

February 17, 2022

SERVICE COMMITTEE

February 22, 2022

Committee and Council Meetings can be viewed by accessing YouTube or Facebook

*** Due to COVID the meeting location is subject to change based on the current situation*

Council Chambers

Following Finance Committee

AGENDA

1. **Consider 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.
2. **Consider 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.
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.

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.

5. Other items at the discretion of the chair

BY: _____

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.

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 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.

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

NOTICE OF HEARING

Notice is hereby given that the Newark City Council shall at a later date to be determined and announced hereafter, take action upon Ordinance No. _____. Said Ordinance accepts a proposed amendment to the Zoning Map attached to Ordinance 08-33 (A) which would allow the change of 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. The amendment would change the zoning of the property from 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 TFR – Two-Family Residence Districts to DC - Downtown District, Zoning Code of the City of Newark, Ohio.

The text or a copy of the text of such Ordinance, together with a copy of Ordinance 08-33 (A) and the Zoning Map attached thereto, and the maps, plans, and reports submitted by the Newark Planning Commission relative to said zoning are on file, for public examination, in the office of the Clerk of Newark City Council, 40 West Main Street, Newark, Ohio.

Notice is further given that a public hearing on said Ordinance shall be held before the Newark City Council during the meeting of Council which begins at 7:00 p.m. on _____, at which time and place any interested person may be heard.

BY ORDER OF THE CITY COUNCIL OF NEWARK, OHIO.

JANINE PAUL
Clerk of Council

TO THE ADVOCATE

Please publish the foregoing Notice of Hearing one day only, to wit: on _____.

JANINE PAUL
Clerk of Council

	PARCEL NUMBER	FIRST NAME	LAST NAME	PHYSICAL ADDRESS
1	5427337800000	SHIELDS PAUL G	BAUM ELLIOT C	9-17 WYOMING ST
2	5426575200000	EDITH IRENE	BERNARDO	221 MT VERNON RD
3	5427881400000	CHARLES T-CO-TR	BODLE	176 ELMWOOD AVE
4	5428140600001	ROBERT C	CALLENDER	204 HUDSON AVE
5	5427004800000	LARRY L	CAMPBELL	231 HUDSON AVE
6	5427603600000	VICKY M	CHRISTIANSEN	172 HUDSON AVE
7	5426083800000	ASHLEY C	CLARK	207 MT VERNON RD
8	5427475200000		COMMUNITY DEVELOPMENT - NEWARK - CITY OF	191 HUDSON AVE
9	5427347400000		COMMUNITY REDEVELOPMENT PARTNERS L L C	200 HUDSON AVE
10	5427033000000	RAYMOND T	COOKSEY	180 HUDSON AVE
11	5426995200000	RAYMOND T & LORI J	COOKSEY	176 HUDSON AVE
12	5427883200000	NATALIE	COST	175 ELMWOOD AVE
13	5427585000000	GERALD	DEPALMO	209 ELMWOOD AVE
14	5428077000000	GERALD	DEPALMO	199 ELMWOOD AVE
15	5428129800000	GERALD P	DEPALMO	204 MT VERNON RD
16	5427492600000	GERALD	DEPALMO	223 ELMWOOD AVE
17	5427156600000	GERALD P	DEPALMO	222 MT VERNON RD
18	5428054200000	GERALD P	DEPALMO	218 MT VERNON RD
19	5427522600000	GERALD P	DEPALMO	210 MT VERNON RD
20	5428041000000	DIANA	DUNLAP	223 HUDSON AVE
21	5426665200000		ELESS INC	231 MT VERNON RD
22	5426868600000		ELESS INC	229 MT VERNON RD
23	5427820200000	STEVEN SETH	ELLIOTT	176 MT VERNON RD
24	5427712800000		EXTREME TALENTS LLC	164 ELMWOOD AVE
25	5428044000000		EXTREME TALENTS LLC	166 ELMWOOD AVE
26	5427910200000	CAROL A	FLOYD	198 MT VERNON RD
27	5427759600000	MYRTLE	FRAZIER	203-205 HUDSON AVE
28	5427909000000	DANIEL A	GHILONI	219 HUDSON AVE
29	5428091400000	MARGARET	GHILONI	226 ELMWOOD AVE
30	5427249600000	GREGORY	GLANCY	192-194 HUDSON AVE
31	5427136800000	GREGORY E	GLANCY	196 HUDSON AVE
32	5428003200000	LINDA L	HUDSON	183 ELMWOOD AVE
33	5426997000000	KERBY D & MARY B	HUTCHINS	220 HUDSON AVE
34	5427022800000		J & K INVESTMENTS PROPERTIES OF CENTRAL OHIO LL	166 HUDSON AVE
35	5427547200000		JAV PROPERTIES	205-207 ELMWOOD AVE
36	5427667800000		JLH REALTY LLC	187 ELMWOOD AVE
37	5427649200000	BARB	KASEMAN	197 HUDSON AVE
38	5427882600000	BETH A	LAUGHERY	169 ELMWOOD AVE
39	5427609600000	GARY A & SONDR	LOWE	192 ELMWOOD AVE
40	5427171000000	GARY A & SONDR	LOWE	184 ELMWOOD AVE
41	5428142400000		LOWRYS MOWING & BUSHHOGGING	188-190 HUDSON AVE
42	5427057600000	ERIC N & PRISCILLA A	MCKEE	234 MT VERNON RD
43	5426071200000	JOSEPH D	MCNEAL JR	185 MT VERNON RD
44	5428134000000	AMBERLYN S	MURPHY	214-218 HUDSON AVE
45	5428140600000	AMBERLYN S	MURPHY	210 HUDSON AVE
46	5428020000000		NDP-HUDSON LLC	181 HUDSON AVE
47	5427017400000		NDP-HUDSON LLC	177 HUDSON AVE
48	5418654800000		NDP-HUDSON LLC	169 HUDSON AVE
49	5427015000001		NDP-HUDSON LLC	173 HUDSON AVE
50	5427479400000		NDP-HUDSON LLC	185 HUDSON AVE
51	5427366600000		NDP-HUDSON LLC	172 ELMWOOD AVE
52	5428117800000		NDP-HUDSON LLC	168 ELMWOOD AVE
53	5427765600000		NEWARK - CITY OF	188 MT VERNON RD
54	5426180400000		NEWARK - CITY OF	191 MT VERNON RD
55	5426504400000		NEWARK - CITY OF	213 MT VERNON RD
56	5427792000000		NEWARK - CITY OF	182 MT VERNON RD
57	5427957000000		NEWARK - CITY OF	184 MT VERNON RD
58	5427765600000		NEWARK - CITY OF	188 MT VERNON RD
59	5427410400000		NUMBER - 232 HUDSON L L C	232 HUDSON AVE
60	5428032600000	SON	OBRIEN	177 ELMWOOD AVE
61	5426069400000	RANDY L	PATRICK	195 MT VERNON RD

	PARCEL NUMBER	FIRST NAME	LAST NAME	PHYSICAL ADDRESS
62	5427009600000		PERIHELION OHIO LLC	215 HUDSON AVE
63	5427346800000		PERIHELION OHIO LLC	207 HUDSON AVE
64	5427403800000	CHARLES E-JR	QUICK	191 ELMWOOD AVE
65	5426843400000	CHRISTOPHER	RAMSEY	183 MT VERNON RD
66	5428123200000		RAVEUX PROPERTIES L L C	217 ELMWOOD AVE
67	5427545400000	ROBERT C	ROMINE TR	204 ELMWOOD AVE
68	5427993000000		SAX 2 LLC	188 ELMWOOD AVE
69	5426775600000		SAX 3 LLC	215 MT VERNON RD
70	5427711600000		SAX 1 LLC	196-198 ELMWOOD AVE
71	5427976800000	JOHN & AMY	SHAW	215 ELMWOOD AVE
72	5428087200000		SPECIALTY HOMES LLC	194 ELMWOOD AVE
73	5427763200000	KAY	SPIRES	195 ELMWOOD AVE
74	5427910800000		TSBM HOLDINGS LLC	192 MT VERNON RD
75	5427760200000		TSBM HOLDINGS LLC	199 HUDSON AVE
76	5426956200000		URBAN DEVELOPMENT CO OF OHIO LTD	223 MT VERNON RD
77	5426829000000		URBAN DEVELOPMENT COMPANY OF OHIO LTD	181 MT VERNON RD
78	5427288000000	KONNIE C-TR	WARTH	228 HUDSON AVE
79	5427434400000		WELLS FARGO BANK NA	200 ELMWOOD AVE
80	5427561600000	CHRISTINE S-TR	WHITE	200 MT VERNON RD
81	5428146600000	CHRISTINE S-TR	WHITE	201 ELMWOOD AVE
82	5425944000000	PAUL	WRIGHT	203 MT VERNON RD

Parcels & Addresses

APPROVED FOR ZONING PURPOSES
 By *[Signature]* 2/9/2022
 Div. of Engineering
 City of Newark, Ohio



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 # N/A
 PC Application # PC-22-04
 Date Received: 1/24/22
 Received by: P/NeMP
 Amount Due: \$100.00 NC
 Paid By: (circle one)
 Check # Cash
 Receipt #

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Multiple Property Owners – See attached list of parcels and owners		Telephone:	
Address:		E-mail:	
City:	State:	Zip:	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: Newark City Planning Commission		Same as above <input type="checkbox"/>	Telephone: 740-670-7727
Address: 40 West Main Street		E-mail: engadmin@newarkohio.net	
City: Newark	State: Ohio	Zip: 43055	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: Multiple parcels on Hudson Ave, Elmwood Ave, and Mt Vernon Rd, between SR 16 and St Clair / Hoover Street			
Parcel Tax ID #: See attached list		Number of Acres:	
Lot Number: (if applicable)		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"/> CD Conservation <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH-High Density</u> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input checked="" type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input checked="" 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	

Property Use

Present Use:

CSI, GO, LB, MB, MFR, RH and TFR Districts

Proposed Use: DC District

Additional Comments

Reason For Request:

Expansion of the Downtown Commercial District to allow a greater variety of mixed-use development of these parcels in the future.

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 _____

10th

day of _____

February, 20 _____

22

My Commission Expires: _____

5/11/2024

Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Representative Signature _____

[Signature]

Date _____

2/10/2022

Comments/Conditions: _____

Planning Commission Recommendation to Council – Office Use Only

Approved

Denied

Approved with Conditions

(See Letter of Recommendation)

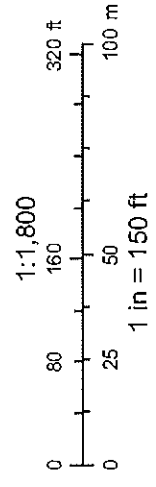
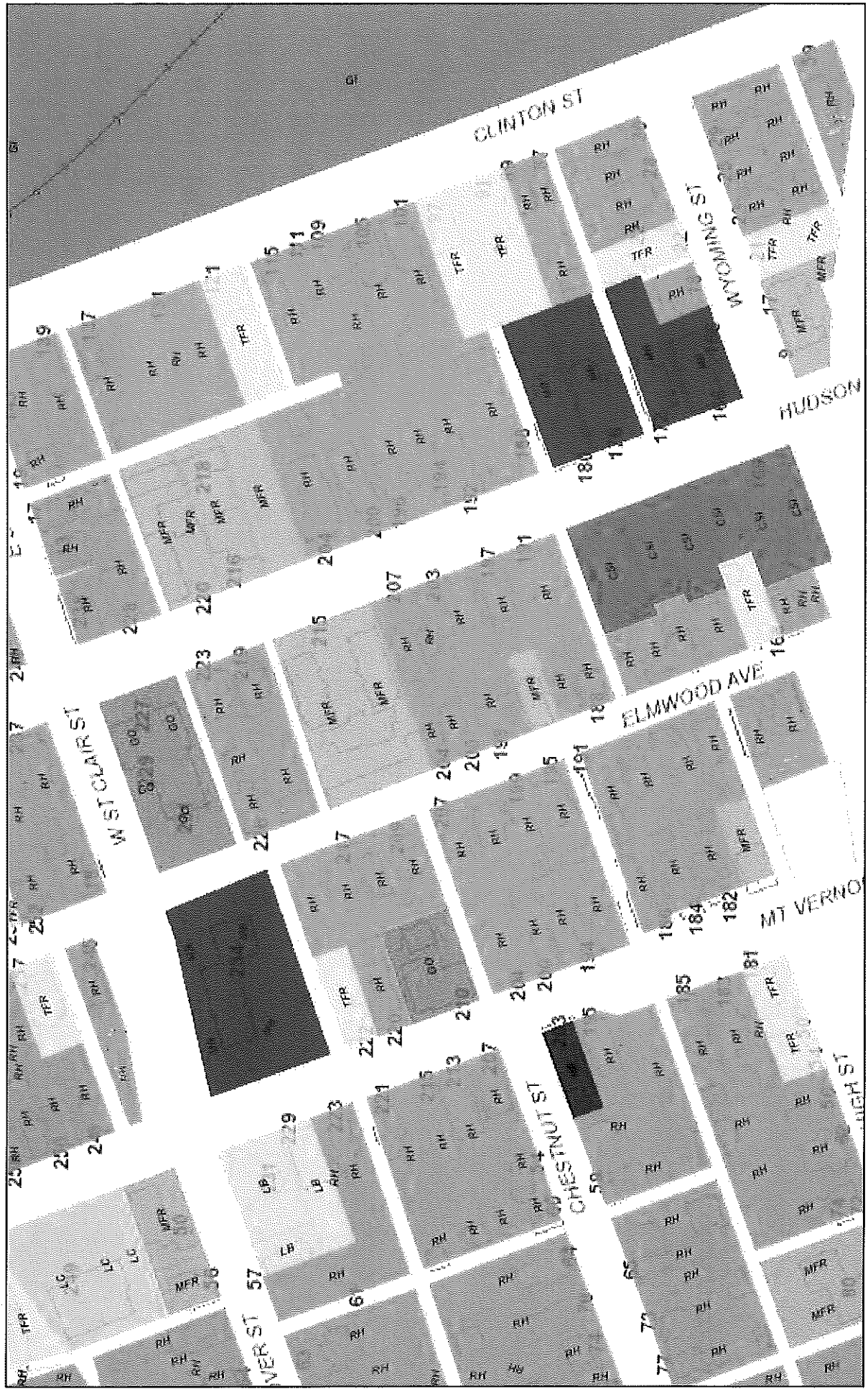
Planning Director Signature: _____

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.



ORDINANCE NO. 22-09

BY: _____

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.

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 GB – GENERAL BUSINESS 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

NOTICE OF HEARING

Notice is hereby given that the Newark City Council shall at a later date to be determined and announced hereafter, take action upon Ordinance No. _____. Said Ordinance accepts a proposed amendment to the Zoning Map attached to Ordinance 08-33 (A) which would allow the change of 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). The amendment would change the zoning of the property from GB – General Business District, to MFR – Multi-Family Residence District, Zoning Code of the City of Newark, Ohio.

The text or a copy of the text of such Ordinance, together with a copy of Ordinance 08-33 (A) and the Zoning Map attached thereto, and the maps, plans, and reports submitted by the Newark Planning Commission relative to said zoning are on file, for public examination, in the office of the Clerk of Newark City Council, 40 West Main Street, Newark, Ohio.

Notice is further given that a public hearing on said Ordinance shall be held before the Newark City Council during the meeting of Council which begins at 7:00 p.m. on _____, at which time and place any interested person may be heard.

BY ORDER OF THE CITY COUNCIL OF NEWARK, OHIO.

JANINE PAUL
Clerk of Council

TO THE ADVOCATE

Please publish the foregoing Notice of Hearing one day only, to wit: on
_____.

JANINE PAUL
Clerk of Council



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-22-01
 Date Received: 2/11/22
 Received by: P. Kemp
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # 27704 Cash
 Receipt # 537113

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: ERIC W. SKIPPER		Telephone: 843-425-6786	
Address: 7794 KINGS COLLEGE AVE APT 453		E-mail: ewskipper@gmail.com	
City: GERMANTOWN	State: TN	Zip: 38138	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: JOHN ROUSH		Same as above <input type="checkbox"/>	Telephone: 614-206-2778
Address: 13375 NATIONAL RD. SW, SUITE D		E-mail: JOHN@EXPRESSWASHCONCEPTS.COM	
City: REYNOLDSBURG	State: OH	Zip: 43068	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 1303 LOG POND DR.			
Parcel Tax ID #: 054-269904-00.000		Number of Acres: 5.138 (ZONING CHANGE OF ONLY 3.648 AC)	
Lot Number: (if applicable) 8		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District:		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 checked="" 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) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<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) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Flood: A/AE

PC-22-07

Property Use

Present Use: OPEN FIELD, GRASS/VEGETATION

Proposed Use: MULTI-FAMILY APARTMENTS

Additional Comments

Reason For Request: THE PROPOSED ZONING CHANGE WILL MATCH THE MFR ZONING OF THE ADJACENT PROPERTY, TO THE WEST, CURRENTLY UNDER DEVELOPMENT FOR 3 STORY APARTMENTS (THE LP, PHASE 1). THIS REQUEST WOULD ALLOW FOR A PHASE 2 OF THE LP APARTMENTS, AS SHOWN IN THE ATTACHED EXHIBIT. ZONING CHANGE IS FOR ONLY 3.648 ACRES OF THE ORIGINAL 5.138 ACRES. REMAINING 1.49 ACRES TO BE EXLUDED FROM THIS REQUEST.

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.
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. Main Street (1st Floor) throughout the process.

Owner Acknowledgement

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

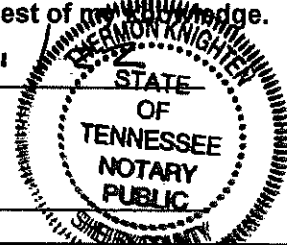
Property Owner Signature: [Signature]

Date 2/1

Sworn and subscribed before me this 1 day of FEBRUARY, 2022

My Commission Expires: 4/15/24

[Notary Signature]
Notary Public



Engineering/Zoning Authorization - Office Use Only

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

Representative Signature [Signature]

Date 2/9/2022

Comments/Conditions:

Planning Commission Recommendation to Council - Office Use Only

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

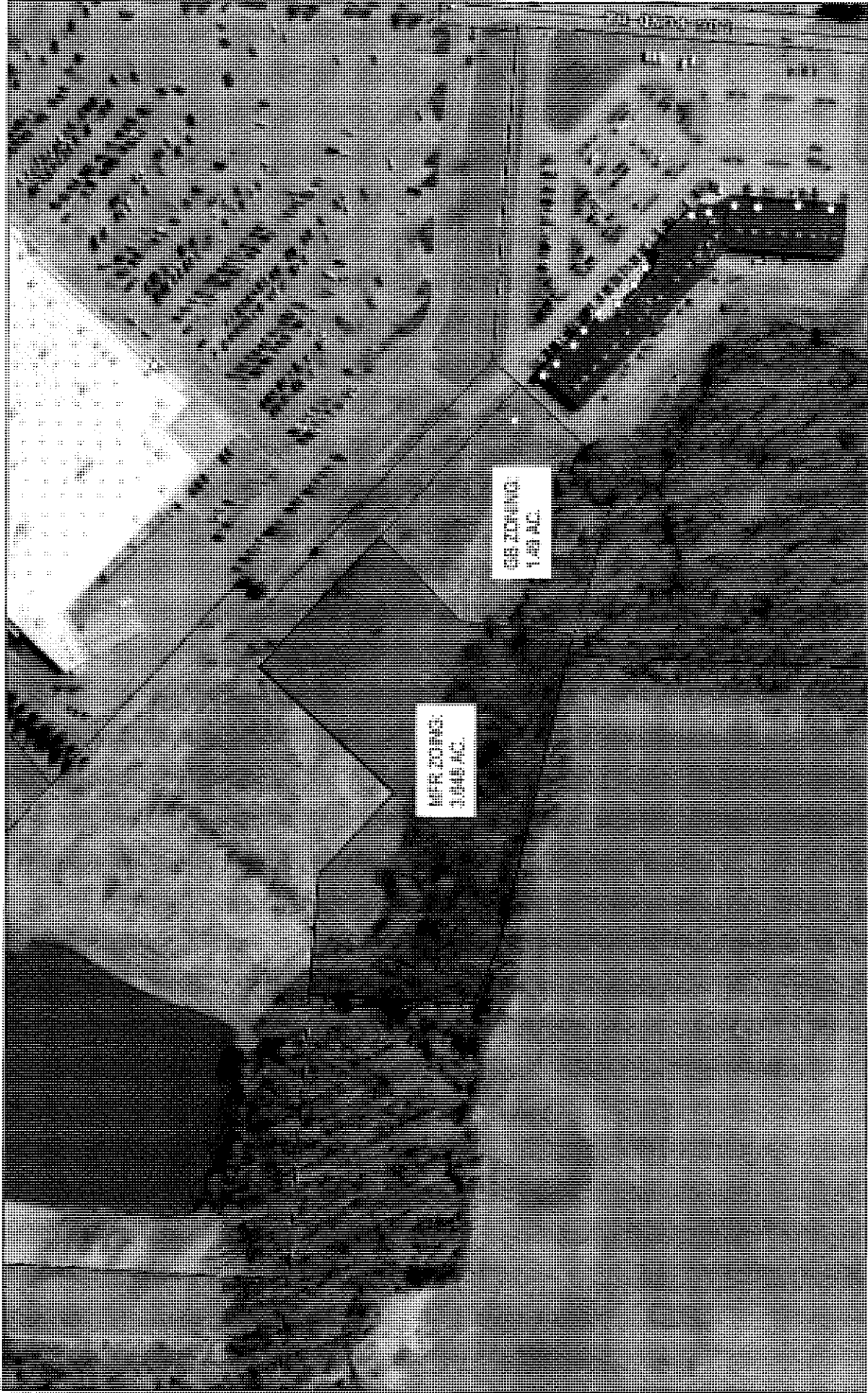
Planning Director Signature:

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.

OnTrac Property Map



January 27, 2022



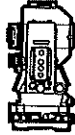
- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road

- 0 188 Feet
- Township Road
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

LICKING COUNTY TAX MAP

Licking County Auditor GIS



S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract B: 3.648 Acres
Part Eric W. Skipper Parcel: Instrument No. 2021-11100034525

Situated in the City of Newark, County of Licking, State of Ohio, and being a part of Lots 2 & Lot 8 in the Second Quarter, Township 2N, Range 12W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 5.138 Acre parcel conveyed to Eric W. Skipper, as recorded in Instrument No. 2021-11100034525, in the Licking County Deed Records, and being all of P.P.N. 054-269904-00.000, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Northwest corner of Log Pond Drive (45' Wide) Dedication, as recorded in Plat Book 17, Page 291, and being the Northeast corner of a parcel conveyed to PWREI Log Pond, LLC, as recorded in Instrument No. 2015-03260005641;

Thence, N 88°31'08" W 452.03 feet with the North line of said parcel conveyed to PWREI Log Pond, LLC, to a 5/8" o.d. iron pin found on the East line of a 9.727 Acre parcel conveyed to Shanghi Enterprises, LLC, as recorded in Instrument No. 2020-12170034718;

Thence, S 39°54'39" W 50.00 feet continuing with the boundary of said parcel conveyed to PWREI Log Pond, LLC, the same being the boundary of said parcel conveyed to Shanghi Enterprises, Inc., to an iron pin set, marking the Northeast corner of said parcel conveyed to Skipper of which this description is a part;

Thence, N 50°05'24" W 279.16 feet with the North line of said parcel conveyed to Skipper, of which this description is a part, the same being the South line of said parcel conveyed to Shanghi Enterprises, Inc., to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 3.648 Acre parcel herein to be described;

Thence with a line across said parcel conveyed to Skipper, of which this description is a part, with the following two (2) courses and distances:

- 1) S 39°54'36" W 149.71 feet to an iron pin set;
- 2) S 12°08'40" W 159.56 feet to an iron pin set on the South line thereof, and being on the North line of a 10.039 Acre parcel conveyed to Newark Area Soccer Association, Inc., as recorded in Instrument No. 2020-12220035204, and passing over an iron pin set at 60.00 feet;

Thence, N 77°51'20" W 20.00 feet with the North line of said parcel conveyed to Newark Area Soccer Association, Inc., the same being the South line of said parcel conveyed to Skipper of which this description is a part, to an "inaccessible point" at the Northeast corner of a parcel conveyed to T.J. Evans Foundation, as recorded in Deed Book 782, Page 872;

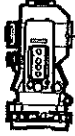
Thence with the South line of said parcel conveyed to Skipper, of which this description is a part, the same being the boundary of said parcel conveyed to T. J. Evans Foundation, with the following three (3) courses and distances:

- 1) N 79°30'24" W 398.77 feet to an inaccessible point;
- 2) N 70°32'08" W 93.02 feet to an inaccessible point;
- 3) N 00°27'19" E 226.37 feet to a 5/8" o.d. iron pin found on the South line of said parcel conveyed to Shanghi Enterprises, LLC, and passing over a 5/8" o.d. iron pin found at 13.41 feet;

Thence with the North line of said parcel conveyed to Skipper, of which this description is a part, the same being the South line of said Shanghi Enterprises, LLC, with the following four (4) courses and distances:

- 1) S 88°56'20" E 165.00 feet to an iron pin set;
- 2) S 50°05'24" E 150.00 feet to an iron pin set;
- 3) N 39°54'36" E 250.26 feet to an iron pin set;
- 4) S 50°05'24" E 243.23 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Association
APPROVED FOR ZONING PURPOSES
 BY *[Signature]*
 Div. of Engineering
 City of Newark, Ohio



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Said parcel as surveyed contains 3.648 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Flood Zone 'AE' Plain, as per Community Panel No. 39089C0333J, dated March 16, 2015, of the FEMA Maps of this area.


The bearings of the above description are based on the South line of Lot 2, as being N 88°56'20" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

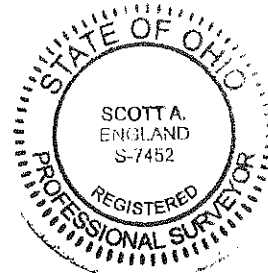
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2018 and August of 2021.

Dated 2/1/22

Job No. 3717-21LI-TractB



Scott A. England P.S.
Ohio Registered Surveyor #7452



Plat of Survey

City of Newark, County of Licking, State of Ohio, part Lot 2 & Lot 8 of the Second Quarter, Section 2, Township 2N, Range 12W, of the United States Military Lands.

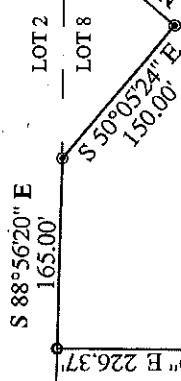
PROPERTY LOCATION:

Situated in the City of Newark, County of Licking, State of Ohio, and being part of Lot 2 & Lot 8 in the Second Quarter, Section 2, Township 2N, Range 12W, of the United States Military Lands.

Being a Survey of a 5.138 Acre parcel conveyed to Eric W. Skipper, as recorded in Instrument No. 2021-11100034525 the Licking County Deed Records, and being all of Auditor's P.P.N. 054-269904-00,000.

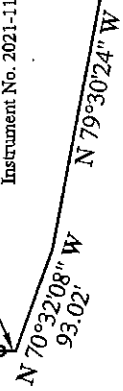
Subject to the Flood Zone 'AE' Plain, as per Community Panel No. 39089C03331, dated March 16, 2015, of the FEMA Maps of this area.

Shangiti Enterprises, LLC
9.727 Acres
Instrument No. 2020-12170034718



Tract 'B'
3.648 Acres

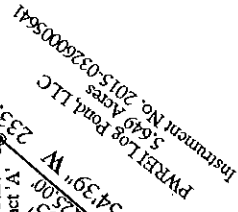
Eric W. Skipper
5.138 Acres
Instrument No. 2021-11100034525



Tract 'A'
1.490 Acres

T.J. Evans Foundation
93.423 Acres
Deed Book 782, Page 872

Newark Area Soccer Association, Inc.
10,039 Acres
Instrument No. 2020-12220035204



P.O.C.: IRON PIN FOUND AT NW CORNER
LOG POND DRIVE (45' Wide)
DEDICATION (P.B.17, Page 291)



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.
Date 2/1/21

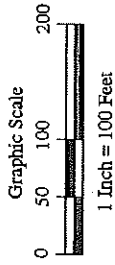
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

BASIS OF BEARING
The bearings of this plat are based on the South line of Lot 2, as being N 88°56'20" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 3/4" o.d. Iron Pipe Found
- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found
- △ - Mag Nail Set

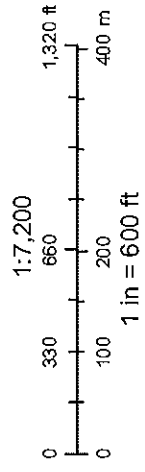




Proposed Zoning Change - 1303 Log Pond Dr



February 10, 2022



ORDINANCE NO. 22-10

BY: _____

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.

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 GB – GENERAL BUSINESS 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__.

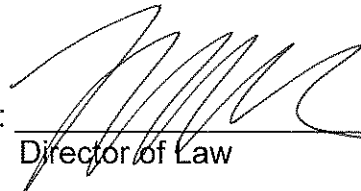
PRESIDENT OF COUNCIL

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

NOTICE OF HEARING

Notice is hereby given that the Newark City Council shall at a later date to be determined and announced hereafter, take action upon Ordinance No. _____. Said Ordinance accepts a proposed amendment to the Zoning Map attached to Ordinance 08-33 (A) which would allow the change of 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. The amendment would change the zoning of the property from GB – General Business District, to MFR – Multi-Family Residence District, Zoning Code of the City of Newark, Ohio.

The text or a copy of the text of such Ordinance, together with a copy of Ordinance 08-33 (A) and the Zoning Map attached thereto, and the maps, plans, and reports submitted by the Newark Planning Commission relative to said zoning are on file, for public examination, in the office of the Clerk of Newark City Council, 40 West Main Street, Newark, Ohio.

Notice is further given that a public hearing on said Ordinance shall be held before the Newark City Council during the meeting of Council which begins at 7:00 p.m. on _____, at which time and place any interested person may be heard.

BY ORDER OF THE CITY COUNCIL OF NEWARK, OHIO.

JANINE PAUL
Clerk of Council

TO THE ADVOCATE

Please publish the foregoing Notice of Hearing one day only, to wit: on
_____.

JANINE PAUL
Clerk of Council



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-22-08
 Date Received: 2-2-22
 Received by: [Signature]
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # 125 Cash
 Receipt # 537123

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: SokoMac Investments, LLC		Telephone: (860)490-4822	
Address: 5019 Clancy CT		E-mail: conradsokolowski@yahoo.com	
City: Columbus	State: Ohio	Zip: 43230	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: Conrad Sokolowski		Same as above <input checked="" type="checkbox"/>	Telephone: (860)490-4822
Address: 5019 Clancy CT		E-mail: conradsokolowski@yahoo.com	
City: Columbus	State: Ohio	Zip: 43230	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 170 Riverview Dr Newark OH 43055			
Parcel Tax ID #: 064-276750-00.000 & 064-270288-00.000		Number of Acres: 1.67	
Lot Number: (if applicable) 29 & 30		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Two Parcel Lot)	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural	<input type="checkbox"/> CD Conservation	<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"/> CSI Church School Institutional	<input type="checkbox"/> DC Downtown
<input type="checkbox"/> GB General Business	<input type="checkbox"/> GC General Commercial	<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"/> 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"/> 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"/> 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"/> 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"/> 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 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"/> Planned Unit Development	<input type="checkbox"/> RMH Single-Family Residence Manufactured Home
<input type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density	<input type="checkbox"/> Single-Family Residence (Circle one)	<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"/> RZL Single-Family Residence Zero Lot Line	<input type="checkbox"/> SFC Single-Family Condo
<input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	

Flood: A/AE

Property Use

Present Use: Vacant Lots

Proposed Use: Two-Story Multi Family Residence 24-30 units

Additional Comments

Reason For Request:

As rezoning is required to construct multi-residence structure, which neighbors and owners are highly in favor of as opposed to a business establishment.

Required Documentation and Process Overview

- Original Application Form, Tax Map and Auditor's Parcel Numbers, Legal Description of parcels, A drawing or map showing the location of all buildings, Application Fee of \$100.00, Call the Newark City Engineering/Zoning Department, Submit all application materials, Attend the Planning Commission Meetings and Council Meetings.

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 February 1, 2022
Sworn and subscribed before me this 1st day of February, 2022
My Commission Expires: May 8, 2023 [Signature] Notary Public

DAWN M. GRUBBIN
Notary Public, State of Ohio
Comm. Expires May 08, 2023
Franklin County

Engineering/Zoning Authorization - Office Use Only

Approved [X] Denied [] Approved with Conditions []

Representative Signature [Signature] Date 2/8/2022



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 JW Oct 26, 2021

02121194804093012000

02121194804093011000

TRANSFERRED

Oct 26, 2021
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 318.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 180.00

InstrID:202110260032745	10/26/2021
Pages:2	F: \$34.00 2:35 PM
Bryan A. Long	T20210032215
Licking County Recorder	

GENERAL WARRANTY DEED

JASON R. OFFENBAKER, married to **MISTI OFFENBAKER**, for valuable consideration paid, grants, with general warranty covenants to **SOKOMAC INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY**, the following real property:

Situated in the State of Ohio, County of Licking: Being Lot Numbers 29 and 30 in Stephan's Riverview Addition to the City of Newark, Ohio, according to the Plat of said Addition recorded in Volume 4, at Pg. 93-94, of the Plat records of Licking County, Ohio, to which reference is here had and made for Greater Certainty of description.

Tax Mailing Address: 5019 Clancy Ct., Gahanna, OH 43230

Subject to restrictions contained on the plat, deed, covenants, conditions, and restrictions, or other documents noted in a Title Search Report.

Permanent Parcel Number: 054-270288-00.000 & 054-276750-00.000

Prior Instrument Reference: 201712220028146

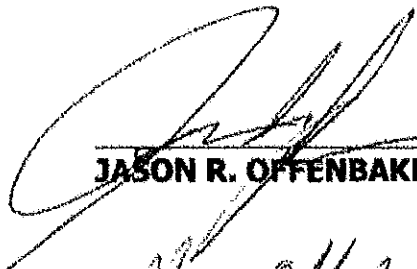
Property Address: 170 Riverview Drive, Newark, OH 43055

LEGAL Description

DISSEMINATION
APPROVED FOR ZONING PURPOSES
BY *Bryan A. Long*
Div. of Engineering
City of Newark, Ohio

MISTI OFFENBAKER, spouse of **JASON R. OFFENBAKER**, releases all rights of dower therein.

Executed by **JASON R. OFFENBAKER** and **MISTI OFFENBAKER**, the 25th day of OCTOBER, 2021.



JASON R. OFFENBAKER

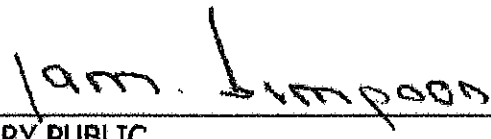


MISTI OFFENBAKER

State of Ohio
County of Delaware

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 25th day of OCTOBER, 2021 by **JASON R. OFFENBAKER** and **MISTI OFFENBAKER**.



NOTARY PUBLIC

This document was prepared by:
Matt W. Trivelli
Sandhu Law Group, LLC
1213 Prospect Ave., STE 300
Cleveland, OH 44115
(216) 373-1001
2021-10-0631-158756

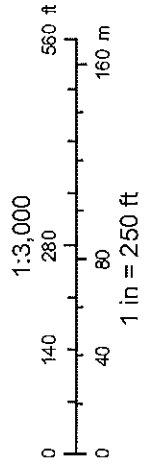


James P. Simpson
Notary Public, State of Ohio
My Commission Expires 03/07/2026

Proposed Zoning Change - 170 Riverview Dr



February 8, 2022

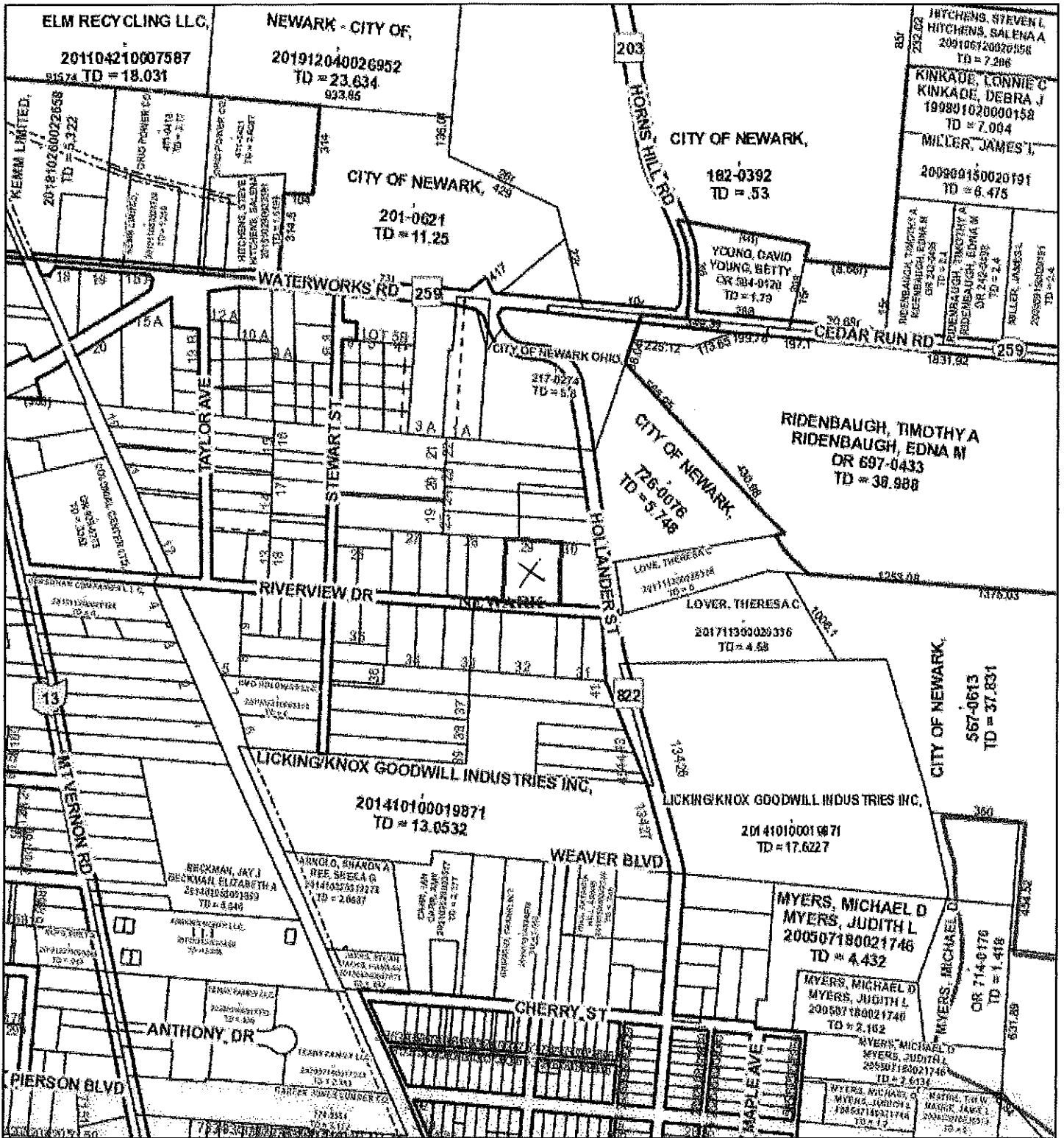


LOT#29

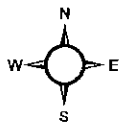
Address		
N/A SOKOMAC INVESTMENTS LLC -- 170 RIVERVIEW DR		
Engineer's Pin	Owner	Auditor's PIN
02121194804093012000	N/A SOKOMAC INVESTMENTS	054-270288-00.000
Tax Acreage	Deed Acreage	Official Record
0	0	202110260032745

Parcel# 054-270288-00.000

LOT #29



February 1, 2022



LICKING COUNTY TAX MAP

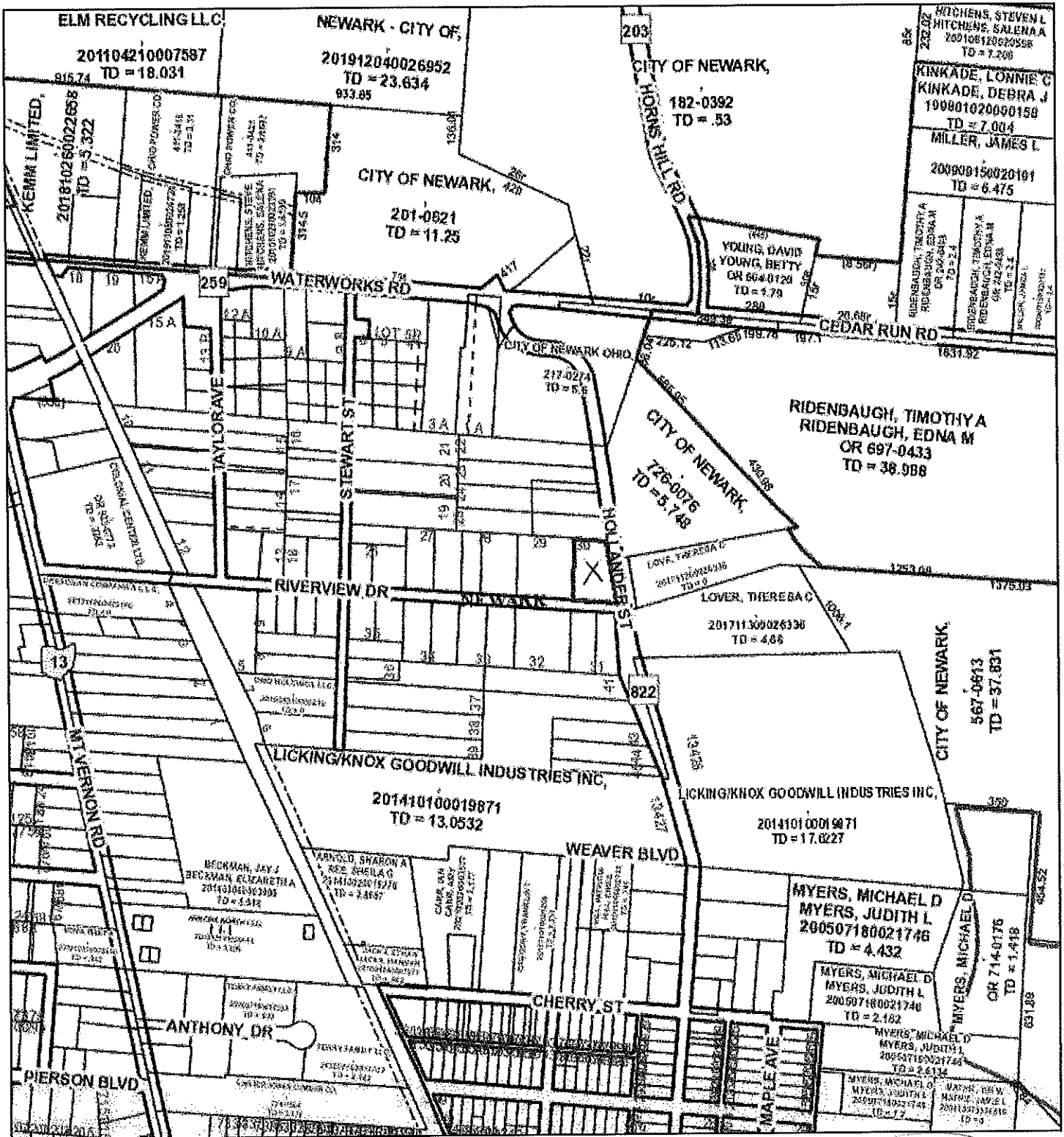
Property Report

LOT #36

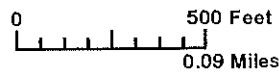
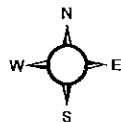
Address		
N/A KOKOMAC INVESTMENTS LLC -- 170 RIVERVIEW DR		
Engineer's Pin	Owner	Auditor's PIN
02121194804093011000	N/A KOKOMAC INVESTMENTS	054-276750-00.000
Tax Acreage	Deed Acreage	Official Record
0	0	202110260032745

Parcel # 054-276750-00.000

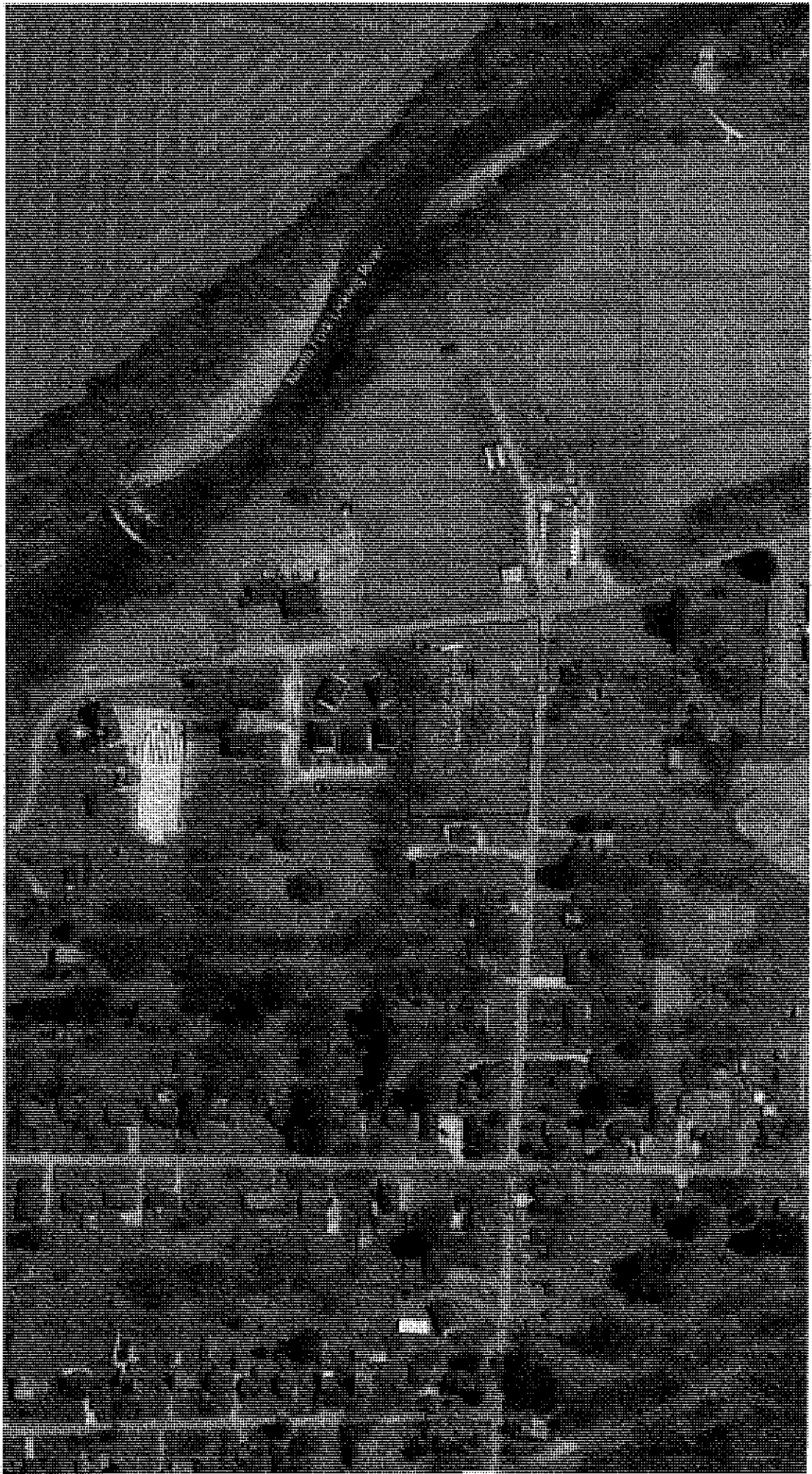
LOT #30



February 1, 2022



LICKING COUNTY TAX MAP



AERIAL VIEW #1

SITE STUDY - CONCEPT "E"

JANUARY 31, 2022

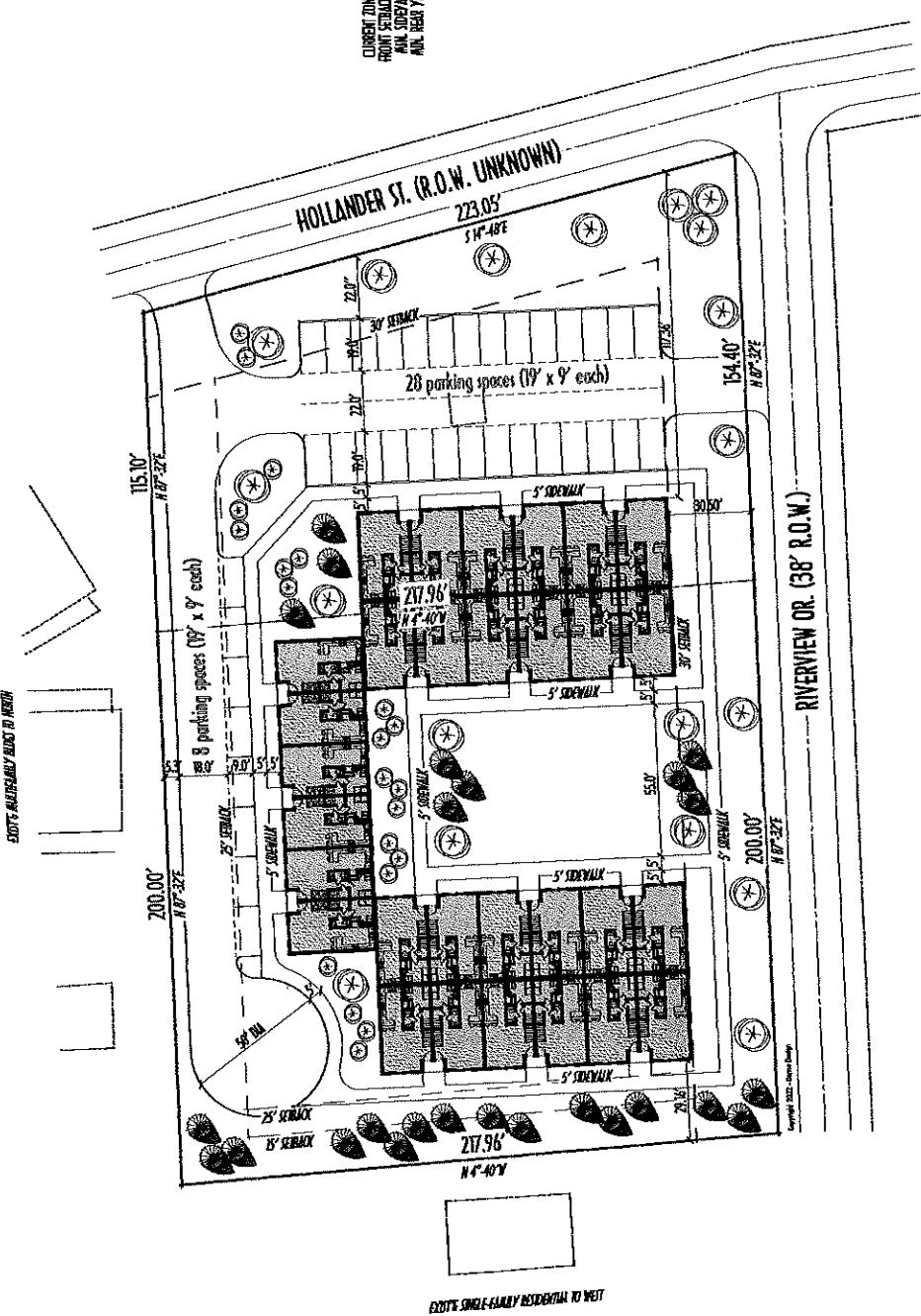
SCALE: 1" = 40'-0"

770 RIVERVIEW DRIVE
 PARCELS 4054-270288-00-000 &
 PARCELS 4054-270289-00-000
 CITY OF WYVAHOCK
 LACKING COUNTY OHIO

OB - GENERAL BUSINESS DISTRICT
 30' 30'

CURRENT ZONING:
 FRONT SETBACKS:
 SIDE SETBACKS:
 REAR SETBACKS:

TOTAL OF 2 TWO-STORY BUILDINGS (2) 6 UNIT IN-LINE & (2) 12 UNIT BACK-TO-BACK
 30 TOTAL RESIDENTIAL UNITS (16 OF 1 & 2 BEDROOMS, I.B.D.)
 36 STANDARD PARKING UNITS (WILL NEED TO INCLUDE H/V/C SPACES AT SOME POINT)
 LANDSCAPING SHOWN FOR REFERENCE ONLY - FINAL LANDSCAPE DESIGN I.B.D. BY OTHERS
 SIDEWALKS / HARDSCAPE SHOWN FOR REFERENCE ONLY - FINAL DESIGN I.B.D. BY OTHERS



-Proposed Structure -
 (Approximate)

RESOLUTION NO: 22-17

BY: _____

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.

WHEREAS, The City of Newark, Ohio, currently owns various items of personal property which are either obsolete or no longer needed for any municipal purpose; and,

WHEREAS, The City of Newark desires to sell the subject property to the highest bidder pursuant to The Ohio Revised Code, Section 721.15; and,

WHEREAS, this matter was considered in regular session by the Service Committee who voted to refer the same to full Council for consideration.

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

Section 1: The Director of Public Service is hereby authorized to advertise and sell the items of personal property listed in the attached Exhibit "A" incorporated herein by reference.

Section 2: The sale shall take place Saturday, April 23, 2022. Advertisement of one time weekly for two consecutive weeks shall appear in a newspaper of general circulation in Newark, Ohio. The advertisement shall include any and all minimum bid conditions expected to be met prior to acceptance and shall include language indicating that the City of Newark may reject any and all bids if such minimum bid conditions are not satisfied or for any other reason determined by The Director of Public Service. The sale of such property shall be to the highest bidder.

Section 3: Council hereby declares the subject personal property listed in the attached Exhibit "A" as incorporated herein to be either obsolete or no longer be needed by the City of Newark, Ohio, for any municipal purpose.

Section 4: This Resolution shall take effect immediately as emergency legislation pursuant to Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 2022.

President of Council

Attest: _____
Clerk of Council

Date Filed with Mayor: _____

Date Approved by Mayor: _____

Mayor

Form Approved: _____
Director of Law

Prepared by the Department of Public Service.

Exhibit A

Impound #	Year	Make	Model	VIN #
20-9376	1986	CHEVROLET	SPORTVAN	1G8EG25L8G7101590
20-12636	2003	CHEVROLET	MONTE CARLO	2G1WW12EX39326866
20-34040	1995	FORD	MUSTANG	1FALP42D0SF206991
20-38358	1999	FORD	EXPLORER	1FMYU22E3XUB45236
20-38413	1999	OLDSMOBILE	INTRIGUE	1G3WS52K6XF337828
20-38758	2004	HONDA	ODYSSEY	5FNRL18934B119935
21-3004	2006	TOYOTA	COROLLA	2T1BR32E36C697252
21-5977	2004	CHEVROLET	CAVALIER	1G1JF52F247128358
21-7866	2008	KIA	OPTIMA	KNAGE123885174584
21-15003	2004	CHEVROLET	MONTE CARLO	2G1WX12K649159023
21-15308	2005	BUICK	LESABRE	1G4HR54K55U285002
21-15714	1998	FORD	CONTOUR	1FAFP66L4WK285671
21-15756	2002	FORD	F150	1FTRX18LX2KC19403
21-15762	1999	GMC	SUBURBAN	3GKEC16R1XG525572
21-15802	2004	PONTIAC	GRAND PRIX	2G2WP5522X41338568
21-15841	2002	FORD	RANGER	1FTZR45E42PB19558
21-16190	1981	GALAXY	UNKNOWN	HIN / GALCD059M81B
21-17489	2003	HONDA	CIVIC	1HGEM21943L055445
21-17595	2002	FORD	EXPLORER	1FMZU73E62ZB45744
21-17596	2004	CADILLAC	SRX	1GYEE637X40159983
21-17659	1998	HONDA	ACCORD	1HGCG5652WA233522
21-17829	2007	JEEP	PATRIOT	1J8FF48W07D395236

Exhibit A

21-18065	2008	PONTIAC	G6	1G2ZH57N084245663
21-18280	2004	KIA	OPTIMA	KNAGD128845367942
21-18475	2001	FORD	MUSTANG	1FAFP40451F233053
21-19005	1998	HONDA	ACCORD	1HGCG5647WA007337
21-19138	1999	HONDA	CRV	JHLRD1862XC002838
21-19607	2000	HONDA	ACCORD	1HGEJ6573YL031184
21-19802	2000	BUICK	CENTURY	2G4WS52J9Y1319481
21-19934	2006	SCION	TC	JTKDE167360129963
21-20035	2006	DODGE	GRD CARAVAN	2D4GP44L96R789241
21-20564		HOMEMADE	TRAILER	HOMEMADE TRAILER
21-20698	2002	HONDA	CIVIC	1HGES16682L056272
21-20904	2000	DODGE	DAKOTA	1B7FL26X1YS678211
21-20962	1994	CHEVROLET	CAMARO	2G1FP22P7R2216413
21-21035	1995	HONDA	CIVIC	1HGEJ1226SL021686
21-21532	1997	FORD	F250	1FTHX25G1VEC05014
21-21952	2007	CADILLAC	STS	1G6DW677570187772
21-23111	1994	FORD	EXPLORER	1FMCU24X9RUE17476
21-24141	2008	TOYOTA	AVALON	4T1BK36B18U282923
21-24505	1994	MERCURY	SABLE	1MELM504XRG612209
21-24517	1999	FORD	F150	1FTZF1722XNA36126
21-24551	2002	FORD	EXPLORER	1FMZU73E42UA38253
21-24732	1982	HONDA	HONDAMATIC CM450	JH2PC0516CM008907
21-24833	1996	MERCURY	COUGAR	1MELM62W5TH611717

Exhibit A

21-24883	1993	GMC	SUBURBAN	1GK GK26K2PJ702357
21-25539	1996	HONDA	ACCORD	1HGCD5682TA124783
21-25571	2006	HONDA	ELEMENT	5J6YH28746L000707
21-25619	2002	HONDA	CIVIC	1HGEM21042L007279
21-25701	2005	CHEVROLET	SILVERADO	1GCEK19V85Z307293
21-25805	2004	BUICK	LESABRE	1G4HP52K444170608
21-26250	2004	SATURN	VUE	5GZCZ634X4S851056
21-26291	2003	CHEVROLET	MALIBU	1G1ND52J43M736202
21-26645	2003	CADILLAC	DEVILLE	1G6KD54Y43U290608
21-26672	2003	CHEVROLET	SUBURBAN	3GNFK16Z13G320533
21-26710	2005	DODGE	CARAVAN	1D4GP45R75B312288
21-27745	1999	HONDA	ACCORD	1HGCG5649XA030314
21-27927	2002	SATURN	SL2	1G8ZK54772Z118481
21-28151	2010	DODGE	CALIBER	1B3CB2HA6AD656649
21-28323	2008	KAWASAKI	NINJA ZX600	JKAZX4P138A040758
21-28622		UNKNOWN	UNKNOWN	SCOOTER/MOPED
21-28745	2006	HYUNDAI	SONATA	5NPEU46F26H033767
21-28990A		HOMEMADE	TRAILER	HOMEMADE TRAILER
21-28990B	1981	SUZUKI	GS750E	JS1GR71A5B2100939
21-29125	2000	FORD	RANGER	1FTZR15X0YTA53669
21-29447	1991	LEXUS	ES 250	JT8VV22T4M0149669
21-29454	2001	SATURN	SL1	1G8ZH52821Z323800
21-29568	2005	CHEVROLET	TRAIL BLAZER	1GN DT13S752102037

Exhibit A

21-29624	2005	CHEVROLET	TRAIL BLAZER	1GNET16M656180349
21-29630	1995	CHEVROLET	S10	1GCCS1946S8250043
21-30674	2003	GMC	YUKON	1GKEK63U53J256574
21-30692	2001	VOLKSWAGEN	BEETLE	3VWCS21CX1M415429
21-31742	2003	FORD	EXPLORER	1FMDU75W83UB53049
21-31972	2003	CHRYSLER	SEBRING	4C3AG42G24E123392
21-32078	2005	BUICK	LACROSSE	2G4WC532551210130
21-32169	2009	NISSAN	SENTRA	3N1AB61EX9L640957
21-32278	2012	MINI	COOPER	WMWSU3C52CT368802
21-32434	2005	SATURN	ION	1G8AG52FX5Z151200
21-32625	2007	CHEVROLET	COBALT	1G1AK55F477260632
21-32832	1998	TOYOTA	CAMRY	4T1BG22K0WU190927
21-33595	2000	ZHEJIANG	PEACE	UNKNOWN / REMOVED
21-33698	2013	DODGE	DART	1C3CDFBH9DD197972
21-33900	2002	CHEVROLET	SILVERADO	1GCEK19T62Z322398
21-34144	2018	HONDA	CRV	2HKRW6H30JH227541
21-34161	2008	PONTIAC	G6	1G2ZG57N284294589
21-34196	1985	SUZUKI	ATV	JSAAJ42A5F2117174
21-34314	1996	DODGE	RAM 1500	1B7HF16Z7TS536062
21-34434	2003	TOYOTA	CAMRY	4T1BE32K33U173773
21-34554	2009	HARLEY- DAVIDSON	ROCKER SOFTAIL	1HD1JK5119Y021824
21-34803	2011	KIA	RIO	KNADH4A36B6734665
21-35030	2005	FORD	ESCAPE	1FMYU96H95KC73938

Exhibit A

21-35134	2004	ACURA	RSX	JH4DC54874S013651
21-35393	2004	CHEVROLET	AVALANCHE	3GNEK12T44G207366
21-35474	1986	OLDSMOBILE	CUTLASS	1G3GR47A2GP336762
21-35564	1999	PONTIAC	FIREBIRD	2G2FS22K1X2213518
21-35818	2012	CLUB CAR	PRECEDENT	A8630103664
21-36569	2004	CHEVROLET	MALIBU	1G1ZS52F74F229139
21-36772	1992	KAWASAKI	VN750-A8 VULCAN	JKAVNDA17NB519820
21-36850	2002	HONDA	ACCORD	1HGCG567X2A036691
21-36980	2001	HONDA	ACCORD	1HGCG16571A011110
21-37423	2008	CHEVROLET	COLORADO	1GCCS149288126394
21-37428	2010	FORD	FOCUS	1FAHP3EN8AW218776
21-37468	2006	JEEP	LIBERTY	1J4GL38K46W101460
21-37502	1995	FORD	EXPLORER	1FMDU32X1SUB38963
21-37515	2006	DODGE	DURANGO	1D4HB48276F127430
21-37591	2013	TOYOTA	TACOMA	3TMLU4EN0DM120848
21-37705	2006	KIA	OPTIMA	KNAGD126765457147
21-37880	1996	MERCURY	COUGAR	1MELM62W2TH633027
21-37893	2007	PONTIAC	G6	1G2ZH58N774131480