

PLANNING COMMISSION MEETING MINUTES
Tuesday, March 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
Brian Morehead	City Engineer

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

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

3. **Site Plan Review for PC-25-12 – Site Plan Review for new storage units buildings, Cleadle-Roo LLC, 71 Sandalwood Drive**

Owner: Cleadle-Roo LLC – Joseph Havens
141 East Town Street, Suite 200
Columbus, OH 43215
jwhavens@cardinaltitle.com

Contractor: Roger Morgan
8291 Mt. Vernon Rd
St Louisville, OH 43071
rogermorgan@randrgeneral.com

Joe Havens, 204 Wipke Dr. – I'm just trying to add the building that has units 19 through 29 down at the south side of the property there. I had to request a variance because the buildings are 10 feet apart on the site plan and I was approved on that variance. So, I'm just trying to get a zoning permit to start building.

Mayor Hall - Okay. Brian, you've got a staff report?

Mr. Morehead - Yeah, we went through and looked at the plan and, really, there weren't many comments at all about it. It's pretty straight forward. It pretty much matches what was originally planned back when the project was originally developed. The one question I did want to ask you, there's no planned utilities to any of the buildings, no water or sewer service?

Mr. Havens - No, there would just be electricity.

Mr. Morehead - Okay, all right. Yeah, so basically the project meets all our requirements on a technical side so we'll recommend approval of the site plan.

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

4. Site Plan Review for PC-25-10 – Site Plan Review for new building addition, Star Wipers, 1125 East Main Street

Owner: Key 3 Management Co., LLC
1125 East Main Street
Newark, OH 43055

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

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

Tony Fox, 1474 High Point Dr. - We're adding a 12,000 square foot building to those other buildings. A small connector building between the current over to the new to allow for the site. The current site drains will have a... literally will drain between the addition and the existing. Other than that, we're building it in their existing parking lot. It's already stoned. Water runoff and stuff is no different than what's there. The building is being built and designed for another 12,000 after that. So, he's in this typical format. He just keeps adding on.

Mayor Hall - Okay, thank you. Brian, any comments?

Mr. Morehead - We had a couple of comments. There was a comment from the fire department that there is a fire hydrant across the street from Star Wipers. They would recommend that more hydrants be brought across the road and on the site, but they do not have any way to enforce that. So, I pass that comment along.

Director Rhodes – Just a recommendation.

Mr. Morehead – Just a recommendation.

Mr. Fox – I'll pass it on.

Mr. Morehead - As far as looking at everything else from a zoning perspective, the one thing that does need to occur is the building is proposed across the property line so the lots need to be combined. So that's one outstanding item. But other than that, we didn't have any other real review comments so we recommend approval of the site plan contingent upon the lot combination submitted and approved.

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

5. Site Plan Review for PC-25-13 – Site Plan Review for New Building Addition for Don & Sue's Pizza, 645 West Church Street

Owner: Dough Equals Dough Real Estate LLC
645 West Church Street
Newark, OH 43055
Steve Antritt – antritts1@windstream.net

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

Mr. Morehead - I'll just go through. Part of the building is in a flood zone and they did go to BZA and they were granted a variance to be able to do the addition on the back. So that's been taken care of. They had a previous variance for their parking, so that still applies. Other than that, all the plumbing and everything will come from inside the building is what we've been told at this point. So, we will recommend approval of the site plan as submitted.

Mayor Hall - Comments from anyone?

Mr. Ennen - Normally we table it when somebody doesn't appear, but I don't know that this is a big deal.

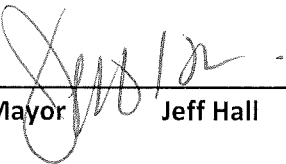
Motion by Mr. Ennen to approve as submitted, Second by Ms. Floyd, Passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 17, 2025 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes