

Economic Development Committee Minutes

Honorable Council
City of Newark, Ohio
June 16, 2025

The Economic Development Committee met in Council Chambers on June 16, 2025 with these members in attendance:

Bill Cost Jr. - Chair
Michael Houser – Vice Chair
Spencer Barker
Mark Labutis
Dustin Neely

We wish to report:

Ordinance No. 25-18 AN ORDINANCE AMENDING PORTIONS OF THE CURRENT ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A AND SEPTEMBER 5, 2023, BY ORDINANCE 23-22A AND SEPTEMBER 16, 2024, BY ORDINANCE 24-18A IMPLEMENTING ADDITIONAL ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO.

Brian Morehead, Chief Engineer - Good afternoon. There is one provision in the zoning code that we think we ought to consider to change, and that is in the downtown commercial zoning district. There are no parking requirements at all in the downtown commercial district. We think that with some of the development ideas that have been tossed around that there ought to be some parking requirements. It should at least be considered along with the rest of the code. So, the proposal is to eliminate that portion in the downtown commercial code that has no parking requirements.

Motion to send to full Council by Mr. Neely, Second by Mr. Houser

Mr. Morehead - This would be like a zoning change and it go to Planning Commission public hearing, and then back to you after a recommendation from Planning Commission.

Mr. Cost – Is there something that you are looking for specifically?

Mr. Morehead - It's just to delete that portion in the code that exempts the downtown commercial district from having any parking requirements. We think the DC district ought to comply with the rest of the districts and have at least minimal parking requirements that the other districts have.

Mr. Neely – So this is going to affect the businesses?

Mr. Morehead - It would affect new proposed businesses that would come in, say you know a business comes in across the street and there are no setbacks in the downtown district. Somebody could build a business you know encompassing the entire parcel of land, and have, you know, maybe hundreds of tenants or people in there and not have any parking requirements to go along with that. We think that's just not probably proper going forward.

Mr. Neely – Thank you.

Mr. Houser – I have a follow-up question. So, let's just say, typically speaking for parking requirements like that, how far would the parking need to be to the facility? So, let's say someone does build a

significant facility downtown and they're like, well, you have a parking garage that has a lot of vacancy, then I'm just curious how that ties together.

Mr. Morehead - There is a provision in there in the existing code that allows for an off-site parking to be proposed. It requires an agreement between the property owners. So that is all part of the zoning approval, though.

Mr. Houser – Ok, thank you.

Motion passed 5-0

Economic Development Committee stands adjourned

Bill Cost Jr., Chair