27/2008

PROJECT: **SHI ANNEX**  
285 W. MAIN STREET, NEWARK, OHIO 43055

ARCHITECT: **Wachtel & McAnally Architects/Planners Inc.**  
3350 W. FAIR PLACE, SUITE 100, NEWARK, OHIO 43055  
TEL: (614) 542-3400 FAX: (614) 542-3401

DATE: 11/27/2008

PROJECT NO: **A100**

SHEET TITLE: **PAINT & ELEVATION**

DATE: 11/27/2008