

PLANNING COMMISSION MEETING MINUTES

Tuesday, June 10, 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	sitting in for Brian Morehead, City Engineer

1. **CALL TO ORDER**- Mayor Hall called the Tuesday, June 10, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the MAY 13, 2025 PLANNING COMMISSION MEETING- **Motion by Mr. Gebhart, second by Ms. Floyd, passed by acclamation**

PUBLIC HEARING

3. ZONING CHANGE FOR 170 OBANNON AVE., NEWARK OHIO

Application Number: PC-25-21
Owner: Connie and Steve Westbrook
Applicant: Kyle Michalek
Current Zoning: LC – Limited Commercial
Proposed Zoning: LI – Limited Industrial

Kyle Michalek, 160 O'Bannon Ave. - Good evening. My name is Kyle Michalak, and I work at 160 O'Bannon Avenue, so the property next door. So briefly, I purchased Newark Production Machining in November of 2022, and fortunately, things have gone well. Our business is growing. We've hired more folks, and we're at an inflection point now where if you look at the layout of the property, there is additional property that's not currently being utilized at 160 O'Bannon, but it's critical for future growth and expansion. That little corner lot at 170, what we're talking about now, become incorporated as part of that, which would in turn allow me to continue to do business where I'm located and add some meaningful capacity through the construction of a second facility, which would allow us to incorporate more equipment, a couple more employees, and to continue to grow our business. I want to continue to operate there, but we're literally bursting at the seams right now. I don't have room to add more equipment, people, things like that, inside our current walls. I'm not really looking to pick up and move and disrupt the business, so this seems to be the clearest path forward for continued growth for the business.

Mr. Gebhart - So you would take down the house?

Mr. Michalek - Yes, sir.

Mr. Gebhart - You guys have done a nice job cleaning up that property.

Mr. Michalek - I'll give that credit to Steve and Connie.

Director Rhodes - Your intent would be to combine the lots?

Mr. Michalek - Yes, sir. Yeah, to combine both of those. So, yes, I'm in the process of working with Steve and Connie to purchase that, as well as the property at 160. It's kind of a complex process. I've talked with both parties wanting to move forward, but this is a critical piece in order to continue to do the same business that we do at 160. We need to make this zoning update as proposed here to be able to perform those same activities, basically within feet of where we currently operate.

Mayor Hall - Good. Again, this is a public hearing. I'll just ask one more time, is there anyone else here that would like to speak for or against or just make a comment on a potential zoning change for 170 O'Bannon Avenue?

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

Mayor Hall - In the time frame, of course, you can always reach out to the engineering department for any updates you want. Again, this meets on Tuesday the 8th of July, same time, same location. We would render an opinion to go on to council. Because of notification on public records, it would go to council on the 21st of July, a Monday night. Council begins at 7 o'clock in this room. There'll be a brief opening of council. Following that, there'll be a public hearing just like this public hearing, but obviously a different set of bodies up here for council. Following that, they'll make a vote at that time.

OLD BUSINESS

4. PC-23-03 Right-of-Way Dedication for South 11th Street at West Main Street

Owner: Windsor Landing LLC
71 Seldom Seen Road
Powell, OH 43065
joe.circle@thewindsorcompanies.com

This plat was previously approved by Planning Commission in January 2023, and subsequently the project was delayed. Currently the project is now moving forward, so we will move forward with dedication by City Council.

Motion by Mr. Ennen to accept the dedication, Second by Mr. Gebhart, Motion passed 5-0

5. Construction Plan Submittal for PC-25-20 – Planters Ridge Subdivision, Phase 4

Owner: Stone Works Partners, LLC
1239 Cherry Valley Road SE
Newark, OH 43055
Eriech Horvath – ehorvath@stoneworksllc.com

Engineer: Verdantas
1555 West Main St
Newark, OH 43055
Amanda Spencer – aspencer@verdantas.com
Joe Wolfe – jwolfe@verdantas.com

The Preliminary Plat for this subdivision was approved in 2004, and after changes in ownership of the undeveloped land, the construction plan submittal generally conforms with the previous plat. The current submittal actually has 3 fewer lots than the Preliminary Plat showed. We are currently reviewing the construction plans for compliance, but bringing this to PC as public information at this point.

Mayor Hall - Comments? Questions? Just informational purposes.

NEW BUSINESS

6. Site Plan Review for PC-25-24 – Site Plan Review for new storage unit building, West Main Warehouses LLC, 105 Builders Drive

Owner / Applicant: West Main Warehouses LLC – Michael Correll
1851 Cherry Valley Road
Newark, OH 43055
Sheric59@hotmail.com

Mr. Carter - After doing a staff zoning review on the property, the engineering division has the following comments. Under height restrictions, we are going to request that the applicant provide elevation drawings to ensure conformance with the zoning code. Along with section E, off-street parking loading, there's been previous variance from the Board of Zoning Appeals to allow gravel parking area in the area as proposed. Under section 8, public-private roadways, the southern half of Builders Drive is not dedicated as a public street and has served as a private driveway as it intersects with Faye Drive. There are plans for improvements to this portion of Builders Drive to bring it to the city standards for a public street dedication, and the city is working with the property owners to accomplish this work. The property technically has frontage on Faye Drive. No new driveway approaches are planned at Faye Drive. An existing approach will be utilized. Under section K, engineering utilities, we have not received any specific water or sanitary sewer services to the buildings. As in proposed, engineer will follow up with compliance on construction plans submittal if water and sewer are planned to be provided to the building prior to zoning certificate. There has been no stormwater management plan submitted, and this additional area may already be covered by the previous designs on the property with minor changes. Therefore, the staff recommends approval of this site plan at this time contingent upon the resolution of the issues listed below, building elevation submitted and approved. Stormwater, sanitary, sewer, and water construction plans are submitted and approved, and any other main issues listed above will be addressed on the final construction plan. **Motion by Mr. Ennen to approve subject to the conditions listed, Second by Ms. Floyd, Motion passed 5-0**

7. PC-24-59 Right-of-Way Dedication for Waterworks Road at Mt. Vernon Road, 1110 Mt. Vernon Road

Owners: NDP-195 Union LLC, Patrick Sullivan
PO Box 4532
Newark, OH 43055
Sullivan@newarkcic.com

David & Lisa Rhodes Ltd.
723 Granville Road
Newark, OH 43055
Rhoder1@yahoo.com

Mr. Carter - Essentially both parties involved here are going to be giving a portion of their private land to the City of Newark for right-of-way dedication.

Director Rhodes – Mr. Mayor, I'll be abstaining from this vote.

Mayor Hall - Okay, very good. I believe this is, we just have a busy intersection there that could need some improvements and some expanded areas and turn lanes, etc. So, I think we're just looking into the future a little bit.

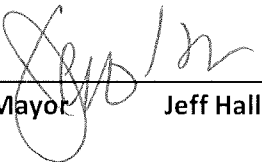
Motion by Mr. Ennen to approve, Second by Mr. Gebhart, Motion passed 4-yes 0-no 1-abstention (Rhodes)

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JUNE 16, 2025 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes