

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 13, 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

Absent:

Brian Morehead	City Engineer
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1. **CALL TO ORDER**- Mayor Hall called the Tuesday, May 13, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the APRIL 8, 2025 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Gebhart, passed by acclamation**

Mayor Hall - We have three items under old business this evening. We have no items under new business. The three items under old business are each a recommendation for zoning changes. Just to refresh everyone, these items, the recommendation from this committee will go on to Council. It will appear on the June 2nd Council agenda in this same room at seven o'clock, at what time there'll be a public hearing after the brief opening of Council, of course, and then following that the Council itself will take the vote.

OLD BUSINESS

3. RECOMMENDATION FOR 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

Mayor Hall - I'd ask the clerk to read that recommendation, please.

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 134 East Main Street shall be changed to DC downtown district. Ordinance 25-08 is recommended for passage and approval by Council.

Motion to pass the recommendation on to Council by Mr. Ennen, second by Mr. Gebhart, motion passed 5-0

4. RECOMMENDATION FOR 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

Mayor Hall - I'd ask the clerk to read that recommendation, please.

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 330 Thornwood Drive shall be changed to MFH, multi-family high-rise district. The city is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-09 is recommended for passage and approval by Council.

Motion to pass the recommendation on to Council by Director Rhodes, second by Mayor Hall, motion passed 5-0

5. RECOMMENDATION FOR 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

Proposed Zoning: MFH – Multi-Family High Rise

Mayor Hall - I'd ask the clerk to read that recommendation, please.

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 360 Thornwood Drive shall be changed to MFH, multi-family high-rise district. The city is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-10 is recommended for passage and approval by Council.

Motion to pass the recommendation on to Council by Director Rhodes, second by Mayor Hall, motion passed 5-0

NEW BUSINESS

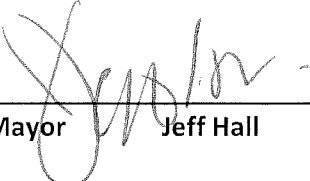
There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 10, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MAY 19, 2025 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes