

Service Committee Minutes

Honorable Council
City of Newark, Ohio
February 22, 2022

The Service Committee met in Council Chambers on February 22, 2022, following the Finance Committee with these members in attendance:

Jeff Rath - Chair
Jeff Harris – Vice Chair
Spencer Barker
Beth Bline
Cheri Hottinger

We wish to report:

1. **Ordinance No. 22-08** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS MULTIPLE PARCELS ON HUDSON AVENUE, ELMWOOD AVENUE AND MT. VERNON ROAD BETWEEN SR 16 AND ST. CLAIR/HOOVER STREETS (SEE ATTACHED EXHIBIT 1), CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF CSI-CHURCH SCHOOL INSTITUTIONAL; GO – GENERAL OFFICE; LB – LIMITED INTENSITY BUSINESS; MB – MEDIUM INTENSITY BUSINESS; MFR – MULTI-FAMILY RESIDENCE; SINGLE FAMILY RESIDENCE – RH – HIGH DENSITY AND TRF – TWO –FAMILY RESIDENCE DISTRICTS TO DC – DOWNTOWN DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Mr. Steve Layman – Just some background, when the new Ordinance was passed in 2008 and the map was drawn, there was an attempt to zone things as they were. As a result, this is a classic case of spot zoning, it's just a polka dot of different classifications through there. It makes sense if nothing's happening, but when that area is open for redevelopment and people are trying to do things to improve that neighborhood the zoning stands in the way. The most reasonable solution to that was to rezone it Downtown Commercial, that classification is the broadest classification in the City, it's contiguous to that District. It will allow residential, commercial uses and will make it easier for redevelopment activities to take place. It's both sides of Mt. Vernon, both sides of Hudson up from the expressway to St. Clair. It's an easy box, if you can picture that you know there's all kind of uses in there. I am here on behalf of the Newark Development Partners, I personally don't have a dog in this fight, the NDP does. There are also a couple property owners who I have worked with over the last two years who would desperately like the zoning to be

changed. I think there is consensus amongst the property owners that this is a good thing, I guess we'll find out in the Public Hearing.

Mr. Rath – With these properties you don't anticipate any opposition.

Mr. Layman - It doesn't hurt anybody, it helps everybody, so I think it's a good thing.

Ms. Hottinger – I will be abstaining from this.

Motion to send to full council, second by Mr. Harris, motion passed 4-0 with Ms. Hottinger abstaining.

2. **Ordinance No. 22-09** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 1303 LOG POND DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID # 054-269904.00.000 (ZONING CHANGE OF ONLY 3.648 ACRES) FROM THAT OF GB – GENERAL BUSINESS DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Director Rhodes – We've had a group come in and make a proposal of what I would say would be a first class project and we need to get into great detail because the zoning needs to be changed, I would ask that you would send this to Council and Planning Commission and let us come back with an opinion on it and send it back to Council.

Motion to send to full council by Mr. Barker, second by Ms. Bline, motion passed 5-0

3. **Consider Ordinance No. 22-10** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 170 RIVERVIEW DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID # 054-276750-00.000 AND 054-270288-00.000 FROM THAT OF GB – GENERAL BUSINESS DISTRICT TO MFR – MULTI- FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Director Rhodes – Again this is a property that has asked for some re-zoning. I ask that you send it to Planning Commission so we have a chance to take a look and see exactly what they want to do and how that will fit in that area. I have less knowledge of this one, but would like to find out more.

Motion to send to full council by Mr. Barker, second by Mr. Harris, motion passed 5-0

4. **Consider Resolution No. 22-17** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO ACCEPT BIDS AND SELL CERTAIN SURPLUS PERSONAL PROPERTY NOW

OWNED BY THE CITY OF NEWARK, OHIO, AND DECLARING THAT SUCH PROPERTY IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

Director Rhodes – The emergency speaks to the timelines and how we have to advertise it. We're hoping to have an auction on April 23rd, the majority of that will be cars from the impound lot, there will be a few other items. This will be the first of two auctions this year.

Motion to send to full council by Ms. Hottinger, second by Ms. Bline, motion passed 5-0

Meeting stands adjourned

Jeff Rath - Chair