

**PLANNING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 12, 2025 6:00 P.M.  
COUNCIL CHAMBERS  
40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE OCTOBER 14, 2025 PLANNING COMMISSION MEETING**

**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

**OLD BUSINESS**

- 4. RECOMMENDATION FOR 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
- 5. RECOMMENDATION FOR 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
- 6. RECOMMENDATION FOR 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

## NEW BUSINESS

### 7. Site Plan Review for PC-25-47 – Site Plan Review for RV Storage Buildings, N Rhodes Properties LLC, 255-265 Northtowne Ct.

Owner: N Rhodes Properties LLC  
164 Orchard Drive  
Granville, OH 43023  
[Nick.rhodes65@yahoo.com](mailto:Nick.rhodes65@yahoo.com)

Contractor: Graber Post Frame Buildings  
149 Gower Road  
Glenford, OH 43739  
[emma@graberoakflooring.com](mailto:emma@graberoakflooring.com)

### 8. Site Plan Review for PC-25-48 – Site Plan Review for Fox Center – Multi-Use Commercial Building, 1980 Granville Road

Owner: 1976 Granville Road LTD  
1474 Highpoint Drive  
Newark, OH 43055  
[tony@projectconstructionco.com](mailto:tony@projectconstructionco.com)

Architect: Luke Baus – Project Architecture Ltd.  
149 East Main Street  
Hebron, OH 43025  
[luke@projectconstructionco.com](mailto:luke@projectconstructionco.com)

Applicant: Ryan Badger  
PO Box 8656  
Newark, OH 43058  
[badger@badgerlandconcepts.com](mailto:badger@badgerlandconcepts.com)

Engineer: Michael Ridge Engineering, LLC  
3451 Dahlgreen Dr.  
Westerville, OH 43081  
[Michaelridge4@gmail.com](mailto:Michaelridge4@gmail.com)

### 9. MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 9, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, NOVEMBER 17, 2025, 4:30 P.M.**