

PLANNING COMMISSION MEETING MINUTES
Tuesday, February 11, 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
George Carter in for Brian Morehead	Zoning Inspector

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, February 11, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the January 14, 2025 PLANNING COMMISSION MEETING- **Motion by Mr. Ennen, second by Ms. Floyd, passed by acclamation**

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

3. **Site Plan Review for PC-25-04 – Site Plan Review for proposed Equipment Garage building for Moundbuilders Country Club, 2250 Horns Hill Road**

Owner: Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055

Applicant: Tom Harvey
Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055
tharvey@hopetimber.com

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

Dave Kratoville, 2250 Horns Hill Rd. - We currently have two storage buildings on the property. The space in those two is insufficient for our grounds equipment, and so we're looking to build a 48 by 104 by 10 foot, very basic pole barn, additional storage building on a compacted lot that is right next to the two existing buildings in the middle of the property.

Mayor Hall - Good. Great. Thank you. George is here to represent the engineering department. George, a staff report?

Mr. Carter - So I will start off with, and I'll ask the gentleman here, it is my understanding that the previous project that came before planning commission not too long ago, where they were combining the two existing storage buildings into one, that is no longer happening, correct?

Mr. Kratoville - That is not the plan at this point. We would much prefer to do this.

Mr. Carter - So the engineer's office doesn't have any problems with it, other than recommendations our proposal meets all the technical requirements, and the staff recommends approval of the site plan for construction.

Motion by Mr. Ennen to approve as submitted, Second by Ms. Floyd, Passed 5-0

4. Site Plan Review for PC-25-06 – Site Plan Review for New Equipment Wash Bay Building for LRC Group 2 LLC, 171 Riverside Drive

Owner: LRC Group 2 LLC
171 Riverside Dr
Newark, OH 43055
contact@univeracompany.com

Applicant: Northpoint Ohio Architecture
19 North 4th Street
Newark, OH 43055
Phil Claggett – phil@northpointohio.com

Engineer: Willis Engineering & Surveying
12512 West Bank Dr
Millersport, OH 43046
Todd Willis – todd.willis@willisengineer.com

Phil Claggett, 19 N. 4th St. - Location, 171 Riverside Drive. This is for a wash bay building for equipment share, and what that is, a group that actually takes in contractors when they have a piece of equipment, or even owners have a piece of equipment that's not being used. It's kind of a cooperative where they can rent it out, so it's like a Paisley's or a Sunbelt where these people can rent out a piece of equipment. So, they need a place to wash it. When it comes back, they're going to power wash it in this, I guess, wash bay building. It's non-occupied, but it is in a floodplain, so that's the reason we're here.

Mayor Hall - Good. George, a staff report, please.

Mr. Carter - The City Engineer's Office recommendation is the proposal meets all the technical requirements. On the basis staff recommends conditional approval of the site plan for this development provided the following issues. Resolution of any fire department comments and requirements, if any. Submittal of floodplain development permit and requirements. Construction plan approval for sanitary, sewer, water, and stormwater designs. Compliance with the city's stormwater management requirements, including post-construction. I know our water superintendent, Brandon Fox, has had some questions. I don't know if he's reached out to you or not yet, Phil. So, again, it falls under number three there, though. And I know you and I have been discussing the floodplain development, so we're in works on that.

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

5. PC 25-09 - Dedication Deed for Roadway for Heath-Newark-Licking County Port Authority

Owner: Heath-Newark-Licking County Port Authority
851 Irving Wick Drive W
Heath, OH 43056
John Vermaaten – jvermaaten@hnlcpa.com
Rick Platt – rplatt@hnlcpa.com

Engineer: ADR & Associates
88 West Church St
Newark, OH 43055
Brian Wood – bwood@adrinnovation.com

Rick Platt, Port Authority, 851 Irving Wick Dr. W., Heath - The Port Authority owns, on separate parcels now with previous action, owns two buildings and a site that will be served by this. Then there's the westernmost of the two condo associations, our neighbors to the south, enjoy access off of this road that we recently are substantially complete with and are ready to turn over the keys, so to speak, to the City.

Mayor Hall - Good. George, any comments from engineering?

Mr. Carter – A recommendation from our office. They do recommend approval of the dedication deed approved by planning commission. Mr. Morehead will prepare legislation for the city council to dedicate the right of way to public use, and when the legislation is passed by the city council, the deed will be released for recording.

Motion by Ms. Floyd to approve, Second by Mr. Gebhart, Passed 5-0

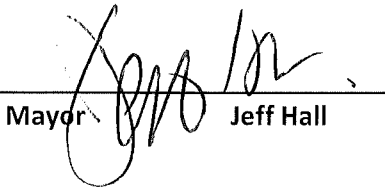
MISCELLANEOUS – ADMINISTRATIVE APPROVALS

6. Reappointing Mark Mauter to the Community Reinvestment Area Housing Council (CRAHC). This three-year term commenced on January 1, 2025 and will expire on December 31, 2027.

Passed by acclamation

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 11, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 18, 2025 4:30 P.M.

Meeting stands adjourned


Mayor **Jeff Hall**


Planning Director **David Rhodes**