

PLANNING COMMISSION MEETING MINUTES

Tuesday, January 14, 2025 6:00pm

The Newark City Planning Commission met in Council Chambers, City Hall located at 40 W. Main Street, Newark, Ohio.

Present:

Carol Floyd	Member
Bruce Ennen	Member
Joe Gebhart	Member
Jeff Hall	Mayor
Amy Vensel	Planning Commission Secretary
David Rhodes	Planning Director
Brian Morehead	City Engineer

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, January 14, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the December 10, 2024 PLANNING COMMISSION MEETING- **Motion by Mr. Gebhart, second by Mr. Ennen, passed by acclamation**

OLD BUSINESS

3. RECOMMENDATION FOR ZONING CHANGE FOR 278 S. 24th ST., NEWARK, OHIO

Application Number: PC-24-50
Owner: Mathew Stimpert
Applicant: Mathew Stimpert
Current Zoning: Single-Family Residence, RH – High Density
Proposed Zoning: TFR- Two-Family Residence

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 278 South 24th Street shall be changed to TFR-2 Family Residence District. Ordinance 24-41 is recommended for passage and approval by council.

Motion by Mr. Ennen to approve the recommendation of the Planning Director and forward to Council, Second by Mr. Gebhart, motion passed 5-0

Mayor Hall - That gets forwarded on to Council. That will come to the February 3rd Council meeting. It meets in the same room at 7 o'clock on Monday the 3rd. They'll be given that recommendation. There'll be another public hearing at that time, and then following that public hearing, they will make a decision. They'll vote on that.

NEW BUSINESS

4. Site Plan Review for PC-24-66 – Site Plan Review for the new commercial wood pallet storage building at Hope Timber, 141 Union Street

Owner: Hope Timber Properties
141 Union Street
Newark, OH 43055

tharvey@hopetimber.com

Applicant: Thomas Harvey
5209 Whitehead Rd
Granville, OH 43023
tharvey@hopetimber.com

Contractor: Graber
12149 Gower Rd.
Glenford, OH 43739
ernie@grabersoakflooring.com

TJ Harvey, 141 Union St. - We would just like to add a pole barn style storage building. It will be just under 8,500 square feet. Very similar to all of the buildings that we have on site already, and will be used to store pallets and pallet material.

Brian Morehead, City Engineer - Basically, zoning needed to have a better two-scale drawing with the dimensions between the buildings and the size of the buildings to show where that's at. It's kind of drawn in on the existing one on an aerial photo, but we'd like to have something a little better from that. As far as the comment about stormwater management, all the adjacent property is owned by Hope Timber, so we'll just have to deal with the runoff from the building on their own property. Then as far as the resolution of the stormwater utility billing credits, I believe you talked to Lindsey about that. I think you did. Tom did on Friday. So, I think that was taken care of. So, we recommend approval contingent upon the other two items being resolved.

Motion by Mr. Ennen to approve subject to the conditions, Second by Ms. Floyd, Passed 5-0

5. Site Plan Review for PC-24-67 – Site Plan Review for the Londondale Apartments, 1380-1390 Londondale Parkway

Owner: PAG Properties IV, Ltd. – Andrew Guanciale
1126 West Main Street
Newark, OH 43055
andrew.guanciale@kingthompson.com

Applicant: Ryan Badger
PO Box 8656
Newark, OH 43058
badger@badgerlandconcepts.com

Architect: Luke Baus – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

Luke Baus, 2892 Silver St., Granville - Basically here to answer any questions. Essentially, the proposal is to replace the existing tennis courts with essentially the same impervious surface for six condo units and a parking area with an out building for a garage.

Mr. Morehead - We sent this around for review. There was a BZA variance granted in February of last year for the rear setback, and that would deal mostly with the garage, I believe. So, there were a couple conditions in there that need to be met. Fire department commented there will need to be a fire hydrant added at west side of the dead end to provide the necessary fire protection. We haven't seen any detailed plans with the water or sanitary or any stormwater. Well, there was stormwater shown on this one. Two comments that came out of that. The project requires a permit to install for the water and sanitary services. That's kind of a new thing from Ohio EPA on apartment developments. And then the drainage from the new development crosses the adjacent property, and the question was raised, is there an easement or some sort of agreement for that?

Mr. Baus - Do you know what that's in reference to? Because essentially there's a catch basin on that corner of the property, now existing catch basin. We're running a new drain, two additional catch basins, and then funneling everything back through that. So essentially what we're doing with the stormwater calc is limiting the outflow of that to at or less than what it is currently through the same drainage system. We're not running anything onto adjacent property. So, I guess I wasn't sure what that meant.

Mr. Morehead - Let's talk to Lindsey about that.

Mr. Baus - That's fine. And I know Ryan Badger, who I talked to earlier, he is sick, so he didn't want to come visit, but we both went through the comments and I think everything can be addressed through engineering and everything for that matter.

Mr. Morehead - Okay. All right. Yeah, let's follow up tomorrow and we'll get that figured out.

Mr. Baus - Perfect.

Mr. Morehead - Otherwise, that's about it. Most stuff is minor. So, we'll recommend conditional approval based on the items we have detailed in the review letter.

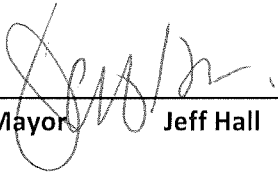
Motion by Ms. Floyd for conditional approval, Second by Mr. Gebhart, Passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

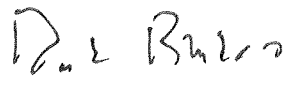
There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 11, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, JANUARY 21, 2025 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes