

PLANNING COMMISSION MEETING MINUTES
Tuesday, April 8, 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, April 8, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES for the MARCH 11, 2025 PLANNING COMMISSION MEETING- Motion by Mr. Gebhart, second by Mr. Ennen, passed by acclamation**

Mayor Hall - Tonight on the agenda, I'll cover a couple things here. We have no old business or no new business, but we have a public hearing on three different applications. I'll cover a couple tidbits of information. Some of you have been in this process or in this room on a planning commission night and some have not, and just what we will try to achieve here tonight. The first is a zoning change on East Main Street, that will be treated separately. The fourth and fifth item are all on Thornwood. We're going to treat those together as far as people coming up and making comments. When we go into public hearing, it's an opportunity for each of you, whoever would like to, I'd like you to raise your hands. I'll call you, you come up to the lectern here, you give us your name and your address so it's on record for your comments, and then you can speak for, against, neutral, whatever comment you'd like to make. This is not a question and answer session, although sometimes we might fringe on that. The biggest thing I'd like to ask is that we keep order and have respect for each other, and I know you will, in a wonderful way. Sometimes we have emotions in this room, whether it's on Monday night or Tuesday night, but we're really here to hear from each of you as to what you think. The property owner has every right to submit an application for a zoning change. We have a due process to submit that and go through the process of processing that application. This is part of that. Tonight, we will listen and listen to people's comments. Then next month, which will be the second Tuesday of the month, which is going to be on May 13th, will be a Planning Commission meeting in this room at 6 o'clock, same time. There will not be a public hearing, but there will be an announcement as to a decision that was rendered. Now that decision is a suggestion that goes on to Council, and I want everybody to understand that. We don't take a vote up here, we offer a suggestion. It will go to Council on June 2nd, because there has to be time for notification in the public and things like that. So, what I mean at the end of the day after tonight, there won't be a public hearing at the next meeting, but there will be a decision rendered to pass on to Council, and on June 2nd, Council will meet in here. The Council meeting starts at 7 o'clock on that night, and soon after it comes together, there will be another public hearing on these issues, just like tonight. After that, Council takes the vote then, for the change or not the change, to accept the application suggestion or not. So, everybody kind of understands that as you go through that. Because you've been at this meeting doesn't necessarily mean you shouldn't come to the next public hearing at Council. It's a different group of people. You're

talking to us about ideas to offer a suggestion for them, they're set in taking the vote. So, any questions you can always ask. We are going to go into public hearing.

PUBLIC HEARING

3. ZONING CHANGE FOR 134 EAST MAIN ST., NEWARK OHIO

Application Number: PC-25-14

Owner: RJR LLC / Rex Romine

Applicant: Kimberly Keith

Current Zoning: MB – Medium Intensity Business

Proposed Zoning: DC – Downtown

Kimberly Keith, 840 W. Main St. - My name is Kimberly Keith. I'm a Coldwell Banker real estate agent. I live in Newark, Ohio at 840 West Main Street and I'm a local realtor. I graduated from Newark High and my mother was Nancy Flowers and I rezoned Nancy's Flowers out east to West Main when Bruce Bain was our mayor. I was proud of that. Tonight, I stand in behalf of my client Rex Romine and his wife Jeanette Romine. We currently have listed, it's one point four or five acres. It's five parcels. It has great views. It has that park like setting and it's the paths that go through for the bicycles and just to stroll the riverfront and look at the beautiful Downtown restoration, but I would really like to address the market success of downtown. First of all, it was exciting to see the expansion of the downtown on 11th Street, which included the Newark Station. This Newark Station is so attractive. It's exciting to meet clients. It's playful. We have volleyball. It's upscale and it's very classy. It's very positive. As you travel down 16 you also see the expansion on Hudson Avenue. The restoration of the church that was so long overlooked I don't know how many years. I even wanted to buy it myself. Now it looks like a piece of artwork. As you travel down 16 known as the Hudson house, an exclusive event space, Newark is expanding their mindset their mission to take in this beauty that was already there years ago. Restoring. I really feel like it's in my clients best interest, and also the surrounding communities best interest, to rezone it to downtown commercial. I believe the downtown commercial is going to be able to keep... There will be no setbacks There'll be no parking that they have to concern themselves with so they can keep the beauty of the area, move it over just a tad over, you know, the river there not like it's blocks down the street. We're just looking over the river as George and I have spoken. They can keep that park like setting and enjoy it and have a nice walk into downtown if they decide or what they decide to build. So, it would be exciting for the downtown communities and design. It would be in their best interest to keep the beauty to encourage downtown interest and possible further excitement for other businesses and development, and it'll add great value which would enhance the values of the real estate around the area. So, I do think it would be in the best interest to see that redevelopment going forth east to enhance the communities around it.

Mr. Ennen – You don't have any specific uses at this point, correct?

Ms. Keith - There could be multifamily that you could build and you could still have the setback so that it sets back enough that you can keep that beautiful. That area is gorgeous. That park like setting there, I've done videos, I've had a couple buyers on the property, but we couldn't perform and fell out of contract due to the setbacks. It just makes it so tight. One individual wanted to put in pickleball courts for the public to enhance that area for, you know, it's just for the community's interest, I guess.

Donna Ellis Shaw, 136 E. Main St. - I'm the Director of the Civic Engagement Center of Licking County, which is located at 136 East Main Street. I'm here today to respectfully voice our formal objection to the proposed rezoning of 134 East Main from medium-intensity business to downtown district. The Civic Engagement Center is a non-profit and is deeply rooted in the east end of Newark. We provide affordable housing and essential community support services, including permanent housing for four families and four couples, a weekly women's group support group that provides mental health and community resources, and a veterans peer support session that assists former service members in

navigating VA benefits and life after military service. These things that we do are not abstract. They are services that are needed in the community, and these are lifelines for the people that we provide these things for. In 1994, our organization entered into a lease agreement and paid out of our own non-profit funds to construct a parking lot at 134 East Main Street. This lot was required and permitted by the city when we converted our adjacent buildings into housing. We paid property taxes on the lot from 1994 to 2014, and we've maintained and used the lot continuously, even after the property was transferred and eventually sold. So, the parking lot has always been, and still is, functionally integrated with our residential building at 136 East Main Street. Without that parking lot, we cannot operate effectively to provide these services for the people that we do help. If the property is rezoned and redeveloped, our tenants would lose legal and safe access to required parking, forcing them out of their homes. People that live there would be forced out of their homes because there would be no parking. We have programs for women and veterans that would suffer due to a lack of access. We need the parking lot so that they can access the apartments and then people can access the classes that we provide. Our compliance with city codes regarding residential parking would be jeopardized. So, what we're asking is that this zoning be denied on the basis of the vested rights that we already have, having made financial investments with the city's approval. Also, equitable estoppel since we relied in good faith on the permitted use of the law and the greater public interest which is not served by displacing further families or weakening support networks in our community. We believe that it's in the interest of collaboration and to help prevent this kind of situation from recurring in the future and we respectfully offer the following solutions. Number one is that the Civic Engagement Center be given the opportunity to purchase the property at a fair market rate with credit toward our original construction and maintenance contributions. Number two, alternatively that the city require as a condition of any rezoning approval the creation of a permanent easement protecting our ongoing use of the lot for tenant and program parking. These solutions not only protect our mission and the residents that we provide for, but it also ensures future land-use decisions and respect past and public-private commitments. We are not here to be obstructionists. We're not here to stop anything. We're not here to take away the beauty of downtown. We're not here to do anything except continue to provide for the citizens of this neighborhood so that they'll be able to park when they rent our apartments. It would take it away a lot of the things that we do because we would not have the ability to park. We're open to dialogue, but we ask the council to stand with us and with the community we serve and to preserve the current zoning of 134 East Main Street. We thank you for your time, for your consideration, and we hope that some viable work can be done to make everybody satisfied. Thank you.

Kimberly Keith, 840 W. Main St. - If I can address to that, that parcel is owned by Rex Romine, LLC, and he has generously allowed the building to be able to use the parking without any payback or anything like that. That's his parking lot. That's one of the parcels, so it's not a public parcel. It is Rex, and he has never said anything about it, and he even owns half of the alley. George and I have spent hours talking about this.

Mike Holmes, 1415 Howell Dr. - I have an interest with Ms. Shaw in 136 East Main Street, and to her comment, Mr. Romine did allow us to use the parking lot, and we've appreciated that, and we're not trying to take, but we're just saying that at the outset, we expressed funds to build a parking lot, and the only thing we're asking is for a chance to purchase it from him as it sits now without the rezoning. Thank you.

Motion by Mr. Ennen to close the public hearing and refer the matter to the planning director for his recommendation, Second by Ms. Floyd, Motion passed 5-0

Mayor Hall - Items number four and five are adjacent. One is 330 Thornwood Drive and one is 360 Thornwood Drive.

4. ZONING CHANGE FOR 330 THORNWOOD DR., NEWARK OHIO

Application Number: PC-25-16

Owner: Layman Stephen T et al.
Applicant: Scott Hartley
Current Zoning: MFC – Multi-Family Condo
Proposed Zoning: MFH – Multi-Family High Rise

5. ZONING CHANGE FOR 360 THORNWOOD DR., NEWARK OHIO

Application Number: PC-25-15
Owner: Layman Stephen T et al.
Applicant: Scott Hartley
Current Zoning: MFC – Multi-Family Condo

Scott Hartley, Blacklick, OH -

David Hodge, an attorney with a law firm, Underhill and Hodge, 8000 Walton Parkway, Suite 120, New Albany, 43054 - In case I say something, I'll make my appearance, too.

Mr. Hartley - We appreciate everyone's time here of addressing this application. Again, I'm Scott Hartley, Chief Investment Officer for Vista Residential Partners. We're an active multifamily developer headquartered in Atlanta with nine regional offices open across the country. Since being founded in the year 2000, we've built 10,000 units across the country. Again, nine regional offices. I sit here in Columbus, Ohio. The first project that we've started construction on is Trailhead Vista Phase 1, which is the hard corner of West Main and Thornwood Drive. That project is currently under construction and will be encompassing 308 units across nine three- and four-story split buildings. Total investment on Vista's behalf into Phase 1 will be in excess of 50 million dollars into that site. As part of the permit fees, as well as the development management agreement that we negotiated with the City of Newark, we've paid in excess of \$530,000 to the City of Newark for various permit and utility connection fees. We've committed \$500,000 to off-site work along West Main Street as well. David, anything you want to add?

Mr. Hodge - Talk a little bit about your eight-acre dedication.

Mr. Hartley - Yep, so what we're here to talk about tonight is Phase 2 of Trailhead Vista. We have approximately a 27-acre site. What we have carved off is approximately eight acres for a future roundabout installation at the hard corner of West Main and Thornwood Drive. The reason why we did not include these two parcels as part of the zoning application back in mid-2023 was due to unknown locations of where Thornwood Drive will be relocated. We still do not know where Thornwood Drive will ultimately be relocated, but what we've done is carved off eight acres of land for future roundabout installation at that hard corner. We've been working with the Reddington Condo Neighborhood Association. We've met with them two different times over the course of the last 30 to 45 days of hearing their concerns. Again, this is a zoning, not a site plan compliance approval meeting, but we've heard their concerns and have committed to a monetary contribution should we be ultimately approved here, not only at Planning Commission, but ultimately successful in receiving the site permits for that project as well.

Mr. Hodge - I might just add as a little bit of a follow-up to that, as Scott mentioned, we have been over a couple times to meet with the Reddington Village condo group. Different folks generally in each meeting. I felt like they were very positive meetings. As Scott mentioned, we did receive their feedback and no doubt you will hear from some of them here tonight. This is, as Scott said, the zoning phase with the site plan phase to come through this process later, but the conceptual site plan that we have I think is exceptionally thoughtful in terms of how this property is going to lay out, where the stormwater retention pond is going to be. I think Reddington has historically had some water issues. We think that the work and the actual 2025 full engineering of the site is going to address some of their existing stormwater issues. We have purposefully created the development envelope on this property way off of the shared property line with Reddington up to the north. You always say that in yards. Scott, I don't know what it is.

Mr. Hartley - It's over a football field. It's approximately 130 yards.

Mr. Hodge - So, we have intentionally in the preliminary planning of this set ourselves way back away from there, so there will be essentially a woods and a pretty significant basin that'll be located in that area. Other concerns that we've heard are the perimeter treatment, the landscaping, all of which we're committed to continued dialogue not just with the Reddington folks but also with the city to make sure that we get that right and that we are respectful of that perimeter. Traffic, which is always a concern. Scott mentioned they are already underway with a significant road improvement down on Main and they are working collaboratively with Newark to be forward-thinking frankly and to address the traffic coming down Thornwood to set aside that right-of-way to make a necessary road improvement there and incorporate hopefully a roundabout there at that intersection. I think I'll stop there. I don't know if anything you'd like to add Scott?

Mr. Hartley - We also have the civil engineer for Trailhead phase one, was ADR headquartered here in Newark with Brian Wood here as well, just relating to some of the concerns that we heard relating to the existing drainage issues with the Reddington condo neighbors. Brian, if you want to speak to that as well.

Brian Wood, 88 West Church St. - Like Scott mentioned, the site plans will clearly be ahead of the rezoning but just kind of forward thinking looking at the concerns that we know working with Reddington in the past about some of their drainage issues that we're extremely sensitive to, that and the location of the basin, which would treat the storm water from the apartments would be located such that not only would it capture the water from the apartments but it would also capture water that's currently going towards the condos beforehand and allows us to redirect it. So, there's great opportunity to not only improve this site but also improve the properties downstream here to over capture water at this site.

Sue Grindrod, 2109 Valentina Ln. - I live at 2109 Valentina Lane in the Reddington Village Apartments.

Loretta Frenton 2114 Taylor Lane, Reddington Village – We are on the board.

Ms. Grindrod - We have met with these gentlemen and they are very productive meetings. They told us a lot of what they're planning to do and a lot of the concessions that they're making to what we had and they were very positive, but we still have many concerns. Unfortunately, we are crazy gun shy at this point because we were told this is what the Overlook would look like when it was being built. This is what we were told it was going to look like. What is built there is not this. This is not what's built there. So again, not anything against these men. They have been very professional and upfront with all of us, but we are opposed to this zoning from condominiums to apartments. Homeowners in the area have made significant financial and emotional investments in these properties. Choose this condominium complex because of the zoning. Changing to this could diminish our property values and strain local infrastructures and public services such as schools, parking, and emergency services. We are a little concerned about emergency services. We are an aging population, and I don't know, last week we had four runs into the condominium. We understand that the city is interested in accommodating growth. I mean we get that, but this change might have unintended consequences that may negatively impact our community particularly in terms of traffic flow and infrastructure stress and overall community harmony. We are very concerned about traffic flow. Thornwood Drive is strained to unbelievable amounts of truck traffic and car traffic and was mentioned before motorcycle traffic as the summer starts as this roundabout opened. It has caused incredible noise, pollution. It's gotten very interesting. The roads are not designed to accommodate a higher volume of low-density traffic, and this change is increasing delays. Reddington Village has one ingress point. We go in and out the same way and we would kind of like to see that because we don't want to see it as a cut through. However, you sit there and sit there and sit there as cars come speeding around until you don't turn left, you turn right, turn around, and then go the way you want to go. It is a little bit inconvenient. We are very concerned about the handling of water and we have been very open with these gentlemen and they may have made amazing concessions and they've talked about the different things they're doing. Again, however we are gun-shy because with the Overlook and what was happening there, the first big rain came down on all that asphalt and flooded West Main. We do have problems with water and heavy rains with some of our condominiums in the back. We have looked at zoning laws that are

justified on the grounds that they protect the health, safety, and welfare of the public, and we are not feeling that right now in our community. So, we would prefer it stayed condominiums and build something like this. Please build this.

Ms. Frenton - I don't think any of the traffic has changed at all since your meeting in October, well as far as any infrastructure improvements. Nothing has been changed in that area. We have had an increase in traffic and with these proposed apartments and the other ones that we've been told about that are coming before you in May, we don't see how the comments that were made by Mr. Ennen and Ms. Floyd regarding the traffic and not wanting to add to that without some type of improvement in that area. We don't see how approving this one or the next one is going to improve without some type of traffic study. The noise up on Thornwood is only going to increase with an increase in density of population with it in construction of these apartments. So, we don't want to stand in the way of progress and additional income for the city because we realize that that would be more people and so you have more income tax, but leaving it as condos would be a good thing. Thanks.

Jeff Delozier, 2195 River Rd. - I have a lot of concern about the runabout and everything also. I mean it's a constant, and by them saying they want to put another runabout up on Main Street and Thornwood, that's not going to help the traffic going out to the freeway because you have to come down to the runabout to go to the freeway or over to West Main Street. So, when you're adding another 308 apartments that's already going in now and then adding more high-rise apartments over there and wooded area behind them, it's just not, there's just no way. I mean it's traffic already now is bad. There's been accidents already over on Thornwood, I mean at the runabout. I just about got hit yesterday coming through there. People don't, they don't, there's just no way we can have more and more high-rise apartments coming into the area. As far as they're talking about the retention pond, when you have apartments sitting up higher than them, you have potential oil spills coming off of cars. I mean obviously people's cars leak, you got oil, that's all going to be running down towards these people. I mean there's a lot, a lot to be looked at and not just saying a retention pond and it's going to be great and like I say another runabout on the corner of West Main and Thornwood, that's not going to help out the main runabout that's there now. It's not going to help that. Where's that traffic going to go to? Everybody, if they have to go get out on 16, they have to come through the main runabout. So, another runabout's not going to do anything for us. It's still going to force it all down there. So, I just want to stress my opinion on that. I don't think it's a good idea. Thank you.

Ron Nutter, 411 Thornwood Dr. - The peak of the hill, top of the hill, and right now it's a bear to get in and get out. Three o'clock to about five o'clock, six thirty to about eight o'clock. I mean, I got to pull out, it's like this, kind of look both ways, same way when you're at night trying to get in. It's just, it's really tough. Right now, I mean, we've got apartments across the street on West Main Street. They got about five stories of dirt and rock piled up, building. Progress is great, but what about the roads? I mean, we're going to have to have something. Turnarounds are great, but right now they're not. And people are up and down the street and it's pretty tough to get around. I guess we can all wait a little bit. Do what we have to do, but if we got this many more apartments coming, or condos, high-rises, whatever we got coming, it's going to get really testy. And we got an industry going in down in Heath. I mean a load of it. We haven't seen, we've got plans, what they were going to do, what they talked about doing, but nothing's set. Everything we find out right now with roads is nothing. I don't know where they're going. They're supposed to go down, but how many roads are we going to have the two-lane, like we got out in front of the house now? Two lanes for West Main, two lanes for Thornwood Drive. I just, I don't know. We got trucks coming up that we never had, due to fiberglass down there. They got a storage company and they're coming through there, running this way and that way. It's just, I don't know, it seems like we're going to have to have a road somehow, somewhere, to be able to handle the traffic that we're going to have. As of right now, I mean, we haven't seen it. If it's out there, we don't know. And that's the biggest thing I've got to complain about, so I guess that's done. If you come out that way, come out on about three o'clock in the afternoon, and you'll see. Come up the hill, down the hill, seven o'clock in the morning, you can check it out, because it's there. Believe me. Thank you.

Lee Miller, 173 Reddington Village Ln. - We moved in there like 16 years ago, and we thought we was in the country. And now I'm about 30 yards from trucks going back and forth. We got a patio out there that, if we set out there, we cannot even carry a conversation in between the two of us. There's just a lot of traffic right now, and we're just concerned about another, you know, 1,500, 2,000 cars coming through there. I don't know how we're going to handle that. I understand that the roundabout is made for a semi, you know, it's slanted like that, but it's still only one lane. It's not like they can get multiple vehicles through there.

Connie Miller, 173 Reddington Village Ln. - I looked up some things, and I don't know if I have all these figures correct, so they're approximate, okay? Trailhead Vista, which I believe is the apartments that are being built now, there's 308 units. We're going to say approximately two cars each, possibly three on the two-bedroom ones, but we'll just use two cars per unit. That's 616 cars right there. Then the Overlook View is 66 houses, and those have two, and oftentimes more, because I walk up there and they have their two cars in the garage, and then there's a couple sitting on the street, because they have young people, which is fine, but that's at least two cars per house. That's another 132 cars, and that's, if you add those together, that's 748 cars just added in our little area. I don't know if it's a one-mile, two-mile square, but it's not very big, and if they put in another set of apartments, and we'll say it's a 308 unit, I don't know what it is. It may be bigger, it may, I would say it'd be at least the same size, if not bigger. That's another 660 more cars. That's almost 1,500 cars more in our area, in that little area that we have to deal with, and we can't hardly get out of our driveway now, and I have had three cars run into the back of me, and I've had serious neck injuries. I am terrified every time I turn, when I go around the roundabout and turn into our driveway, they are coming 30 to 35 miles per hour around the roundabout. They come around the roundabout slow, but as they come off the roundabout to our driveway, they are going that fast, and I am terrified of getting hit in the rear of my car because they're not thinking of us turning in there. It's very close. Our driveway is very close to the roundabout, and we've discussed that before they ever put the roundabout in, and they said they would look at it. Well, obviously looked at it and didn't do anything about it because it's the same as what we said we were afraid of would happen before they even built the roundabout so.

Mr. Miller - The other particle that we have is down River Road. They're building a lot of new homes in a couple additions in there, plus the proposal of another one that was just rejected a few months ago because they wanted to move into high-rise apartments. That's why we kind of felt that the condos one, would save our value of our property, and two, it would not be three to four levels high.

Ms. Miller - I also like to say I do have a little problem because Mr. Layman was the one who came to our unit when they were going to put in those condos up on the hill which turned out to be two-story, three-story houses with the basements and all, and I know that Mr. Layman has had to recuse himself. I don't know if he's here yet, but he is the chairman of the zoning commission. Is that right or am I wrong?

Mayor Hall - No. Appeals. Board of Zoning Appeals. That's where you ask for exceptions. We are for the zoning and rezoning. He doesn't make decisions on zoning.

Ms. Miller - Okay, so I know he's recused himself but he's friends with all of you I'm sure because you work with him?

Mayor Hall - I'm friends with people out here too.

Ms. Miller - You are, but I'm not sure everybody is. I'm not so sure, and I'm not saying that and I'm not accusing anyone. Please don't hear that. You guys are really listening to us and very nice. I appreciate that. I'm not accusing anyone, but when you're just a little condo owner, you don't have much power. Do you know what I'm saying? So, I thank you for listening to us. I appreciate it very much.

Jeff Rath, 1685 Greer Dr. W. - This is not the time or place to bring this up, I understand that, but after that testimony, that was a great illustration for what I'm about to say. With all those new houses, housing units coming in, that is a significant amount of cars. A significant amount of traffic increase. I hope that all those people aren't going down Thornwood, because I hope a lot of those people are working here in Newark. And if that's the case, they'd be coming this way rather than heading towards the Columbus. But nonetheless, a lot of the traffic from the apartments being built as well as the

apartments being proposed as well as a lot of the traffic from the Outlook, if they want to get to 16 a great way to relieve a lot of that traffic, and a great way to relieve a lot of the stress for these people is to open up Cherry Valley Road again. I know that's an extensive, expensive project, but when the plans for Thornwood were made, I know that all of these apartments and all of these condominiums and all the development was not taken into consideration. The traffic on Thornwood right now is busy. Crazy. The idea is to eliminate the traffic on 37 and bring it to Thornwood. That's going to be significantly higher than what it is right now, that's the purpose of (inaudible) Thornwood and developing that industrial corridor. Opening up Cherry Valley Road would (inaudible) give a lot of stress to a lot of the residents of that area.

Cheryl Misel, 2127 Taylor Ln. - We've only lived in the village for a little over a year, so I didn't plan to speak so I'll try to keep it brief. I'm looking back to 25 years ago when these condos were built and I remember that the city gave them a very, very significant tax abatement to encourage people to move into this area. I also know that the Thornwood cross has been planned by the city, the state, everyone to be a corridor to connect 70 with 16. So, you can't have it both ways. You can't encourage us to move there as a community when you know that you're going to use that as a corridor for business. That roundabout is not going to handle all... We have a paper company that's moved out there now. The traffic is only going to increase, and it was designed for business. But yet we were moving in there. You gave a tax abatement 25 years ago. Now we're paying to train firemen to get the training, and as soon as they get their training, they go to the suburbs. If we'd had that money to train, we might be able to retain firemen. So, I'm not concerned about my property value. The noise doesn't bother me that much because we're on the interior. What bothers me is can you provide the services for 500 more units setting on top of that hill? Do you have the fire protection? Do you have the emergency? I know one person told me some time ago it took an hour for the emergency squad to get to Reddington. So just think about the future. Don't just think about encouraging growth. Don't get growth that you can't handle with your services. Make sure you have the services in line down the road. Don't think this year, oh, wonderful, 500 more units. Think about the future. Can we handle them? Thank you for your time.

Debbie Delozier, 2195 River Rd. - I just want to say Jeff and I have lived up on that hill on River Road for 31 years. So, we've seen a whole lot of changes come through there. We have not fought anything. Everything that's come through there, we didn't fight the... we didn't fight anything. I get progress. We get it. But I do not want apartments in my front yard. I do not. If you look at where we live now, you have houses still being built that are going to come up River Road. You still have all the apartments coming that are going to come down Thornwood. You have all these things being built. And I bet if you went up and down River Road, Thornwood, Reddington, you're not going to get one person that is agreeing to this thinking it's a great idea. You won't find one. This is our home where we live. No disrespect, but these people don't live there. They won't have to deal with it. They won't have the traffic. They won't have the headache. They won't have any of it. They will build. They'll move on. We'll still be there. So, I just, I hope you listen to majority. We don't want it. We just want to live our lives there, retire, live there happily ever after, and have our house. We don't. We don't want all that. We don't want that. I said we come home, we've been almost hit, I don't know how many times in that roundabout, because people don't understand it. They don't stop. We have to slam on our brakes. We sit up on that hill and just listen to the horns honking down there because people are running it. And that's without all of the houses that are still being built. That's without the apartments being built. That's without the new houses being built. That's without all those thousands of cars that are now going to come down our road. I just want you, please, to listen to the people that live there and have lived there for a very long time. We don't want it, and please just listen to us. Thank you.

Ron Nutter, 415 Thornwood - I own the 15 acres right in the back of him. Actually, we have 15 acres together. I'm definitely against these condos. We look out, we sit on our porch because we are the epitome of the worst spot on Thornwood. I can't even weed eat. I can't mow. I get cussed out, flipped off, just from the traffic now, just trying to mow our own property. My parents are getting older, and they can sit on their porch right now and watch the courthouse being lit. They can look over and see the basket. I do not want to walk up to the top of that hill and see a bunch of condos being built right

across the street from me, where I can't have the view that we've had for 30 years. And you talk about traffic, everybody's talking about traffic. They don't understand traffic until you live where we live. Traffic, we have to wait five seconds, we have to count, before we even turn in our driveway, hoping a motorcycle's not flying up the hill at Thornwood so we hit him and he lands in the middle of Thornwood on his face. We've had people pass on the inside of us while we're waiting to turn. So, when you talk about traffic, we really understand how bad the traffic is, and it's not getting better. It's gotten tremendously worse in the last five to ten years, tremendously. And then you add another thousand, which basically, or 600, that we're adding now. Traffic's impossible. There's nowhere to put it, period. There's nowhere for it to go. You can't escape it. They can't go towards 16. They can't go south down Thornwood. There's no route that alleviates the traffic. That's all I have to say about it. I'm totally against them building across the street from us.

Carolyn Hamstead, 2125 Valentina Ln. - I live in Reddington Village Condos. I was one of the few people who got a letter about this meeting tonight, because you have to live within 300 feet of the proposed zoning change. So, I don't know how many people received the letter and how many didn't, but it was very few that even knew about this until we had a meeting last week. So, I want to state I've lived there less than two years. Had I known all of this stuff was going to happen, I would not have moved there. I really, really like where I live. It was quiet. It backed up to the woods. It felt safe and comfortable. And now it's just nothing but stress. I asked my real estate agent, my buyer's agent. I said, can you please talk to Steve Layman? Oh, yeah, I know Steve. I'll talk to him and let you know what's going on. Never heard anything. So, I should have pursued that. I should have held my realtor to his word. Then I would have found out exactly all these plans, and I would not have bought that condo. So, my condo, our condo values are going to go down. I'm quite sure of that. It's a mess. This whole thing is a mess. We're talking about, I'm going to quote from the zoning code, Article 2, Section 1. The code city of Newark, Ohio is enacted for the purpose of promoting the public health, safety, morals, convenience, order, and general welfare. So, I would ask that people think about whose welfare are we benefiting by changing the zoning to make more density. We already have condos. That are going to be built on these two parcels. We can't do anything about that. But people are asking to increase the density so that it can be apartments. That's just going to add so many more vehicles, so many more people. Let's try to see what we can do to mitigate this. It's already out of control. So, all I would ask is that we squash this exception or this request for an exception and just stick with what we've got on the plans, which already stinks. And I thank you for listening.

Rick King, 187 Reddington - I'm the very first condo that looks at the roundabout. So, I first-hand see what's happening. First of all, that racetrack you got as a roundabout, ain't no way it's going to handle it. It's a single-lane roundabout. You got 18 wheelers coming both ways, plus cars. People's trying to merge right, trying to merge left. It's not getting it. When this very first thing started, I was under the understanding that we were going to get some type of noise block, either a wall, a mound, trees, something. Well, none of that's happened. And I understand that's up to ODOT, which it could be, but, you know, still zero. Now, trucks coming down Thornwood, they engine break all the way down the hill. You guys ever hear an engine break coming down the hill at 5 o'clock in the morning? Kind of woke you up. I don't need an alarm clock. You know. And that's the way it is. I mean, it's every day. Saturday and Sunday, it's not that way because they're off, OK? Now, the speed zone is 35 miles up the hill, down the hill. I don't care which way you're coming, it's 35. People come out of that roundabout going down Reddington, the very first thing they see is 35-mile speed limit. Another 100 yards is a turn into Reddington Village. It's 100 yards. OK, a guy's coming around here at 25, now he's on the gas at 35. Person's trying to turn in, guess what's going to happen? He's going to get rear-ended, OK? Now, why'd they go 35 when there was a red light two city blocks down that they're going to have to stop anyhow, right? So that's my biggest complaint. One is there was no mounds built, no trees, no nothing like that to help cut out the noise at all there. And I only lived there two years myself, so I'm new here. And I like where I'm at, but property value, in my opinion, is probably down 15% already. I live there. I want to stay there. These guys, like it was stated earlier, two years from now, they'll be out in Indiana doing the same thing. You know, that's all I got, and I appreciate it.

Motion by Mr. Ennen to close the public hearing and refer the matter to the planning director for his recommendation, Second by Ms. Floyd, Motion passed 5-0

Mayor Hall - This public hearing is closed. Again, just to remind everyone the time frame, it does come to Council at the first Council meeting in June, which is June 2nd. There'll be a public hearing followed by a vote by Council. That meeting starts at 7 o'clock.

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

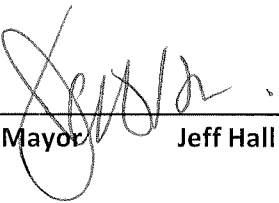
There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 13, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, APRIL 21, 2025 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes