

PLANNING COMMISSION MEETING MINUTES

Tuesday, October 14, 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
Joe Gebhart	Member
Bruce Ennen	Member
David Rhodes	Planning Director
Brian Morehead	City Engineer
Amy Vensel	Planning Commission Secretary

Absent:

Jeff Hall	Mayor
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1. **CALL TO ORDER**- Director Rhodes called the Tuesday, October 14, 2025 Newark City Planning Commission Meeting to order.
2. APPROVAL OF MINUTES for the September 9, 2025 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Ennen, passed by acclamation**

PUBLIC HEARING

3. ZONING CHANGE FOR 77 N. FULTON AVE., NEWARK, OHIO

Application Number: PC-25-41

Owner: Angus & Mac Property Solutions

Applicant: Jason Angus

Current Zoning: Single-Family Residence, RH-High Density

Proposed Zoning: MFR, Multi-Family Residence

Tim Ryan, 84 N. Williams St. - I'm a 40-year resident of N. Williams Street, during which time I've seen my neighborhood go through ups and downs, as every neighborhood does. We are now in a period upwards, with young people moving in and several homes being renovated. I would like this trend to continue, and would hope you all would too. Angus and Mac Property Solutions currently own 13 houses and 3 lots in Newark, 77 N. Fulton being one of them. It's currently zoned as single-family residence. A change in the zoning would allow for multi-family residential and even use as a boarding house. My greatest fear is the long-term effect a zoning change could have on our homes and neighborhood. As a long-time resident, I would ask and expect my city council to protect this neighborhood and vote down this zoning change. Any questions?

Neil Vogelmeier, 51 N. Fulton - I also own some property on Wing Street, and I just think the area is too crowded now, and parking's an issue, because I have the same problem on Wing Street.

Director Rhodes - Do you have anything else to add?

Mr. Vogelmeier - No, that's mainly it. It's just overcrowded. The street is not big enough. I'm not against development and all that.

Ashley Palmer, 99 N. Fulton Ave. - I'm two doors north of this property. I also lived in the neighborhood across the street as a teenager for several years, so I, too, have seen changes come through the neighborhood and lots of improvements. My concerns are kind of just about the day-to-day life that happens in this neighborhood. It's a very narrow street. We recently had parking changed from both sides of the street to one side of the street, which was actually great, because it made it a lot safer to get through, but it also reduced on-street parking. So, this property, you know, we are looking at a single-family home where, in my neighborhood, one home could have up to three vehicles, and right now the two homes directly in front of me have six cars that line the street in front of my house. So, when I have construction workers over, they're parked six doors down, because they can't get through the alleys. The alleyways are not very well-maintained. We have occasional patches that come through, but we'll see an increase in traffic in the alleyway. People do drive really fast down the alley and the street, even though it's very narrow. I think about deliveries, an increase in Amazon, general traffic, calls to law enforcement, an increase in the number of kitchens in multi-family residence. So, you're looking at, you know, all these different risks, and I also did some research on the property owners in the different properties in the area, and I'm not sure that I've seen that they were well-improved upon. So, I am concerned about that. I do believe that's all that I have. Thank you.

Joe Paul, 410 Jefferson Rd. - I'm the code official for the City. I'm here to speak on behalf of and give support to this. And the reason I say is I think this is a very unique piece of property. It's way off the road. It's buffered on both sides by vacant lots. And quite frankly, this is one we found through a squad run. It's been run this way for well over a year, I believe. The owner was unaware of the ordinance that requires them to be licensed. Since he has found that out, he's worked with us working towards getting a license for this. I know, you know, right now, Newark is in a housing crisis. I think we need more affordable housing. So, anything that we can do to increase that. My office has had no calls of complaints on this property in the last year, year and a half. So, with that, thank you.

Mr. Ennen - Are the owners or the applicants represented beyond Mr. Paul present?

Director Rhodes - They are not here.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, Second by Mr. Gebhart, Motion passed 4-0

4. ZONING CHANGE FOR 2205 CHERRY VALLEY RD., NEWARK, OHIO

Application Number: PC-25-35

Owner: Cherry Valley Family Life Center

Applicant: Englefield Oil Co.

Current Zoning: CSI, Church School Institutional

Proposed Zoning: GB, General Business

John Gordon, 447 James Pkwy, Heath, Ohio - I'm with Englefield Oil Company. Currently, there are seven Duchesses throughout the city of Newark. We'd like to build our eighth on the west side of the city. I've been through the BZA and received all the necessary permits for all the signage. We've had a lot split approved. I've been through the Service Committee and also City Council.

Mr. Ennen - Is this just a stand-alone carry-out or is it a gas station carry-out?

Mr. Gordon - It's a gas station. I have a rendering. It's the same size as the location we have at Thornville. As you can see from the rendering, this is Cherry Valley Road, the entrance is only off of Cherry Valley Road, the service pumps, and then the convenience store.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, Second by Mr. Gebhart, Motion passed 4-0

5. ZONING CHANGE FOR 60 PROSPECT ST., NEWARK, OHIO

Application Number: PC-25-33

Owner: Lenka Fucikova

Applicant: Lenka Fucikova

Current Zoning: Single-Family Residence, RH-High Density

Proposed Zoning: HB, High Intensity Business

Lenka Fucikova, 60 Prospect St. - Hello, everyone. We purchased this property in January 2025, and it was in horrible condition. So, we started remodeling, and we just started having a lot of business ideas. I wrote some ideas, so I'm going to read it. Have you ever dreamed of a place where creativity and community come together? Thank you all for being here today. I'm genuinely excited to share our vision for transforming this property into a vibrant community space that will benefit us all. And now a little bit about me. For the past 15 years, I have worked in the film industry as a costume designer, set designer, and producer of my own films, collaborating with talented individuals and notable celebrities. Over the years, I have gathered a wealth of experience on film sets, and I would love to share my knowledge with the next generation. After five years in Los Angeles and 12 years in Las Vegas, I arrived here during the pandemic. Over the summer, I had the rewarding opportunity to teach filmmaking and work hands-on with local kids at Denison University. I actually became a mom, so I'm a little bit less confident now, but I used to be, like, very confident. During my time here, I have come to truly appreciate the simplicity of life and strong family values within this community. In Las Vegas, I often encountered a single lifestyle, so seeing families embrace togetherness here has been both refreshing and heartwarming. We're currently remodeling the shop with a mystical jungle theme design that promises to be playful and inviting. Our goal is to create a space where kids and young adults can explore their creativity and develop essential skills. In today's fast-paced world, where technology and AI are advancing rapidly, knowledge about filmmaking is becoming increasingly essential for young people. We will teach in comprehensive classes covering pre-production, production, post-production, and distribution of films and music. I actually distribute quite a lot of films, so I know distribution, and I have connections as well. Along with these, we also offer engaging classes in acting, dancing, and specialized yoga sessions for busy moms, because they really deserve that. These activities aim to provide valuable opportunities for personal growth while fostering deeper connections within our community. I envision this space as a hub of creativity and fun, enriching our lives, strengthening neighborhood ties, and promoting learning and enjoyment for all ages. I'm truly excited about the positive impact this project will have on our community, and I invite each of you to share your thoughts, get involved, and help us make this vision a reality together. Thank you for your time. I also brought...I also post videos that, you know, we have done with local kids when I was teaching them. So, it's all over Facebook and social media, and I printed some positive comments for you if you want to see.

Director Rhodes - You can leave that with the clerk. I'm going to call you because I want to come out and visit you to get a better understanding of what you're proposing. Tonight is a public hearing for you to present to us, and I have a rough idea of what you're proposing, but I'm really going to have to sit down with you to find out a little bit more.

Ms. Fucikova – Yeah. Sounds good.

Scott Cremeans, 60 Prospect - I've been a contractor for over 30 years and I've taught a lot of kids in the neighborhoods who didn't know how to read a tape measure, or the size of a two-by-four. Through years of working with them, you know I found out that I had a knack for teaching them, because they would listen they would learn, and several of these kids to this day have taken it and moved on to

bigger and better things. So, we want to educate kids on how to do things as far as construction. Thank you for your time.

William Kennon, 59 Prospect St. - This is a residential neighborhood. I want it to stay a residential neighborhood. There's no parking. If we have all these things that they're proposing and they say that well, maybe the church lot will be accessible to them, but that means that people are going to have to walk 100 - 150 yards, and you know how people are at the grocery store how far they'll walk with the cart. They'll leave it. So that means that everybody will be parking on the street. It's difficult enough now with even one side parking on Prospect Street to be able to see safely around those cars to see when you're backing out of your driveway. If we allow one commercial right there, there's tattoo parlors and everything else that wants to come in and I'm totally against it. Thank you.

Bonnie McPeak, representing parents at 65 Prospect St. - I'm speaking for my parents the Thompsons at 65 Prospect Street. Their house is directly across the street from the property in question. We welcome you, Miss Fucikova, to the neighborhood and we were happy to see that you bought the property, but our concern is the commercial zoning. We agree with the Kennons that traffic will be a concern. The street isn't wide enough for parking on both sides. In the long term, if this venture doesn't work out, then we have a commercially zoned building directly across the street and we'll have no control of what can move in there. The house at 65 Prospect Street has been in our family for over 80 years. It's always been a quiet, residential place and we love it that way. My parents are in their 80s. They deserve to have a quiet place to live. So, we respectfully oppose this change. Thank you.

Steve Swisher, 34 Prospect St. - I'm the pastor of St. John's United Church of Christ, which adjoins this property. We also welcome you. Glad you're in town. I think that we're concerned about a number of things. One is the church property, and the church parking lot is not available for commercial use. It would not be available for that purpose. Also, we're aware, as our previous speaker said, that let's say these folks for some reason down the road choose not to do this or go out of business for whatever reason. Is it possible that it could be a pool hall? It could be a skating rink. It could be a golf driving range. It could be an indoor recreation facility. It could be a bingo hall. It could be a swimming pool. It could be a dot, dot dot, a whole number of other things, and I understand from good authority from your officer that once this goes through, if it were to go through, you have no authority over what they put in there and neither does the City Council. We'd have to go through this process all over again, which seems like a waste of time in that regard. I think it's also when you have a large church serving the community, and I live there, I think we want to be cautious and careful what goes in there and the control, or lack of control in this case, that would be there. So, I think that we would be opposed to this change. Perhaps there is a lesser. This change, as you note, is high-intensity business. There are lesser degrees that perhaps could be approved, but I think high-intensity business is the exact wrong thing to do for this street and for our community.

Evelyn Mellars, 56 Gainor Ave. - Gainor Avenue is the next street over. I do wish them luck in their endeavor. I think there's plenty of places in town that they could rent to pursue their business idea, but as the others have said, rezoning it would open the door for too many other commercial businesses to come into the area. We already do have a parking problem along the side along the streets for people to get in and out of their driveway. You really have to be careful. I'm also concerned about the taxation if it will change since the zoning is different. People can make more money by owning property there. What will it do with the real estate taxes? I don't know the answer to that, but it is a concern of mine. Thank you.

Anthony Rollison, 91 Prospect St. - I'm completely opposed to the change because the traffic situation is my major concern. We got barely enough room for two cars to go down through there. With parking on one side you get people that don't pay attention to the signs and start parking on both sides, now

we have a major catastrophe going on. I'm a heart patient. So for me, I have a concern of the ambulance being able to get down through there if I need them. If they're having a party and people are parked on both sides, there's no way the squads coming down our street. I'm left in the cold waiting for ambulance. Not saying it will happen, but could happen. That's a major concern for me. Our neighborhood is, I wouldn't say an old neighborhood, but we're a very peaceful, quiet neighborhood. We don't have a whole lot of wild parties going on. I think the most we hear usually is just the Moose club when they have their outdoor music which doesn't bother me. The Moose doesn't bother me. We're okay with it. It's been there forever. We've just kind of accepted that, but if you go changing the zoning now, we have no control of who opens what. You could have not just them opening a business, but somebody else down the street opening a business, somebody else across the street opening a business. Before long, you have more than one or two businesses in there. Again, It's a traffic issue, and for me, it's a safety issue. As we all know the more businesses you have the more possibility of problematic issues. Young people coming up destroying property, people not giving a crap, people throwing trash wherever they want to. That's a problem for me. I don't want our neighborhood becoming a cesspool. So other than traffic and filth, I mean, that's my two complaints. I'm totally opposed to it. Thank you.

Tonya Mossman, 100 Prospect St. – Opposed. Completely opposed. If things don't work out, anything can go there. I'm sorry guys. I've been in this neighborhood for 10 years, and when I showed up, I didn't know how bad it was. We got a crack house, we had a whorehouse, we had people selling girls out of a trailer. I'm not saying that's what they're doing, but saying this neighborhood has been quiet. We like it that way. The traffic, like they've all said, the traffic is horrible. You can't hardly get in and out the driveway sometimes. The people park across from our driveway, because it's at a dumb angle, we didn't build it, but we can't hardly get out, especially if we take our race hauler out. We cannot get out of there, so traffic is a problem. And like I said, the hustle and bustle of people constantly. There was a head-on collision on Prospect Street the other day, because nobody wanted to give way, and they're crashing into each other, right down by where these people want to put this business. I don't care if you have parties, have parties all day long, but if you guys change the zoning, it screws the rest of the neighborhood. Pardon my French, but it screws the rest of the neighborhood. A bunch of these people that are my neighbors, that we've been door-to-door talking to these people, going, do you guys want this? Is this okay with you? They don't. They don't want it. You're welcome in the neighborhood, we just don't want that business. Have a party, have a good time.

Frank Davis, I'm here to represent St. John's Church 285 W. National Dr. - I served on the Licking Township Zoning Board for 21 years. I'm not totally familiar with Newark zoning codes, but I do know one thing. Once you change the zoning on a piece of property, it ain't being changed back. If I'm wrong in that, tell me now.

Director Rhodes - You're not.

Mr. Davis - So, it has nothing to do with them, because they won't live forever. If something will happen to them tomorrow, or they would have to sell the house, that property is still zoned to be used for all these situations. Now, they say people are going to park at their house. That might be true when they own it, but when somebody else buys it and turns it into something else, that might not be the situation. What I can see of that property, there is not that many areas to park that many cars. So, that's all I have to say.

Colton McDermott, 129 Hillview Ct. - Speaking for the motion. I appreciate what everyone said. I thought it was very interesting. I understand their concerns. I just think that, one, I don't think it would be as high use as many believe it will be. I don't think it'll be a high throughput business. I do believe there would be adequate parking for what they're expecting. I've seen the property. I've been there.

I've seen the renovations they've done. I think, you know, as a father of an eight-year-old, I think there's a really big need for things that children can get invested in. I mean, seeing what my daughter and her friends are being exposed to online, I'm concerned myself that a majority of our children and our youth are being pushed into digital spaces through a myriad of reasons, but a lot of it is nimbyism and basically pushing. We've had people say they don't want youths in the neighborhood, which I understand, but I think it's doing a disservice. I think these kids need a place to be. I don't think it'll be destructive, and I think it would be a very good initiative for the community. That's all I have to say.

Keith Jackson, 33 Prospect St. - I do believe the minister worded it well. There is no parking the length of the street, and the idea that you want to change this is a little confusing, because I don't know who you people represent. Do you represent the zoning of this?

Director Rhodes - If you're asking a question, everybody who owns property in the City of Newark has the ability to go through this process and ask for a zoning change. We don't go out and seek them to apply for a change.

Mr. Ennen - But as to our role in this process, we make a recommendation to Council based on a number of factors.

Mr. Jackson - Okay, but if it passes and you have no control over it at that point, you no longer are representing anybody.

Ms. Floyd - The City Council actually does the voting. We make a recommendation. We do not make the final vote. The final vote is done by Newark City Council. We are the Planning Commission.

Mr. Jackson - All right. That's good enough.

Hannah Lewis, 60 Prospect - Thank you for allowing me a moment to speak this evening. I'm honored to support Lenka and Scott in this transformation of their property. I believe in the vision of creating a playful themed space. It's truly inspiring for local kids and I think they'll love it. It's not just about remodeling a shop, it's about bringing our community together and enriching the lives of all the residents here. The classes being offered from acting to filmmaking and yoga will open doors for personal development and creativity and wellness. I'm particularly excited about the opportunities these programs will create for our children and families. This initiative stands to foster a sense of community, connection, and making our neighborhood an even more vibrant place to live and thrive. Let's work together and make this dream a reality. Thank you for listening and supporting.

Bill Thompson, 65 Prospect St. - I am opposed to this 100% for a variety of reasons that have already been mentioned. We don't know these people. We don't know where they came from. We don't know anything about their background or what they have intended in the long run. Once this zoning is passed, they can do any damn thing they want and we have no control over it. I've lived in my house for 80 years and the street has always been zoned single family residential. They come in here out of no place and want to start a business. Let them start a business in the business district, not in our district. Nobody is going to care much about yoga or children's parties. It's the traffic, the congestion, the noise. It's a pain in the ass and everybody here knows it. We've all spoken up. It's really, really, really upsetting for us old time neighbors on Prospect Street to be subjected to this by a bunch of newcomers that we don't know from Adam. Nor do we know what their long-term intentions are.

Director Rhodes - Thank you. I'll take that as a no.

Mr. Thompson - That's a no.

Carl Bobinski, 90 Prospect St. - OK, I'm going to concur with all these other folks that are opposing this for our neighborhood. Just real quick. I know you guys probably already know this, but I'm sitting here reading this. It says high intensity business zoning is a commercial land use designation that allows for high density businesses such as retail, hospitality. It is intended to promote an active, higher density business and often located in areas with good accessibility. That is what we do not have. So, to concur

with these other folks that are opposing it, safety number one. It's not a safe place to have a business like that. You're going to go out and look at the property. I already heard you say that, and you're going to see a narrow driveway. All the houses, we're all sitting on maybe a half an acre. Very long, narrow properties that go down the Licking River on that side of the road. Definitely not safe. No real place to put any additional parking. With that being said, I know I've been at Prospect for over five years, Newark resident since '89. Prospect is a small south end community, residential, it should stay residential. Really that's all I have to say about that.

Caren Bair, 112 Prospect St. - I live at 112 Prospect Street at the end of the street. I moved down to Prospect Street in the 90s, so I've been there a long time. My spouse has lived in the neighborhood since childhood. The neighborhood had a lot of issues. We've actually calmed things down quite a lot after we got rid of the crack house and that type of thing that was going on. I don't think that this zoning is appropriate for this neighborhood. The high intensity is not what we're looking to see in our neighborhood. The traffic is very much an issue. The street is not wide enough for multiple cars to be going down at the same time. If there's parking on both sides of the street, people have to be patient and wait, and people are not patient and they do not wait. I just don't think that this type of zoning is appropriate for our neighborhood.

Don Bennett, 86 Prospect St. - I'm the same way. I'm objective. I lived in neighborhoods like this when I was a kid, and we had a party house about a quarter mile from my house. Well, when they had their parties, they parked about 150 cars in a lot that they owned. The overflow would go into our neighborhood, and we don't even have a curb. I mean, they flooded the whole neighborhood, and it's just not a place to have a business that attracts traffic.

Sherry Lemaster, 39 Prospect St. - I'm also opposed to this change for all the reasons everyone has mentioned. I've lived there 18 years. It's a nice little neighborhood. That's one of the things that drew me to it. There are young children to play. I know for a fact I've seen some of them play in the street. I think that's something to take into consideration, although they shouldn't be there. I agree, but we all know how children are, and I, too, am concerned if they would ever move out, what the result would be. We would be left with that zoning for quite a long time or forever.

Beth Bline, 33 Summit - I'm the city council representative for Prospect Street. I've been given notice to speak on behalf of three residents who've not been able to come tonight, one because of a child issue, another because of work, another because of illness. They want to relate very similar things that have already been related, and one, he is concerned that the business started as a possible yoga establishment, and now has grown in vision far beyond that, and his concern is that once it is established, what will it continue to grow into? So, he's very concerned that it will impact the neighborhood negatively. Traffic, again, there's only parking on one side of the street, very difficult, and I'm adding up the number of years of those, 85 years total of those living in this neighborhood, and they, I'm reading, they have fought for this neighborhood. They have worked with the police, they have worked with drug units, and they have worked to secure their neighborhood so they can sleep at night, so they can have peace at the dinner hour. And so, they're very concerned about an upturn of activity, that it would negatively impact the whole disposition of the neighborhood, as well as the possibility of the long-term effects, again, as some have already spoken, of a zoning change. As for me, in true transparency, I haven't gotten a positive response from anyone and I've spoken to many, many people, most of you are here, but I have not gotten a positive response.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, Second by Ms. Floyd, Motion passed 4-0

Director Rhodes - For those who are still here that possibly will be leaving after this, our next Planning Commission meeting will be held on Wednesday, November 12, 2025. At that point, the opinions will come out and then a vote will be taken to pass on to Council. Then there'll be another public hearing held after that at a council meeting. Let's move on to the zoning change for 274 North Cedar Street, Newark, Ohio. Thank you for coming in tonight.

6. ZONING CHANGE FOR 274 N. CEDAR ST., NEWARK, OHIO

Application Number: PC-25-32

Owner: Brothers Masonry

Applicant: Tim Murphy

Current Zoning: LC, Limited Commercial

Proposed Zoning: MFR, Multi-Family Residence

Matt Demers, 274 N. Cedar St. - I am with Brothers Masonry and the owner of the property 274 North Cedar Street. We acquired this piece of property some number of years ago with a house on it that was just condemned. We removed the house and then had the three properties. There were three parcels there, had all three combined. Then we're looking to move forward with building our shop there while we switched it to the limited commercial before, and since then, you know, prices changed drastically due to the COVID experience we had, and we were unable to move forward with that and acquired another piece of property. So, we've had this property for quite some time, tried to sell it a few times and really had no bites on it. So, we've gotten into renting properties out and we have multiple units here locally and we're just looking to possibly switch it to a residential so we could put in a multifamily unit and provide some more housing for our citizens here.

Motion by Mr. Ennen to close the public hearing and refer to the Planning Director for his recommendation, Second by Mr. Gebhart, Motion passed 4-0

Mr. Ennen - After consulting with the chair, I'd like to move to withdraw my motion referring the matter to the planning director. Typical practice has been that we require an owner to be here or we'll table the matter. So, I would withdraw my former motion and enter a motion to table the matter pending our next meeting.

Director Rhodes – For 77 North Fulton.

Motion by Mr. Ennen to withdraw previous motion and to table the public hearing for 77 N. Fulton Ave., Second by Ms. Floyd, Motion passed 4-0

Mr. Ennen - I'd like to consult with the planning director to determine whether we need to actually reschedule this, just put it on old business, or if we need a second public hearing. I suppose if we're requiring the owner to appear and we aren't at the approval stage, it may be necessary. I'd like guidance on that.

Director Rhodes - Well, I'll check with the current law director, see what her opinion is. If her opinion is another public hearing, the clerk will send those notices out.

OLD BUSINESS

7. RECOMMENDATION FOR ZONING CHANGE FOR SW CORNER OF SHARON VALLEY RD. and COUNTRY CLUB, NEWARK OHIO

Application Number: PC-25-28
Owner: Highpoint Development
Applicant: Bryan McAnally
Current Zoning: TFR – Two-Family Residence
Proposed Zoning: CSI - Church School Institutional District

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. Ordinance 25-24 is recommended for passage and approval by Council. Prior to any construction, a detailed review of the stormwater and creek needs to be completed with the City.

Director Rhodes - Just a little note, I do have my first meeting with a resident out there, and I'm taking Lindsey Brighton, our stormwater coordinator, with us to take a look at that. I did have an opportunity to meet with the McAnallys, and I told them any part of any permits, we would have to have a complete stormwater plan, which we require anyways, but a thorough look at the creek and the way it's moving. Because it is moving.

Motion by Mr. Ennen to accept the recommendation of the Planning Director and forward it on to Council, Second by Mr. Gebhart, Motion passed 4-0

NEW BUSINESS

8. Site Plan Review for PC 25-43, Cherry Bend Apartment Development, Phase 1, Cherry Bottom Drive

Owner / Applicant: Stone Works Partners, LLC
1239 Cherry Valley Road SE
Granville, OH 43023
Bryan Lewis
blewis@stoneworksllc.com

Mr. Morehead - This is a development, that multifamily residential apartment development. They're proposing just to build phase one at this point, which is a seven-unit, one-building apartment building. We also did the review based on the entire build-out of all the phases, because traffic issues, things like that, are going to need to be considered for the entire build-out. So, we sent the development plan around. There's a number of items that we could recommend under a conditional approval. Building elevations need to be submitted to review the height of the buildings. There needs to be some landscaping calculations done for the green space and ground cover. Depending on how parking is split out there, they may need a BZA variance for the parking, but if they add additional parking spots in phase one, we could eliminate the need for that. Otherwise, we want to have a look at the traffic impacts. Our new access management and traffic impact regulations come into play with this and most other commercial and apartment type developments, so I think that needs to be looked at as far as access on Reddington Road goes. And then the standard items, stormwater management requirements, water, sanitary, stormwater designs, that will all come later on in the construction plans. Then we'd like for them to investigate a multi-use path connection to the existing path. It may have to go through the existing development that's there, but we think there could be some benefit to those neighborhoods to be able to have a better access to that path and otherwise we recommend conditional approval to move forward with these things. It will be approved subject to the conditions.

Motion by Mr. Ennen to approve subject to the conditions, Second by Ms. Floyd, Motion passed 4-0

9. Site Plan Review for PC 25-42, The Retreat at Newark Condominium Development, 2236 River Road

Owner / Applicant: Rocky Point Partners
81 South 4th Street, Suite 305
Columbus, OH 43215
Alex Marsh
alex@rockypointpartners.us

Engineer: Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Columbus, OH 43230
Tom Warner
twarner@advacnedcivildesign.com

Mr. Morehead - This is another proposal for a 132-unit multifamily condominium development on the northwest corner of the new roundabout there at Thornwood Crossing and Reddington Road and River Road. We reviewed the plan that was submitted. There are some photos of the development that were included in the package, but they are requesting a variance at BZA this month for the number of units, basically the density, and also for parking. So, I believe Thursday night is when the BZA meeting is for that. So those are to be determined. Still need some landscaping calculations for the green space and ground cover. We have a traffic impact study that's been submitted, got some recommendations in it as far as a turn lane into the site, and typically when we have those sort of infrastructure needs, we get into a development agreement with the developers, so we recommend that also. Otherwise, the standard items, water, sanitary, stormwater design, and this one also, we'd like to see a connection to the existing multi-use path that's along the north side of the development. So again, I would recommend conditional approval of this so that we can move forward with the developer on these items that I've listed.

Mr. Ennen - I've never asked, but what happens if BZA doesn't grant them relief on the parking?

Mr. Morehead - If they don't grant them relief on the parking and relief on the density, then they'll have to revise site plan. Usually, if you're good with the plan that's been submitted and with minimal tweaks, we try to move it on to keep things moving, but I can bring it back.

Motion by Mr. Ennen to approve subject to the conditions, Second by Ms. Floyd, Motion passed 4-0

Mr. Gebhart - With all this activity on Cherrywood, this development, possible gas station, is there any consideration for re-opening the bridge at Cherry Valley?

Mr. Morehead - It's a topic of discussion.

10. Site Plan Review for PC 25-46, Walmart Supercenter Building Expansion, 1315 North 21st Street

Owner: Walmart RE Business Trust
PO Box 8050
Bentonville, AR 72712
Mike Rutherford
Mike.Rutherford@walmart.com

Applicant / Engineer: Dewberry Engineering, Inc.
551 Piney Forest Road
Danville, VA 24540
Emily Ragsdale
eragsdale@dewberry.com

Mr. Morehead - This would be an expansion on the south end of the existing building about an 8,096 square foot addition.

Mr. Ennen - Is it just that little blue thing?

Mr. Morehead - Yes.

Mr. Ennen - Okay. That's 8,000 square feet?

Mr. Morehead - Well, the rest of the building is over 200,000 square feet. It is to be used for online pickup and delivery services from the Walmart there. We've reviewed the plan and that portion of the site is in the floodplain. So, they will have to comply with our floodplain development and flood insurance ordinance requirements. We need to check on the landscaping compliance for the green space and ground cover calculations. We have gotten several complaints of the existing traffic at the intersection of Log Pond Drive and Log Pond Drive, which is kind of like the little access road. So, we'd like for them to actually take a look with their traffic engineer and make some recommendation system changes there. It is a little bit awkward and adding more traffic we expect with the online pickup and delivery there. I think there could be some improvements there to make it a little safer intersection. We'd recommend conditional approval of this one as well.

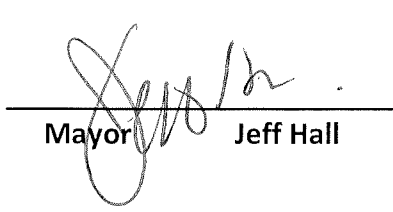
Motion by Mr. Gebhart to approve subject to the conditions, Second by Ms. Floyd, Motion passed 4-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 12, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, OCTOBER 20, 2025 4:30 P.M.

Meeting stands adjourned



Mayor

Jeff Hall



Planning Director David Rhodes