

**PLANNING COMMISSION MEETING
TUESDAY, November 15, 2022 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE October 11, 2022 PLANNING COMMISSION MEETING**

OLD BUSINESS

- 3. RECOMMENDATION FOR ZONING CHANGE FOR 26 VINE STREET, NEWARK OHIO**
Application Number : PC-22-36
Owner: Crawford Rentals LLC
Applicant: Kevin Crawford
Current Zoning: Single-Family-Residence, RH-High Density District
Proposed Zoning: HB-High Intensity Business District


NEW BUSINESS


- 4. SITE PLAN REVIEW FOR 1900 MT. VERNON ROAD - NEW STORAGE BUILDING**
Application Number : PC-22-52
Owner: Mark Gerber, 1399 Pleasant Valley Road, Newark, Oh 43055
Applicant: Mark Gerber, 1399 Pleasant Valley Road, Newark, Ohio 43055
- 5. TEMP BOARD OF ZONING REVISION TBZ 22-02 - 1486 GRANVILLE ROAD**
Application Number : PC-22-51
Owner: Louis Ream Inc., 1388 W. Bank Rd. NE, Millersport, Ohio 43046
Applicant: Greg Ream, 13388 W. Bank Rd. NE, Millersport, Ohio 43046

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 13, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY NOVEMBER 21, 2022 4:30 P.M.



 740-670-7727

 BMorehead@newarkohio.net

 www.NewarkOhio.net

BRIAN MOREHEAD
CITY ENGINEER

November 9, 2022

RE: APPLICATION NO. PC-22-36 for Zoning District Change

Location: 26 Vine Street

Current Zoning Classification: RH Single Family Residence, High Density District

Requested Zoning Classification: HB – High Intensity Business District

Owner: Crawford Rentals LLC

Applicant: Kevin Crawford

Ladies and Gentlemen:

In accordance with Zoning Code Ordinance 08-33 Article 155.2.9, please accept this recommendation for a zoning change relative to Application No. PC-22-36:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, October 11, 2022. There were no comments from citizens either for or against this application. Mr. Crawford, the current owner, spoke on his own behalf.

Kevin Crawford, 1738 Fallsburg Rd., NE, Newark – purchased the property and would like to turn it into a business and build storage units there. He spoke to the adjacent properties, Blake Brothers Glass and the Senior Facility, and there were no negative issues from them. He would like to clean up the property and start a business there.

Last week I spoke to Mr. Crawford and asked if he had a specific site plan in mind, because the existing parcel is only 50 feet wide by 150 feet long, and the proposed HB zoning has setback requirements that would only allow a building a maximum of 10 feet wide. I explained to him my concern that if the HB zoning is approved, he would have a very limited building size, and that may not be commercially feasible for his business plan.

Mr. Crawford said he wished to build a storage building 20 feet wide, which would require a Zoning Variance from the Board of Zoning Appeals, and he thought he would seek that approval if the HB zoning were approved.

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

1. Many of the surrounding parcels in this neighborhood are also in the HB district, and are abutted by the MFR district to the north. Given the location, the zoning classification for 26 Vine Street shall be changed as requested to the HB – High Intensity Business District, contingent upon the following:
 - a. Mr. Crawford shall submit a Variance request to Board of Zoning Appeals at the next scheduled meeting, to consider variances for the reduction of frontage and setback requirements in order to construct a commercially viable structure. Upon approval of the



needed zoning variances for the project to be successful, the City will then proceed with gaining the approval of the zoning district change by City Council.

If the needed zoning variances are not granted by BZA, our opinion is that the parcel would have more value to remain in the current RH district, which would at least allow the construction of a single-family home structure on the site, without the greater setbacks that are part of the HB district requirements. If this is the case, the recommendation to City Council will be to NOT approve the requested change to the HB District.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian R. Morehead".

Brian Morehead
Newark City Engineer

CC: Service Director
Zoning Inspector
PC 22-36 file



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

NOVEMBER 15, 2022 PLANNING COMMISSION MEETING

Application:

1. ***FILE PC-22-52, Z-22-0158: NEW STORAGE BUILDING – MARK GERBER, 1900 MT VERNON RD***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 6000 S.F. storage building on this site.

The Site Plan Review Committee submitted comments on 11/8/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Bruce Gossett, Aaron Holman, NFD
- Erik McKee, Craig Riley, NPD
- Roger Loomis, Utilities Superintendent
- Brandon Fox, Utilities
- 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.

Floodplain - The building site is not located in a floodplain area, however there is floodplain located on the far eastern side of this parcel.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has submitted the following concerns with this proposal:

1. The access ways around the perimeter of the buildings must accommodate the turning radius of their Tower 1 truck. See attached diagram. Turning radius illustrations shall be submitted on the site plan to ensure compliance with this requirement.

C. Height Restrictions:

There are no height restrictions in the GC District.

D. Lot Area & Setbacks:

Parcel is approximately 37,026 S.F. +/-, with 16% building coverage, which meets the lot area requirements. The BZA has granted a variance (BZA 22-32) on 10/20/2022 to reduce the south side setback to 15 feet.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

E. Off-Street Parking & Loading:

Based on the proposed building area, 4 parking spaces are required. The plan submitted does not show any spaces. It appears that the entire lot is proposed to be covered with limestone gravel, which will require a variance by BZA.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 5,500 +/- SF of green space (Lawn) and greater than 1,375 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 site. It appears that the entire lot will be covered with limestone gravel, and no landscaping is shown on the site, which would require a variance by BZA. The adjacent property to the south is zoned residential, so there will need to be some buffering provided to that side.

H. Public & Private Roadways – Access Management:

Access to the site is via a private access easement running along the east side of the railroad tracks. The City has not reviewed the rights or requirements that pertain to that easement, and assumes that the owner is aware of those requirements.

I. Site Signage:

No additional signage has been submitted with the proposal.

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

No other comments at this time.

K. Engineering / Utilities:

No specific services to the buildings have been proposed; there are no public water or sanitary sewer services available on the east side of Mt Vernon Road at this location. Any private water or sewer disposal services would need approval of Licking County Health Dept.

There has been no stormwater management plan submitted, and this should be submitted, reviewed and approved prior to zoning approval.

L. Other Standards/Regulations

No other comments at this time.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

Recommendations:

Due to the simplicity of this project, Staff can recommend approval of this basic site plan at this time, contingent upon the resolution of the issues listed:

1. Resolution of Fire Dept comments and requirements.
2. BZA approval of variances for Parking Lot and Landscaping requirements, and / or submittal of revised site plan showing compliance with the parking, landscaping and buffering items.
3. Compliance with City's Stormwater Management requirements.

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

Planning Commission Action on Recommendation:

- Approved As Submitted
 Approved As Noted, With Contingencies
 Denied

Planning Director

Date



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT



Turning Performance Analysis

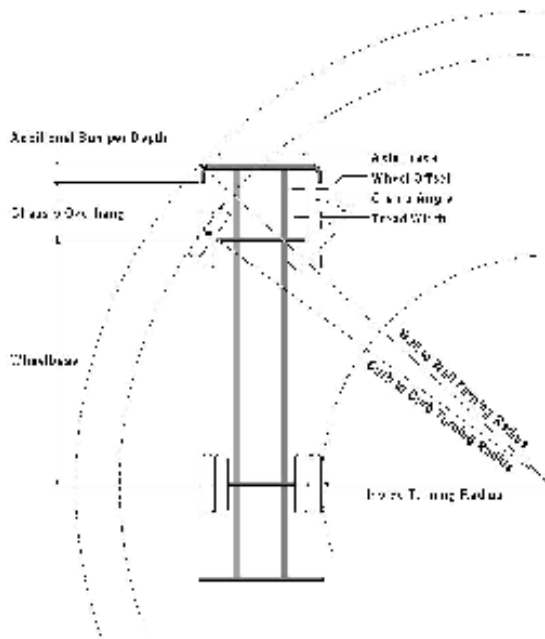
02/02/2022

Bid Number: 1149

Chassis: Velocity Chassis, PAP (Big Block), 2010

Department: CITY OF NEWARK FIRE DEPARTMENT

Body: Aerial, Platform 100', Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	19 in.
Front Overhang:	146.1 in.
Wheelbase:	257.5 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 6 in.
Curb to curb:	40 ft. 0 in.
Wall to wall:	47 ft. 6 in.

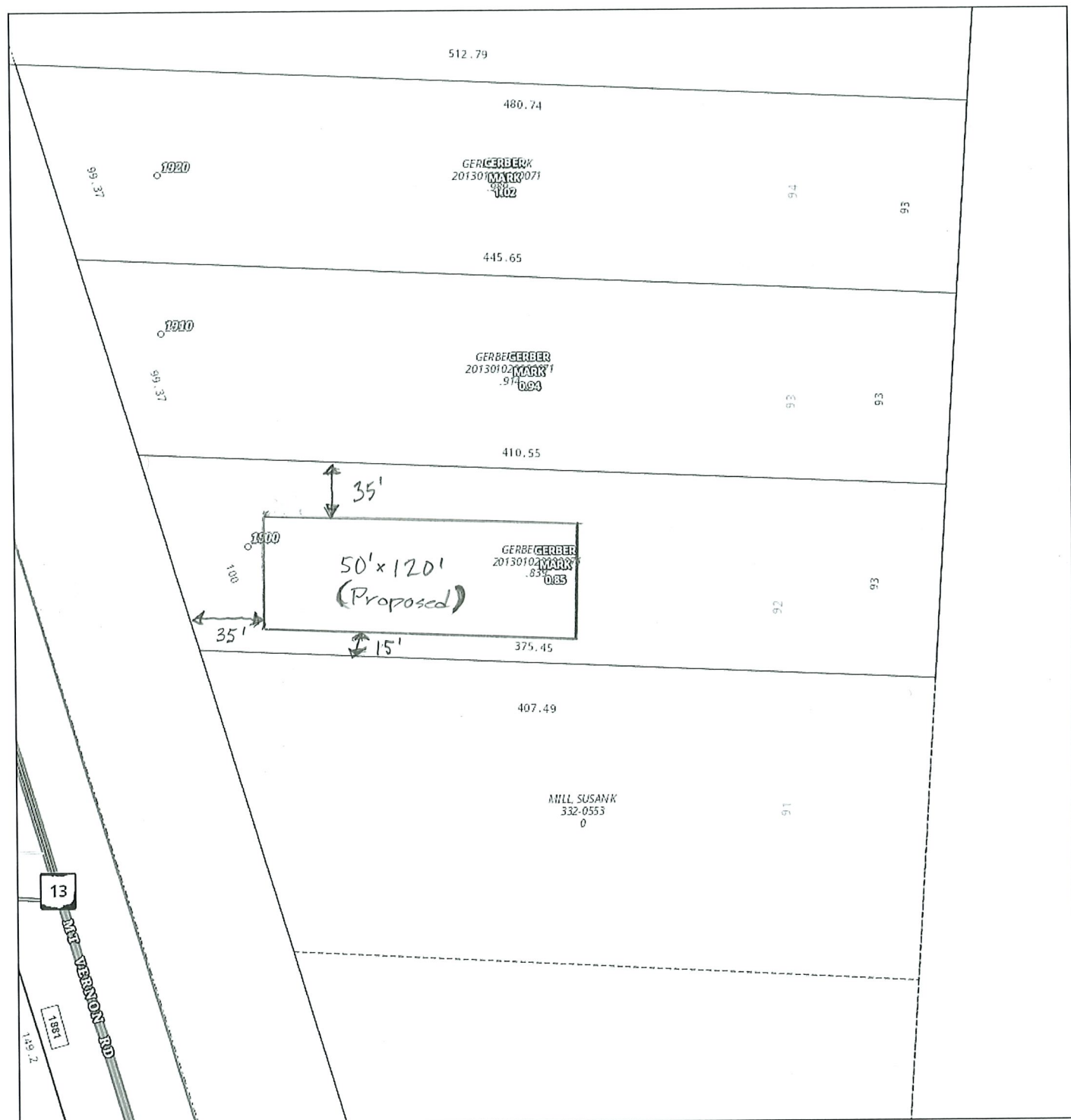
Category	Option	Description
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/85R22.50, 20 ply, Fire Service Load Rating
Bumpers	0123625	Bumper, 19" Extended, Imp/Vel
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Aerial Devices	0784643	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

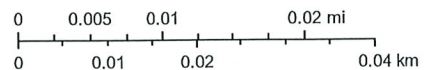
OnTrac Property Map



September 21, 2022

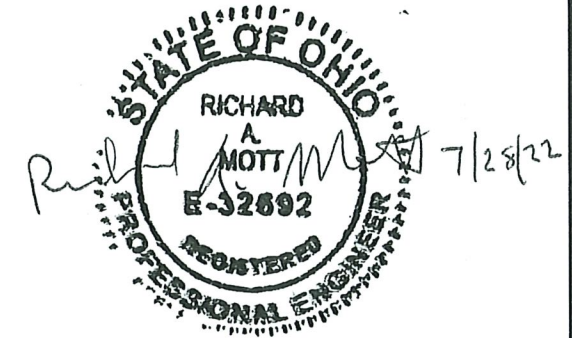
1:564

- ... Street Number Only
- ... Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- ... Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- == County Boundary
- == Ohio Counties
- == Ohio Boundary
- ... Parcels
- Split Listed Hooks
- Tract Lines



STORAGE BUILDING

For
Mark Gerber
1900 Mount Vernon Road
Newark, Ohio 43055



Structural Plans Only.
Others are responsible for all other code requirements.

Design Criteria:

Building design:

Floor live load: 125 psf
Concentrated floor load: 0 lbs.
Roof live load: 20 psf
Structure dead load
Floor: 75 psf ceiling: 5 psf
Roof: 10 psf sprinkler: n/a

Basic wind speed: 90 mph
Importance factor: 1.0
Exposure: b

Ground snow load: 20 psf
Importance factor: 1.0
Thermal factor: 1.0
Slope factor: 1.0

Seismic:
Site class: D
Ss: 0.11 s1: 0.05 sds: 0.12 sd1: 0.09

Design is alternate to Ohio Residential Code prescriptive construction. Professional Engineering sealed set is submitted as allowed by the Ohio Residential Code.

General notes:

All references in this section are according to the Ohio Residential Code 2019 and associated updates. All areas of the building are to meet or exceed the standards required therein.

Concrete strength for footers shall be a minimum of 3,000 psi at 28 days. Concrete for floor in heated spaces shall be a minimum 4,000 psi at 28 days. Concrete for exterior slabs and interior floors of unheated buildings shall be a minimum of 4,000 psi at 28 days, with 6+/-1% air entrainment.

The structure is designed to be self-supporting and stable after completion. It is the contractor's responsibility to determine erection procedures and sequence, and to ensure the safety of the building and its components.

Flashing shall be installed in such a manner so as to prevent moisture from entering any walls or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations, and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and on built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim.

Contractor responsible to verify building dimensions prior to ordering any materials to insure building elevations are consistent. Also verify any truss drawings, metal building plans or other shop drawings for proposed construction prior to ordering.



19 FREE ROAD
SHILOH, OH 44878
(419) 895-0040
(419) 895-0090 fax
www.Hixwood.com

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SCALE: 1/8"=1'-0"

DRN BY: DW

COVER SHEET

PROJECT: MARK GERBER

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OF 11 SHEETS

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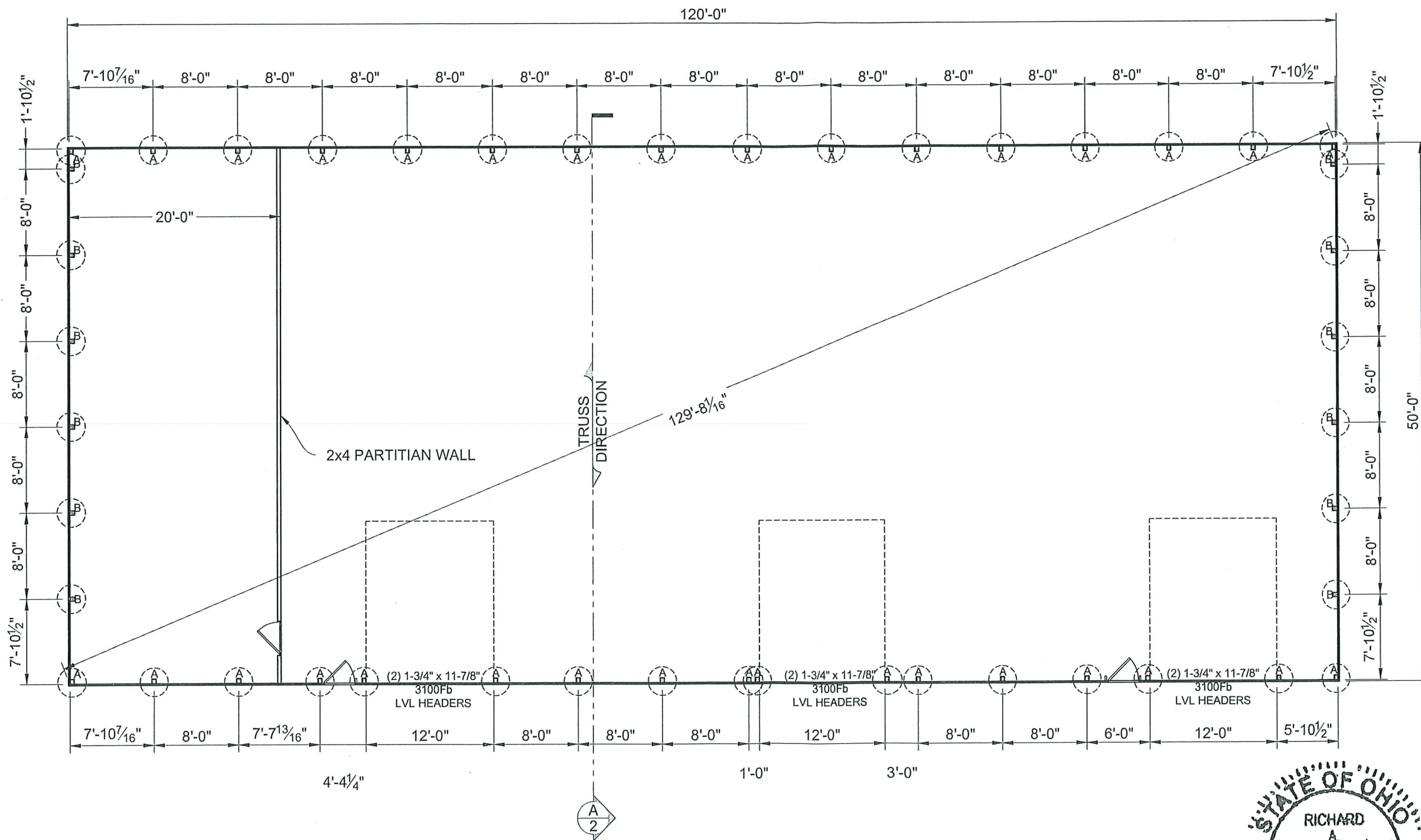
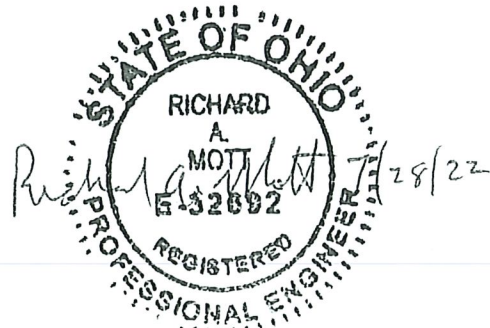
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PLAN VIEW

PROJECT: MARK GERBER

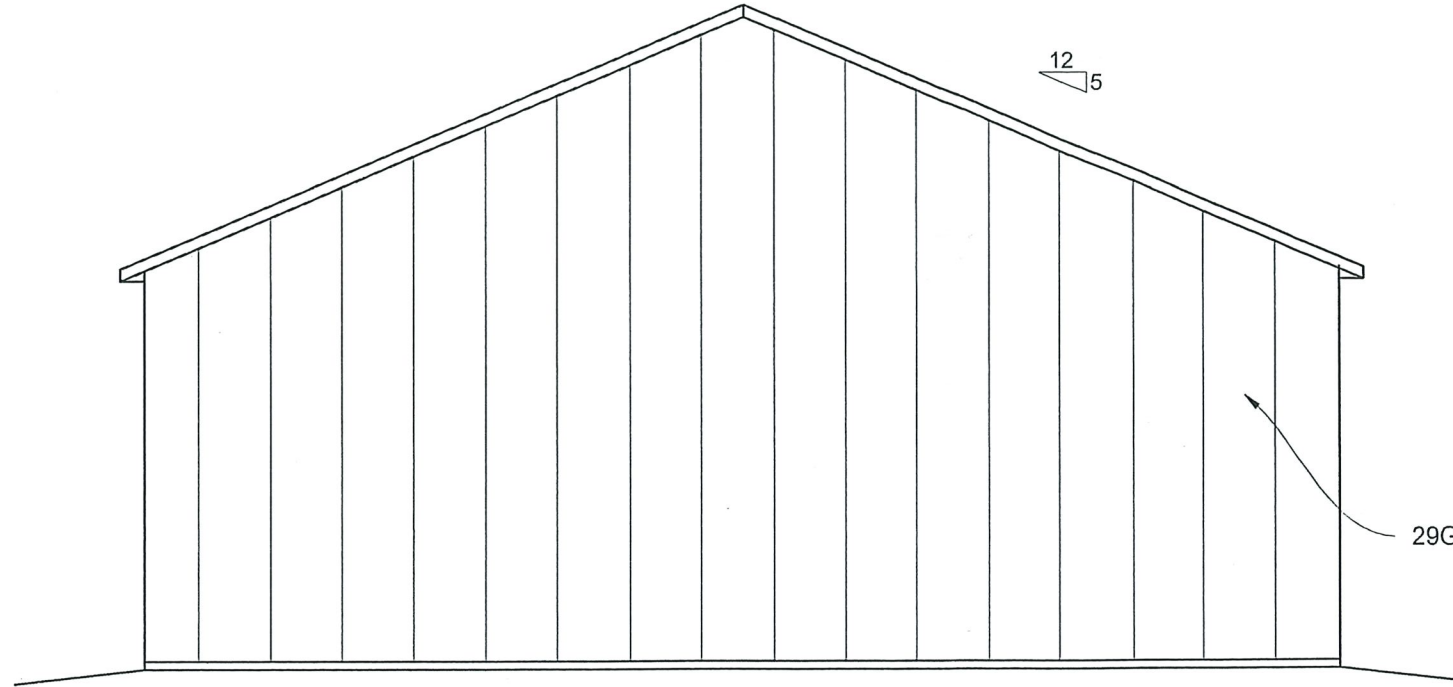


POST & FOOTING SCHEDULE

POST	DESCRIPTION	TREATED	FOOTING SIZE
A	3-PLY 2x6 LAM	BOTTOM	28" DIA - DETAIL A/9
B	3-PLY 2x6 LAM	BOTTOM	18" DIA - DETAIL A/9

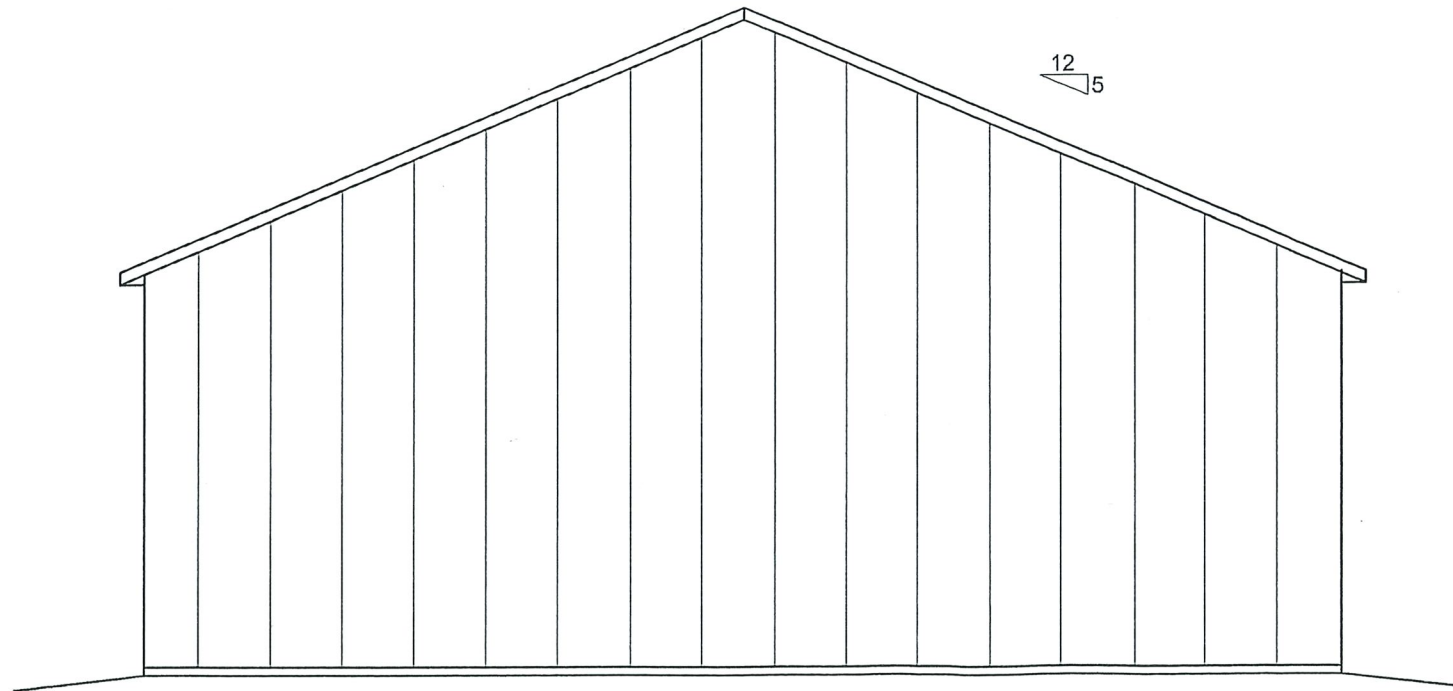
LAMINATED COLUMNS ARE TO BE CONSTRUCTED OF #1 SYP LUMBER. MEMBERS ARE NAILED, GLUED AND FINGER-JOINTED TOGETHER. FOOTING BASED ON SOIL BEARING OF 2,000 PSF.

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29GA. METAL SIDING

12
5



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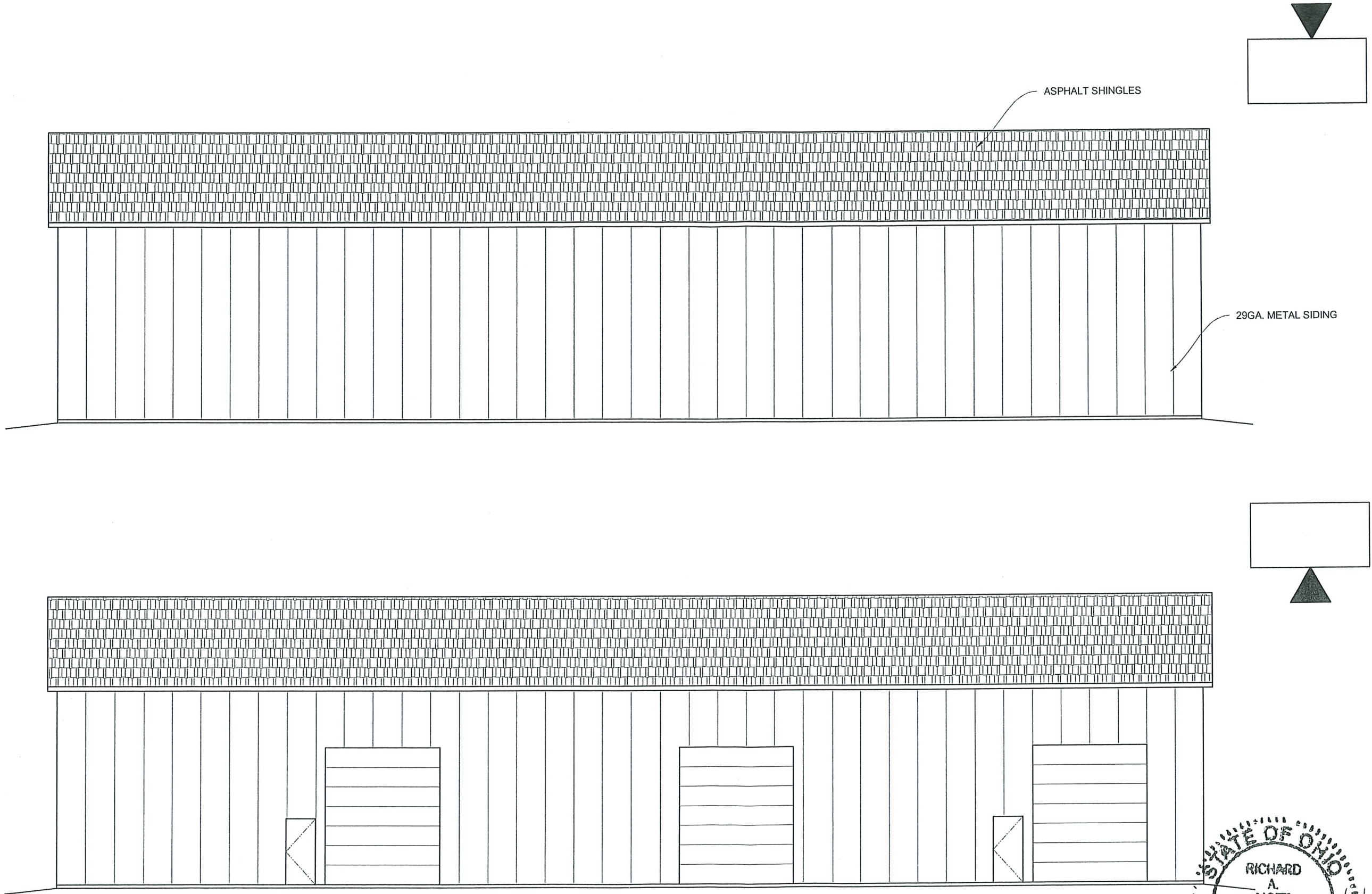
ELEVATIONS

PROJECT: MARK GERBER

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OF 11 SHEETS

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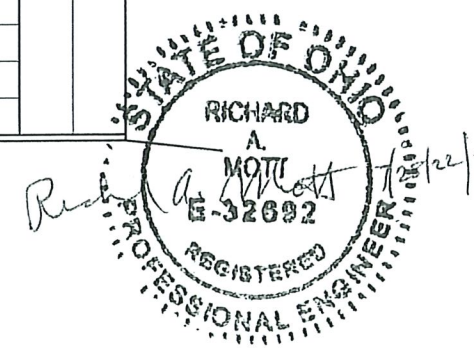
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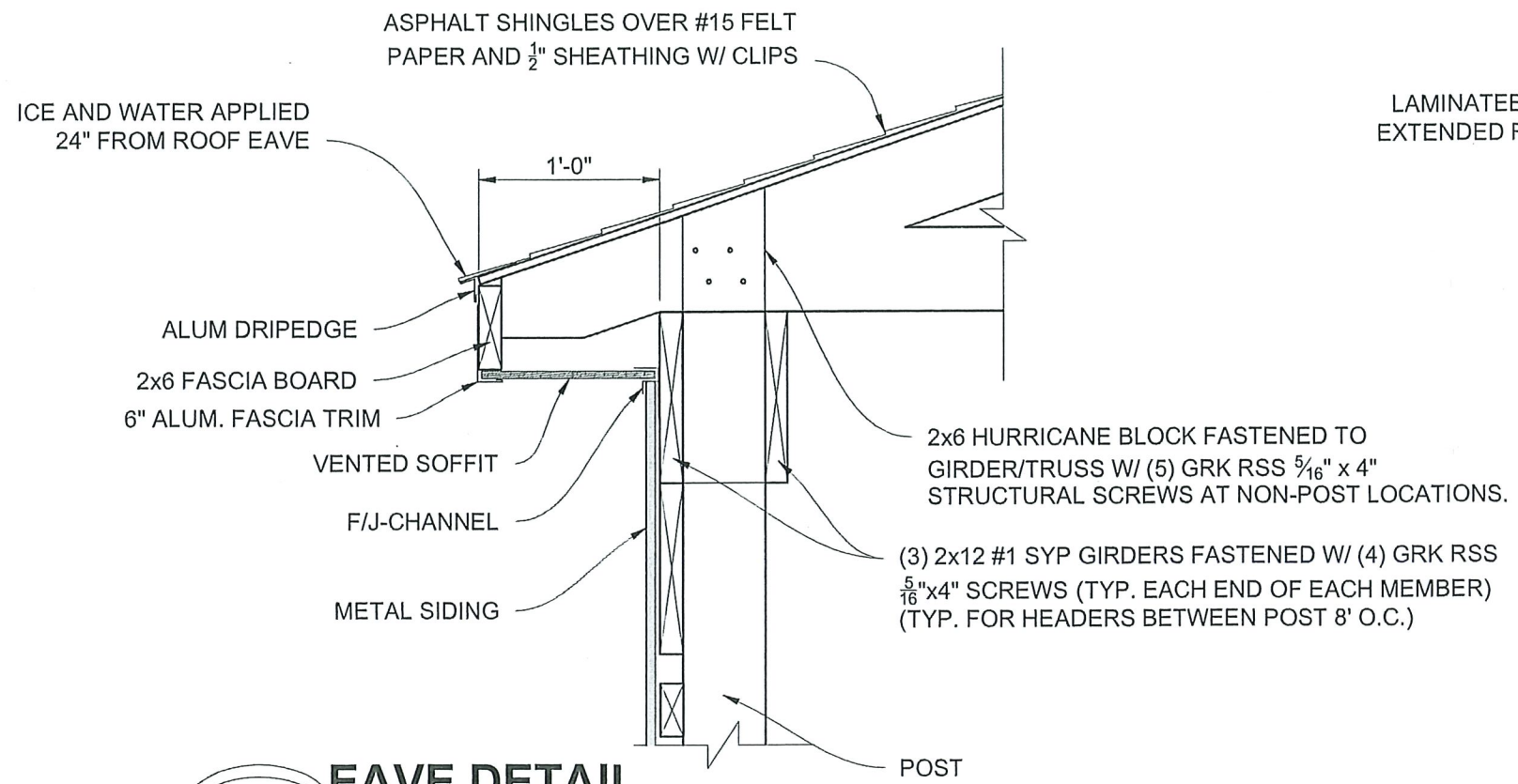
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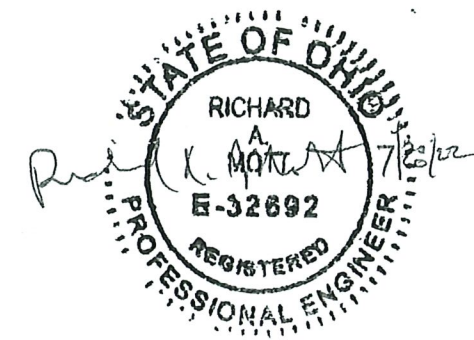
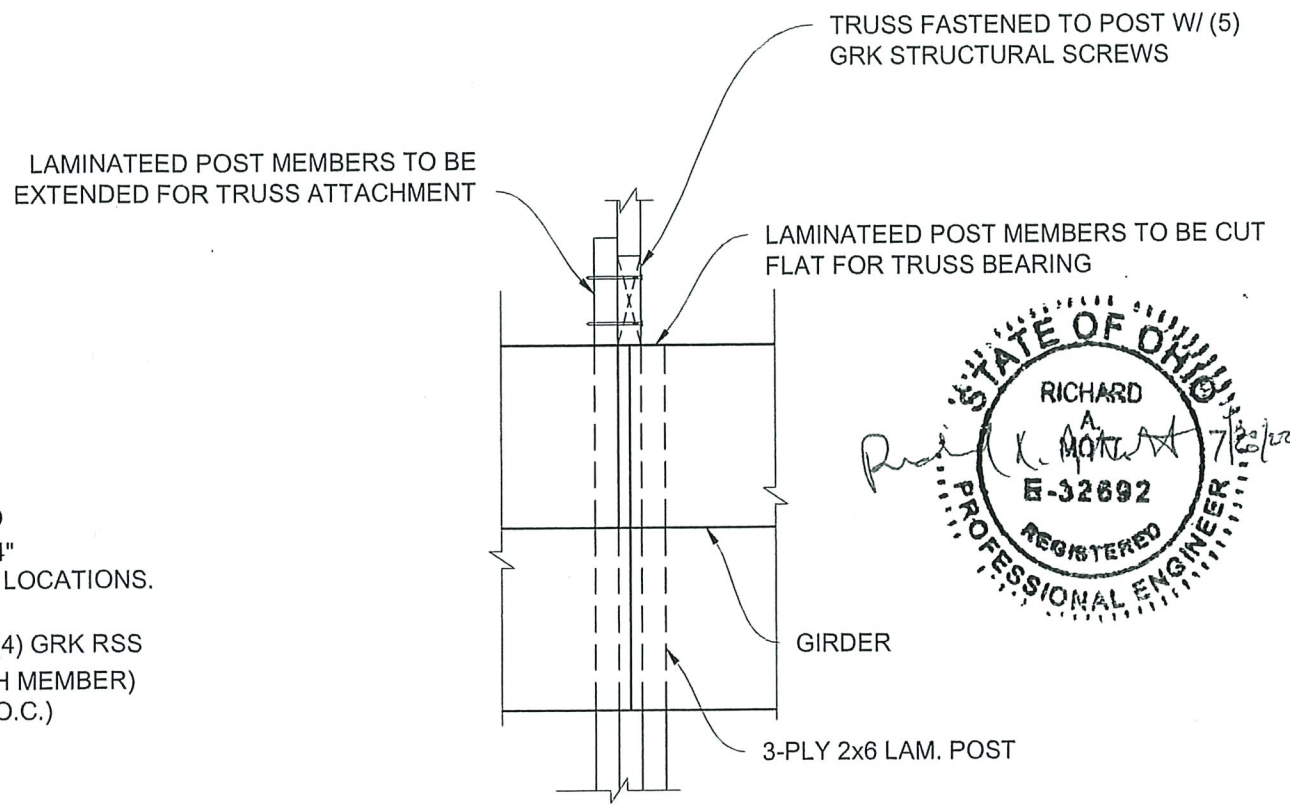
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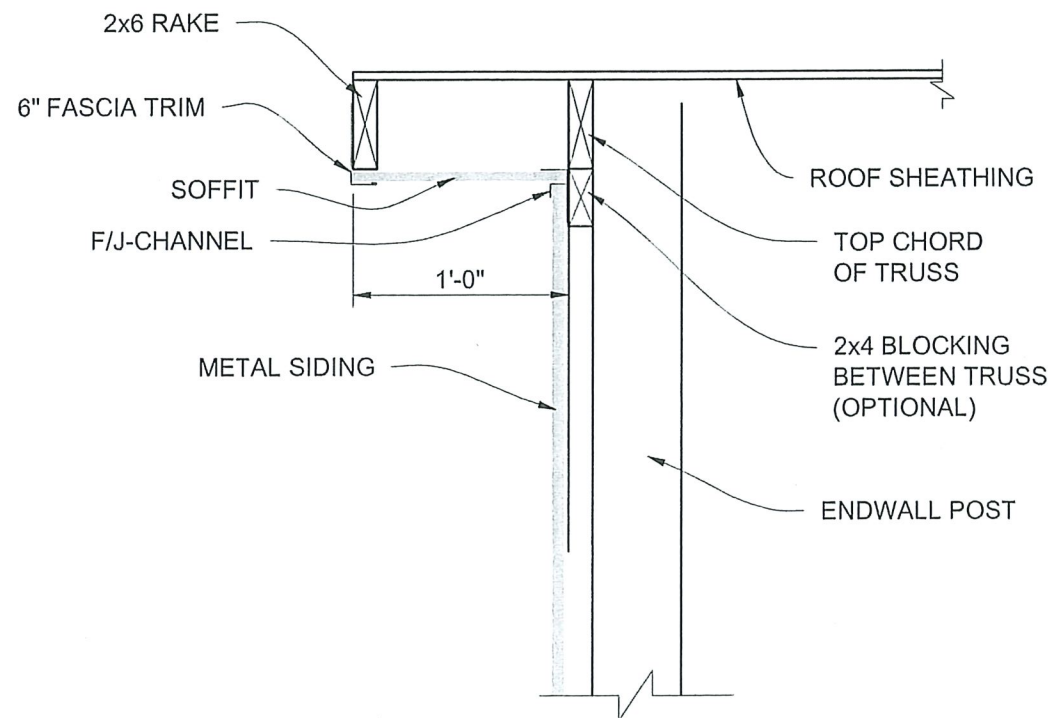
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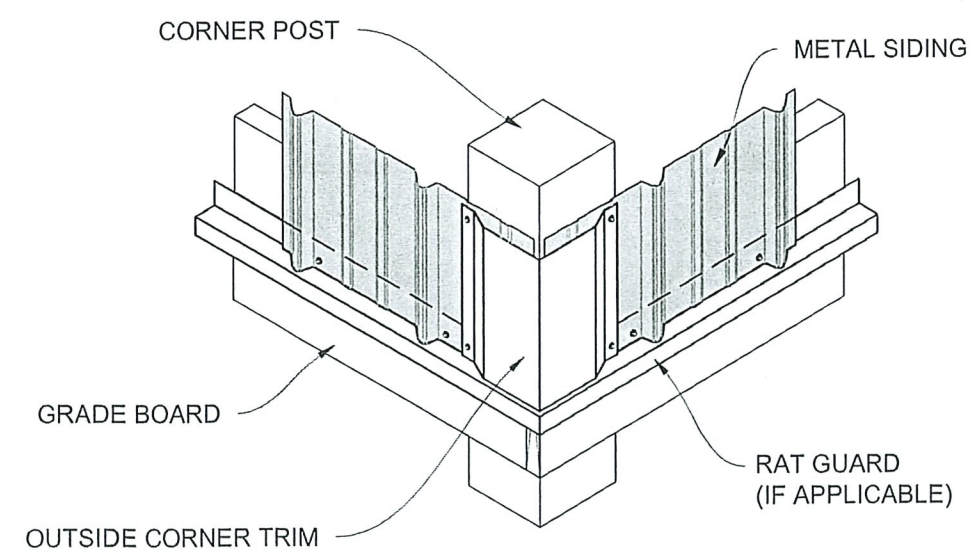
A EAVE DETAIL



B TRUSS CONN. AT POST



C ENDWALL SECTION



D OUTSIDE CORNER TRIM



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DRN BY: DW

DETAILS

PROJECT: MARK GERBER

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~~BZ-22-02~~
Zoning File # _____

CITY OF NEWARK
ENGINEERING & ZONING

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

Temporary Board of Zoning District Revision Application

Date: 9/21/22
Property Address: 1486 Granville Rd, Newark, OH 43055 (054-246870-00.000)

Please attach the applicable portion of the Zoning Map and identify the property

Zoning District prior to Ordinance 08-33 (adopted 5/4/2009):
Present Zoning District: General Office (EO)
Proposed Zoning District: Commercial/Business CB

Present Use:
 Vacant Land Vacant Building
 Residential
 Commercial (specify):
 Industrial (specify):
 Other (specify):

Proposed Use:
 Vacant Land Vacant Building
 Residential
 Commercial (specify):
 Industrial (specify):
 Other (specify):

Please attach a detailed description of the reason for the requested District Revision

Property Owner:
Name: Louis Ream Inc
Address: 13388 W Bank Dr NE, Millersport, OH 43046
Phone Number: 740-349-3701
Email Address:

Applicant:
Name: Greg Ream Pres
Address: 13388 W. Bank Dr NE Millersport OH 43046
Phone Number: 740 581 8202
Email Address: 1227greg@gmail.com

Signature: Greg Ream Pres Date: 9/14/22

If you are not the Owner, you must provide a signed and notarized statement from the Owner, giving you permission to represent them in the above request.

PC-22-51

Ref# Z-2022-0118

BZA-22-25

For Office Use Only

RESPONSE TO REQUEST FOR ZONING REVISION

Date:
To: (applicant)
Regarding Property Address:

BOARD OF REVISION RESPONSE

Meeting Date: 10/20/02
On this meeting date, the Board of Revision agreed with
(agreed/disagreed)
your request and therefore will recommend to the Planning
(will/will not)
Commission that your property be zoned GB.
[Signature] 10/20/02
Chairman Date

PLANNING COMMISSION RESPONSE

Meeting Date: _____
On this meeting date, the Planning Commission voted to _____
(affirm/not affirm)
the recommendation of the Board of Revision and therefore your Zoning District
_____ be revised.
(will/will not)

Planning Commission Director Date

The zoning of your property will:
 Remain _____
 Be changed to _____

If you have questions regarding this form, please contact the Engineering Office at (740) 670-7727.

Cc: Zoning, Service Director

PC-22-51



September 28, 2022

