

**PLANNING COMMISSION MEETING MINUTES**

**Tuesday, December 9, 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                        |
| Jeff Hall      | Mayor                         |
| David Rhodes   | Planning Director             |
| Brian Morehead | City Engineer                 |
| Amy Vensel     | Planning Commission Secretary |

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, December 9, 2025 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the November 12, 2025 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Gebhart, passed by acclamation**

**OLD BUSINESS**

There is none this meeting.

**NEW BUSINESS**

3. **Site Plan Review for PC-25-50 – Site Plan for VG Newark Storage LLC building expansion, 1845 West Main Street**

|            |   |
|------------|---|
| Owner:     | VG Newark Storage LLC<br>2601 S. Bayshore Dr.<br>Miami, FL 33133<br><a href="mailto:AMericle@voltaglobal.com">AMericle@voltaglobal.com</a>    |
| Applicant: | Jamie Blair<br>950 Goodale Blvd, Suite 180<br>Grandview Heights, OH 43212<br><a href="mailto:jblair@elrobinson.com">jblair@elrobinson.com</a> |
| Architect: | William Tessier<br>772 Double Branches Ln.<br>Dallas, GA 30132<br><a href="mailto:btessier@v-archs.com">btessier@v-archs.com</a>              |
| Engineer:  | Jamie Blair -E.L. Robinson Engineering<br>950 Goodale Blvd  |

**Jamie Leesburg, 950 Goodale Blvd.** - I am Jamie Leesburg, not Jamie Blair, 950 Goodale Boulevard is our business address. We're taking out some existing pavement and there's an expansion of the existing building. It's about a net 4,000 square foot increase in impervious area. We had noted earlier that there's some pavement out back that again with the stormwater we may remove some of that to make it net zero increase in impervious area. Additionally, we'll be replacing the curb cut and side walk out front. But again, the big thing again is just the addition of that on the existing building.

**Mayor Hall** - I think you've been in conversations with our engineering department possibly on suggestions. This is sent out to our entire staff so that everybody is involved that way and of course they solicit ideas and recommendations as you go through. Do you want to read those, please?

**Director Rhodes** - I have one question. How many units do you think you'll get in the athletic club?

**Mr. Leesburg** - That I don't know off the top. The architect's not here unfortunately. They make me say five feet outside the building so I'm not sure exactly.

**Director Rhodes** - How many square feet is it? I'm just being curious on that.

**Mayor Hall** - 55,600?

**Director Rhodes** - That's good. I was just curious.

**Mr. Leesburg** - That information should be on the architectural plan. I'm looking for it.

**Director Rhodes** - Well, here are the engineer's comments. The proposal meets all the technical requirements. On that basis, the staff recommends a conditional approval of the site plan for the development, provided the following issues are addressed: 1. Compliance with the fire department and building code requirements. 2. A BZA variance for setback and other approval. 3. Replacement of driveway approach and installation of new sidewalk as shown. 4. Construction plan for water service replacement. 5. Compliance with the City's stormwater management requirements, including post-construction. If approved by the Planning Commission, the zoning certificate will not be granted until the above conditions are met. Those are the recommendations.

**Mayor Hall** - Are you aware of all those? You have a list and you understand?

**Mr. Leesburg** - Absolutely.

**Motion by Mr. Ennen to approve subject to the conditions outlined in the report, Second by Mr. Gebhart, Motion passed 5-0**

**Mayor Hall** - Do you understand the time frame a little bit?

**Mr. Leesburg** - I know there's a BZA meeting coming up. What's the deadline to get on that agenda or are we passed that?

**Ms. Vensel** - I think it was December 1<sup>st</sup>.

**Mr. Leesburg** - Ok. I'm not sure if Jamie applied for that or not.

**Director Rhodes** - I'd go ahead and get your application in and George will let you know when that is.

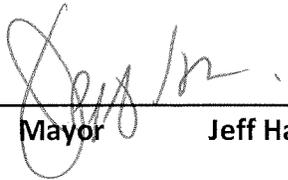
**Mr. Leesburg** - Yep, very good. Once we get that for the setback then we'll be all set.

#### **MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JANUARY 13, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, DECEMBER 15, 2025 4:30 P.M.

Meeting stands adjourned



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Mayor      Jeff Hall



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Planning Director      David Rhodes