PLANNING COMMISSION MEETING TUESDAY, JULY 12, 2022 6:00 P.M. Council Chambers 40 W MAIN ST, NEWARK, OH 43055

AGENDA

- 1. CALL TO ORDER
- 2. APPROVAL OF MINUTES FOR THE JUNE 14, 2022 PLANNING COMMISSION MEETING

OLD BUSINESS

3. RECOMMENDATION FOR ZONING CHANGE FOR 137 N. VERNON AVE

Application Number: PC-22-17

Owner: Phillip Warner Applicant: City of Newark

Current Zoning: Newton Township

Proposed Zoning: Single-Family Residence, RL – Low Density

4. RECOMMENDATION FOR ZONING CHANGE FOR 91-92 CLINTON STREET

Application Number: PC-22-15

Owner: Urban Development Co. of Ohio Ltd.

Applicant: Robert Reames - Manager

Current Zoning: TFR – Two-Family Residence Proposed Zoning: MFR – Multi-Family Residence

NEW BUSINESS

5. SITE PLAN REVIEW FOR 1000 BRICE ST. - NEW COMMERCIAL BLDG. FOR PRIVATE GYM-RECREATION

Application Number: PC-22-24

Owner: MFY LLC - Mike Yount, 94 Scenic Dr. Newark, Oh. 43055

Applicant: Same

6. SITE PLAN REVIEW FOR 1195 W. CHURCH ST. – BLDG. ADDITION & SMOKER ENCOLSURES AT CITY BBQ

Application Number: PC-22-27

Owner: Hoosier Que II, LLC, 5168 Blazer Pkwy., Suite A, Dublin, Oh. 43017

Applicant: Same

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, AUGUST 9, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JULY 19, 2022 4:30 P.M.



DAVID RHODES

NEWARK CITY DIRECTOR OF PUBLIC

City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

July 8, 2022

RE: <u>APPLICATION NO. PC-22-17 for Zoning District Change</u>

Location: 137 N. Vernon Ave.

Current Zoning Classification: Newton Twp.

Requested Zoning Classification: Single-Family Residence, RL – Low Density

Owner: Phillip Warner

Applicant: City of Newark/Newly Annexed Property

Re: Ordinance No. 22-15 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 137 NORTH VERNON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF NEWLY ANNEXED PROPERTY TO SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO. 5.16.22 1st reading, referred to PC

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, June 14, 2022 and the following were public comments for and against this proposal:

Brian Morehead, City Engineer – The previous zoning was in Newton Township for this newly annexed property, so we feel that it should be established as Single Family Residence – Low Density in the City of Newark zoning code.

Phillip Warner, 137 Newton Ave. – I am the property owner if there are any questions at all. I just annexed in and this is just the process to get the zoning for the City of Newark.

Mr. Ennen – There is actually a residence there now?

Mr. Warner – Yes, it was built back in 1934, so it's been there for a while.

Upon consideration of the information presented, the following actions are recommended:

The zoning classification for the parcel at 137 North Vernon Ave.. shall be changed to Single

 Family Residence – RL – Low Density District.. Ordinance 22-15 is recommended for passage and approval by Council.

Sincerely,

David Rhodes

Newark City Planning Commission Director

Cc: Law Director

Zoning Inspector

City Engineer



Planning Commission c/o Engineering Department 40 West Main St, 2nd Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boardscommissions/planning-commission Office Use Only
Zoning File #_
PC Application # PCDate Received: # FCReceived by: # FCAmount Due: \$100.00
Paid By: (circle one)
Check # FCReceipt # FCCash
Receipt # FCCash

Rev 2/13

□ District Change	District Establishment (Newly Annexed)		
Owner			
Property Owner: Phillip Warner	Telephone: 740-405-08-27		
Address: 137 North Vernan Haz	E-mail: warner 2251 egmail. (M		
City: Newark State: O V	Zip:430\$\$ Fax:		
I would prefer to have agendas mailed rather than e-mailed [
Applicant/A	Representative		
Representative: C:+y of Newark	Same as above ☐ Telephone: 740 -(70 -772)		
Address: 40 W Marn St	E-mail:		
City: Newark State: OH	Zip: 43.055 Fax:		
I would prefer to have agendas mailed rather than e-mailed [
Property	Location		
Street Address: 137, North Vernon			
Parcel Tax ID #: 08/-306288-00.000	Number of Acres: . 95		
Lot Number: (if applicable) 7 %	Property Platted? Yes ☑ No □		
	assification (Zoning Code 08-33, see www.newarkohio.net)		
Present Zoning District: New row Townsmil	Proposed Zoning District: AD Agricultural		
☐ CD Conservation☐ CSI Church School Institutional	□ CD Conservation □ CSI Church School Institutional		
□ DC Downtown	□ DC Downtown		
☐ GB General Business	☐ GB General Business		
☐ GC General Commercial	GC General Commercial		
☐ Gl General Industrial	☐ GI General Industrial		
☐ GO General Office	☐ GO General Office		
☐ HB High Intensity Business	☐ HB High Intensity Business☐ LB Limited Intensity Business		
☐ LB Limited Intensity Business☐ LC Limited Commercial	☐ LC Limited Commercial		
☐ LI Limited Industrial	☐ LI Limited Industrial		
☐ LO Limited Office	☐ LO Limited Office		
☐ MB Medium Intensity Business	☐ MB Medium Intensity Business		
☐ MFC Multi-Family Condo	☐ MFC Multi-Family Condo		
☐ MFH Multi-Family High Rise	☐ MFH Multi-Family High Rise		
│	☐ MFR Multi-Family Residence☐ Overlay Historic		
☐ Planned Unit Development	☐ Planned Unit Development		
RMH Single-Family Residence Manufactured Home	RMH Single-Family Residence Manufactured Home		
☐ Single-Family Residence (Circle one)	☑ Single-Family Residence (Circle one)		
RS-Suburban RL-Low Density RM-Medium Density RH-High Density	RS-Suburban RL-Low Density RM-Medium Density RH-High Density		
☐ RZL Single-Family Residence Zero Lot Line	☐ RZL Single-Family Residence Zero Lot Line		
☐ SFC Single-Family Condo☐ TFR Two-Family Residence	☐ SFC Single-Family Condo		

Zoning File #

PC Application #

Property Use			
Present Use:	Proposed Use:		
Residential	Residential		
i to the state of			
Additiona	al Comments		
Reason For Request:			
Newly Annexed property under			
Required Documentati	ion and Process Overview		
for a tax map or visit http://www.lcounty.com/Treasurer to public Licking County Engineer's Office is located at 20 South Legal Description of parcels to be re-zoned. (typically a Note: Legal Description must be reviewed and stamped A drawing or map showing the location of all buildings of Application Fee of \$100.00, cash or check. Make check Call the Newark City Engineering/Zoning Department to Newark City Engineering/Zoning Department is located (740) 670-7727 Note: an Engineering/ Zoning Authorization Signature is Submit all application materials to the Newark City Engineering Commission Agenda. ☐ Attend the Planning Commission Meetings and Council Street (1st Floor) throughout the process. The process that Note: be prepared to answer Planning Commission and Council Street (1st Floor) throughout the process. The process that the Planning Commission and Council Street (1st Floor) throughout the process. The process that the pr	o be re-zoned. Contact the Licking County Engineer's Office orint out Real Estate Tax parcel information and a parcel map. 2 nd St (3 rd Floor) Newark, OH 43055 (740) 670-5280. survey description or valid deed description) approved by the Newark City Engineering Department on the parcels. (A current Google aerial photo is acceptable.) a payable to "City of Newark". In schedule a Zoning and Legal Description Review. at 40 W. Main Street (2nd Floor) Newark, OH 43055 a required on this application. See below. In seering/Zoning Department for inclusion on a Planning Meetings held in Newark City Council Chambers, 40 W. Main		
Property Owner Signature:	Date		
Sworn and subscribed before me this day of	, 20		
My Commission Expires:			
Engineering/Zoning Autl	Notary Public forization – Office Use Only		
	nied ☐ Approved with Conditions ☐		
Representative Signature	Date 4/12/2022		
Comments/Conditions: Nowey Annexed TERRITORY			
Planning Commission Recommendation to Council – Office Use Only			
	nied ☐ Approved with Conditions ☐		
(See Letter of Recommendation) Planning Director Signature: Date			
Conditions:			
After Planning Commission Recommendation: ☐ Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. ☐ Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.			

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Licking, in the State of Ohio, and in the Township of Newton,

Being known as Lot Number Seventy-Eight (78), in NORTH YERNON ACRES, according to the plat thereof, as shown of record in Pint Book 4, Page 146 of the plat records of Lieking County, Ohio.

Address: 137 North Vernon Avenue, Newark, OH 43055

Parcel No. 062-306288-00,000 BSFORE ANNEX

081-306288-00.000 AFTER ANNEX

DUSCALATER

Div. of Engineering

City of Nawark, Ohio

PRE-APPROVAL LICKING OCUNTY ENGINEER

VISITINO VEIC

APPROVED BY

DATO

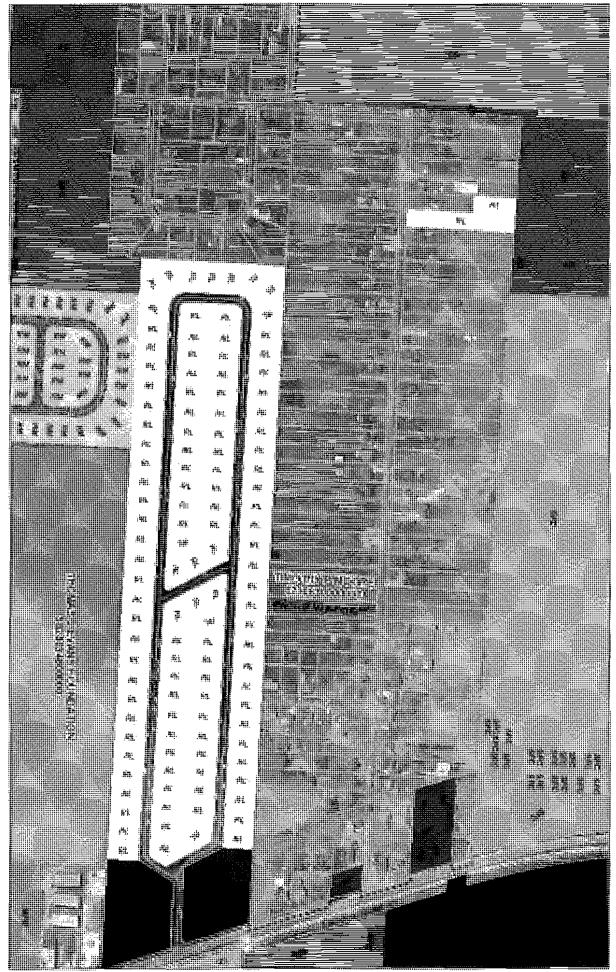
10/29/21

OnTrac Property Map









April 5, 2022



DAVID RHODES

NEWARK CITY
DIRECTOR OF PUBLIC

City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

July 8, 2022

RE: APPLICATION NO. PC-22-15 for Zoning District Change

Location: 91-92 Clinton St.

Current Zoning Classification: TFR - Two-Family Residence

Requested Zoning Classification: MFR – Multi- Family Residence District Owner/Applicant: Urban Development Co. of Ohio Ltd., Robert Reames

Re: Ordinance No. 22-16 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 91-93 CLINTON STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF TFR — TWO-FAMILY RESIDENCE DISTRICT TO MFR — MULTI-0FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, June 14, 2022 and the following were public comments for and against this proposal:

Robert Reames, 91 Clinton Street Owner – We plan to renovate the property, top to bottom and convert it over to 4 family. So we're switching from a duplex to a 4 family, 2 bedrooms each up and down.

Upon consideration of the information presented, the following actions are recommended:

 The zoning classification for the parcels at 91-92 Clinton Street shall be changed to MFR – Multi-Family Residence. Ordinance 22-16 is recommended for passage and approval by Council. Sincerely,

David Rhodes

Newark City Planning Commission Director

Cc: Law Director

Zoning Inspector City Engineer



Planning Commission c/o Engineering Department 40 West Main St, 2nd Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boardscommissions/planning-commission Office Use Only
ZonIng File #_
PC Application # PC->-(5)
Date Received: 3-21-22
Received by: 3-21-22
Amount Due: \$100.00
Paid By: (circle one)
Check # 246 Cash
Receipt # 53716

1000 2713

□ District Change	☐ District Establishment (Newly Annexed)		
Or	vner		
Property Owner: Urban Davelopmet Co. Co	- Otto Ltc. Telephone: 614-466-5286		
Address: P.G. Box 919	E-mail: ReamProperties LLC@gmail.com		
City: New Albany State: OH	Zip: 43054 Fax:		
I would prefer to have agendas mailed rather than e-mailed			
The state of the s	Cepresentative		
21-1	Same as above Telephone:		
Representative: Fakel Reums-Margor— Address:	E-mail:		
34706			
I would prefer to have agendas mailed rather than e-mailed			
	Location		
Street Address: 91-93 Clinton ST	Newark OH 43055		
Parcel Tax ID #: 054-280092-00.000	Number of Acres: 0.2100		
Lot Number: (if applicable) 31	Property Platted? Yes ☐ No ☐		
District Cl	assification (Zoning Code 08-33, see www.newarkohio.net)		
Present Zoning District:	Proposed Zoning District:		
☐ AD Agricultural	☐ AD Agricultural		
☐ CD Conservation	☐ CD Conservation		
☐ CSI Church School Institutional	☐ CSI Church School Institutional		
☐ DC Downtown ☐ GB General Business	DC Downtown		
☐ GB General Business ☐ GC General Commercial	☐ GB General Business☐ GC General Commercial		
☐ Gl General Industrial	GI General Industrial		
GO General Office	GO General Office		
☐ HB High Intensity Business	☐ HB High Intensity Business		
☐ LB Limited Intensity Business	☐ LB Limited Intensity Business		
☐ LC Limited Commercial	☐ LC Limited Commercial		
☐ LI Limited Industrial	☐ LI Limited Industrial		
☐ LO Limited Office	LO Limited Office		
☐ MB Medium Intensity Business ☐ MFC Multi-Family Condo	☐ MB Medium Intensity Business ☐ MFC Multi-Family Condo		
☐ MFH Multi-Family High Rise	☐ MFH Multi-Family Condo		
☐ MFR Multi-Family Residence	MFR Multi-Family Residence		
☐ Overlay Historic	Overlay Historic		
☐ Planned Unit Development	☐ Planned Unit Development		
□ RMH Single-Family Residence Manufactured Home	☐ RMH Single-Family Residence Manufactured Home		
☐ Single-Family Residence (Circle one)	☐ Single-Family Residence (Circle one)		
RS-Suburban RL-Low Density RM-Medium Density RH-High Density	RS-Suburban RL-Low Density RM-Medium Density RH-High Density		
☐ RZL Single-Family Residence Zero Lot Line ☐ SFC Single-Family Condo	☐ RZL Single-Family Residence Zero Lot Line ☐ SFC Single-Family Condo		
☐ SPC Single-Family Condo	☐ TFR Two-Family Residence		

Zoning File#

PC Application #

Property Use		
Fresent Use: Currently it is a 2 Proposed Use: You'ly Dwelling it, into A 4 family aproximent 1000 soft Par New Unit.	ja Ja	
Additional Comments		
Reason For Request: 4 Family Conversion from a 2 Fonth D	richig	
Required Documentation and Process Overview		
 □ Original Application Form – must contain notarized signature of the property owner □ Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the <u>Licking County Engineer's Office</u> a tax map or visit http://www.lcounty.com/Treasurer to print out Real Estate Tax parcel information and a parcel Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280. □ Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description) Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department □ A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptaded) □ Application Fee of \$100.00, cash or check. Make check payable to "City of Newark". 	l map.	
☐ Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review.		
Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, Ohi 43055 (740) 670-7727 Note: an Engineering/ Zoning Authorization Signature is required on this application. See below. Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda. Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W Street (1st Floor) throughout the process. The process typically takes 3 -4 months to complete. Note: be prepared to answer Planning Commission and Council Member's questions regarding your application.	D .O. W	
Owner Acknowledgement I hereby certify that the information provided in this application is true and factual to the best of my knowledgement.	enhe	
La Market All Andrews All Andr	Willey	
Property Owner Signature: Date 03/1/199		
Sworn and subscribed before me this day of, 20_22, 20_22	L O	
My Commission Expires: <u>16 (06 / 2025)</u> Notary Public)/O!	
Engineering/Zoning Authorization – Office Use Only	\$2.V.S.	
Approved ☑ Denied ☐ Approved with Conditions		
Representative Signature Simula Mulia Date 4/12/2022		
Comments/Conditions:		
Planning Commission Recommendation to Council – Office Use Only		
Approved ☐ Denied ☐ Approved with Conditions		
Carlo Carl	iion)	
Conditions:		
After Planning Commission Recommendation: Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.		

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JR Mar 15, 2022 02121190900000026000

TRANSFERRED

Mar 16, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By; SLM 151.50

InstrID:202203160006584 3/16/2022
Pages:2 F: \$34.00 9:12 AM
Bryan A. Long T20220006773
Licking County Recorder

WARRANTY DEED By a Limited Liability Company

File 96630

KNOW ALL MEN BY THESE PRESENTS; That 91-93 Clinton St. LLC, a limited liability company organized and existing under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, with general warranty covenants, to The Urban Development Company of Ohio LTD, Grantee(s), whose Tax Mailing Address will be PO Box 919 New Albany OH 43054, the following described real property:

Situated in the County of Licking, State of Ohio, City of Newark and being further described as follows: Being a part of Outlot Number 8, commencing at a point tin the West line of Clinton Street, 159 1/4 feet North of the intersection of the West line of Clinton Street, with the North line of Wyoming Street; thence North along the said West line of Clinton Street a distance of 57 feet for a corner, thence West on a line parallel with the North line of Wyoming Street, 160 feet to an alley running North and South for a corner, thence South along the East line of said alley 57 feet for a corner; thence East on a line parallel with the North line of Wyoming Street 160 feet to the Place of Beginning. Begin part of Lot 37 of Council Plat No. 2, Section No. 1, recorded in Plat Book 2, Page 202.

Parcel Number(s):

054-280092-00.000

FIRST OHIO TITLE INSURANCE.

Known as:

91-93 Clinton St Newark, OH 43055

This conveyance is subject to all taxes and assessments which are now or hereafter become liens on said premises, and is subject to all covenants, easements, restrictions, conditions, reservations, reverters, legal highways, zoning laws and ordinances, and governmental regulations, if any, of record, and all coal, oil, gas and other mineral rights and interests previously conveyed, transferred, or reserved of record.

Prior Instrument Number:

Instrument Number 201911220025978, of the Records of the

Office of the Recorder, Licking County, Ohio

Description APPROVED For Zonwo

Div. of Enghteering City of Nawark, OMS

202203160006584 Page 2 of 2

IN WITNESS WHEREOF, 91-93 Clinton St. LLC, the Grantor, has caused its name to be subscribed hereto by Benjamin Todd, its Authorized Member.

Signed and acknowledged:

91-93 Clinton St. LLC

By: Benjamin Todd, Authorized Member

State of Ohio)
County of Licking) SS:

BE IT REMEMBERED, that on this 28 day of February, 2022, before me, the subscriber, a Notary Public in and for said state, personally came Benjamin Todd, Authorized Member of 91-93 Clinton St. LLC, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be the free act and deed of said limited liability company, pursuant to the authority of its Members, and his/her/ their free act and deed personally and as such member(s). This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

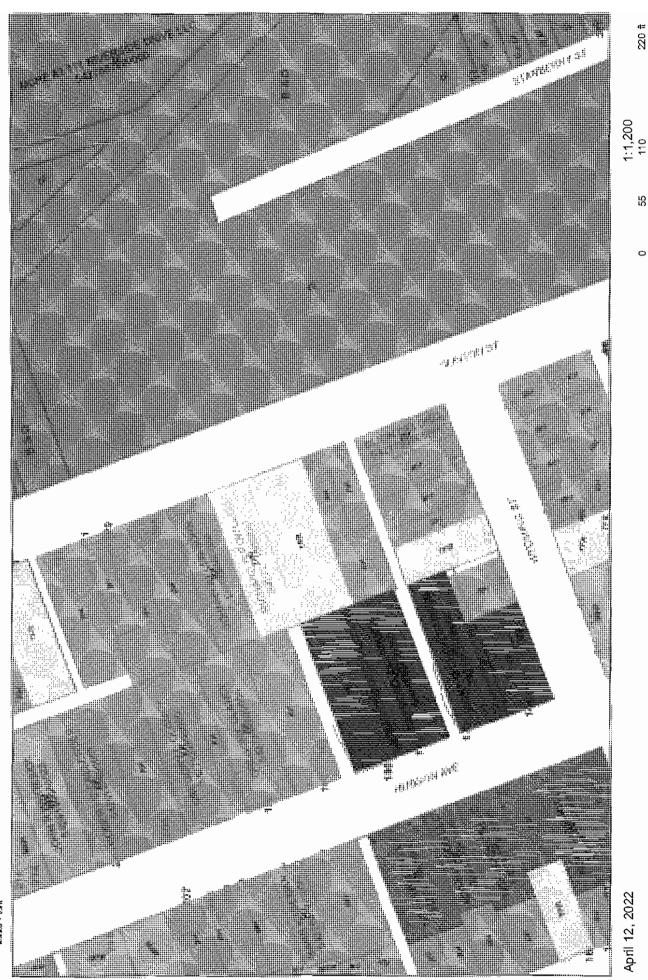
Notary Public

Commission Expiration

Date:

This instrument was prepared by: Thomas J. Olix, Attorney at Law Olix & Associates, Co., L.P.A 1303 Durness Ct Columbus, Ohio 43235 File 96630 A PHAL SECTION OF THE OF OR

Jordan L. Bradford Notary Public, State of Ohio My Commission Expires December 28, 2023



April 12, 2022

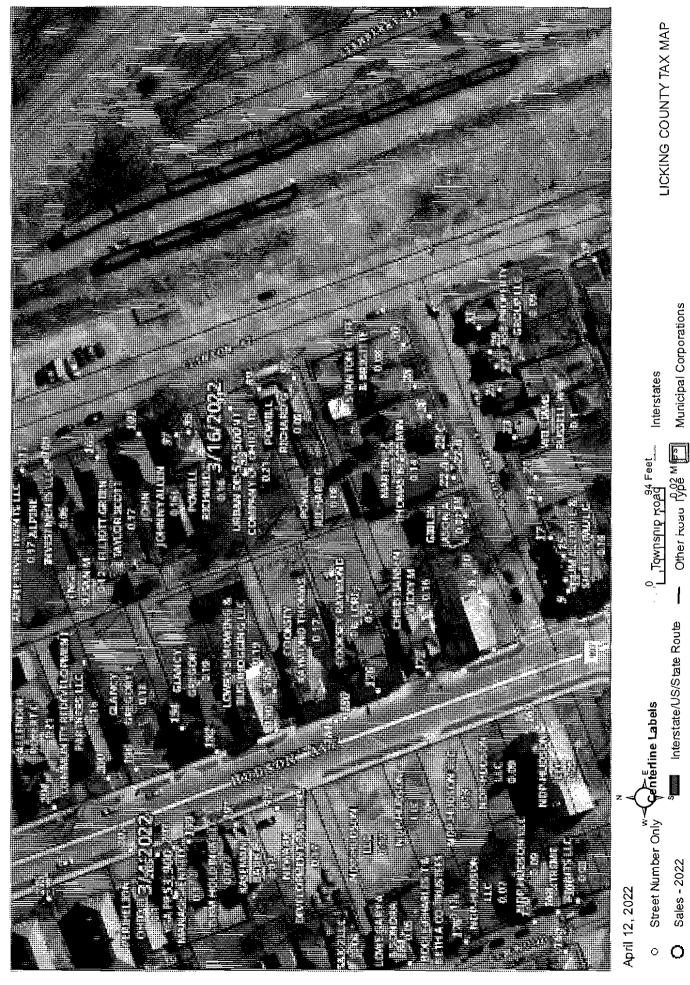
220 ft

55

89 E

30 1 in = 100 ft

On Trac Property Map



Jurisdictional Townships

Licking County Auditor GIS

Driveway

County Road

Owner Name & Acres

Private Gym/Rec Building for:

MFY LLC - Mike Yount 1000 Brice Street Newark, Ohio 43055

DESIGN ENGINEER:

Richard Mott 8736 Co Rd 38 Galion, Ohio 44833 Ph 419-520-8133 Fax 419-462-7815

DRAWING INDEX:

COVER PAGE - Project Description & Vicinity Map

- (N-1) Notes
- (S-1) Floor Plan
- (S-2) Cross section
- (S-3) Framing Elevations (S-4) — Framing Elevations
- (S-5) Elevations
- (S-6) Elevations
- (S-7) Details



APPROX. PROJECT LOCATION

-	HIXWOOD
	19 FREE ROAD SHILOH, OH 44878
	(419) 895-0040 (419) 895-0090 fax WWW.HOWOOD.COM PROPRETARY Let On NOTICE: Building In Propriating in Propriating thromation and in the profit of the Control of the Con
	WHEN EASING IS EVERY FOR SOME COPYRING FOLL

CONTRACTOR

PROJECT MIKE YOUNT 1000 BRICE STREET NEWARK, OHIO 43055

EVISIONS	DATE	BY

CALE 4"=1'-0" ATE 12/2019

C

DEC INFORMATION APPLICABLE CODE : Dhio Building Code , 2017 Edition A-3 - PRIVATE GYM II VB-CONDUSTIBLE 108'-0, 40'-0' 40'-0, 30'-0' 18'-0, 8'-0' 21'-3' LENGTH EAVE HEIGHT - h - AREA FIRST FLOOR -5520 SF ROOF SLOPE 4 on 12 , 18435 Deg. NOTE : THE PROPOSED BUILDING IS INTENDED FOR SPORTS TRAINING AND RECREATION. DESIGN DCCUPANCY : FIRST FLOOR STRUCTURAL LEADS / PARAMETERS ROOF LEADS Roof Live / Snow Lood Roof Dead Load Ground Snow Load Snow Exposure Factor Inportance Factor +22.5 PSF +15.0 PSF +/-10 PSF +/-10 PSF -19.5 PSF -13.5 PSF +10.0/-16.0 +10.0/-24.0 +10.0/-36.5 Setunic Design Data
Importance Factor
Selaric Use Group
Spectral Resp. Accel. Ss
51 Site Class Spectral Resp. Coef. SDS Seismic Design Category Seismic Force Resisting System A 13 LIGHT FRAMED VALLS VITH SHEET STEEL PANELS. 15 Kps Design Base Shear Response Hodification Foctor R Analysis Procedure 6.5 Equivalent Lateral Force Procedure Floor Load First Floor 2000 PSF To be Verified by Gener Sol Bearing Capacity CAST-N-FLACE CONCRETE

1. Concrete work shall conform to the following specifications by The American Councels healthe (ACD,

A. Thatiship Code Registerateria for Structural Concrete" (ACI 318-65),

B. That Weather Concrete(" (ACI 30081-60),

C. Todd Weather Concrete(" (ACI 30081-60),

C. Todd Weather Concrete(" (ACI 30081-60),

C. Todd Weather Concrete(" (ACI 30081-60),

A laboration and enhalt actives to the following:

A. Portland Commit ASTIM CRO, type 1.

A. Appropriate ASTIM CRO, type 1.

A. Appropriate ASTIM CRO, type 18, engineered polypropriate Review.

Review. C. Aggregation ARTM CSS, mathrum aggregations also is one horth.

C. Peter rathrotomismic ARTM CRISI. hype 18, replaced polyproplane

B. C. Peter rathrotomismic ARTM CRISI.

E. C. Peter last replaced process of the control of the c 13. Welded were later's (WHYP) ASTM ANS, fall sheets, not role.

13. The ASTM ANS, project 40.

14. Concrete work shall be seculated according to the following.

14. Substant laterances and survivor introductions with ACSTM This of class, for concrete expressed to view, and class C for other concrete surfaces.

15. Profession and the service and placed and steet throwing the survivor and place surfaces.

15. Accurately position, support, and secure relationsement.

15. Rehitroring bars shall ap 46 ber dismeters all spices in concrete units of characters order.

26. Provides content bars to realth all confirmous rehitroring in concrete and reserver. and mecony.

3. Rehtorong ber hooks shall be ACI standard.

4. WAF shall have ends topped one full mesh, and shall extend onto Rishforcing ber hoots shall be ACI steinderd.
 WWE stall have each specific one till metel, and shall extend onto apporting stall, have each specific one till metel.
 Chair booke.
 Choir booke.

CESERVAL MOTION
All robus do not processerly apply due to different requirements on each project. This pion is intended to reduce only the situational design of this building. The contractor shall review all applicable local, select and leadars building codes perior to the select of contraction to enames building conference. Howood, is not responsible for fromesion pertaining to this project if not shown on chastings or missed below. Pleakers to the prain with the select all contractions of the select and the s

WOOD.

1 Cannet Requirements
A Birushani sood premises and connections shall be of sulficient above
A Birushani sood premised design loads althout according the aboundable
design values specified in "The Mallinal Design specification for
Wood Connectional To Dodg. 2006 edition, nation in "Experiment" by the
American Forcet and Paper Association (AFHFA).

** Mood watershare such for load according purposes shall have the gin ment of a Linber gracing agency certified by the American Lienber Bernderich Committee.

2. Heavy Trichers

A Brouchrail sold sean tenbers shall be designed, febricated and halaided in accordance with the MDB by AFFA, and with the "Desided for Timber Conselvation (AFFO).

Theber Conselvation (AFFO).

Betwicher glass inerhaled not wood timbers shall conform with the "Desided for the experiment of the Conselvation (AFFO).

Betwicher glass inerhaled not wood timbers shall conform with the "American historian shadness and the shall be a D. Post farms headers shall be throughn continuous beares with all rusifies by headers contraloping so that the bulk plaints or each ply do not occur at the seem post.

E. Liechanizatig kinhalad columns shall conform with ANSI/ADAE EP 600.

Engineered Wood.

A Wood Brouthard Fanels

I. All panels, including plyrocod, oriented shrand board (C680), and composite panels, that meet har requirements of volumery product standard PR 1 and risal be listratible of single-prines, that meet har requirements of volumery product standard PR 1 and risal be listratible of single-prines insidemark of APA - the Engineering Wood Association (APA-Rise).

2. Prysocol, G681 and composite parties may be used therechangeably, unless

6. All penies with broad standards on principle or the application.

9. A planels with broad standards on situagith sale perspendicular to support, and confluxuos scrose less or more spens.

8. Invoke one seight hinch specing set of penies and adupte for expension.

8. Invoke one seight hinch specing set of penies and and adupte for expension.

8. Orrowland Composite Lumber (CCL).

9. Orrowland Composite Lumber (CCL).

1. All CCL, members including incrinated veneer Lumber (LML), persists ethand further than 1. All CCL, members including incrinated veneer Lumber (LML), persists ethand further (LML) and confirm to ASTM DOS60.

1. Wood 1-bible shall conform to ASTM DOS60.

1. All seld Piells of commoded Wood Trusses It heals as shown on this plans and according to the manufacturar's recommendations.
Preliatricistad Components.

A listed Plate Components (Word Trusses)

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National Desting Blanchard for Melate Plate Componed Wood Truss Constructor' by the Truss Plate Install-ENTR1.

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Differentian Lumbur comply with PS 20-94 for any lumbur species, graded visually or Differentian Lumbur comply with PS 20-94 for any lumbur species, graded visually or Chimerican Carrier and PRECAST CONCRETE

1 Precast concrete members shall be designed and constructed according to ACI 384-06, and shall conform to the following:

A Superior foundation statio Design for the uniform, distributed and concentrated looks shown on this pian using 5000 pel relationsed occurries. Install according to manufacture's instructions to ensure shrubural theory's and proper performances. Before, before the station of the performance of the station of the THERLOCKING AND DRAFTSTOFFING PERLICORNO AND PRAFFEROPTING

Werfool Probleching

A. Shall be Installed at the ceiling the between poets for all buildings

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MARCHEY

1. Concrete meacury units (CMMI) and brick their conform to the following specifications

A. Budding Code Requiremental/specifications for Meacony Structures*

(T188-0405-650 by the Meacony Society (TMD).

9. Taking Code Requirements for Concrete Meacony Structures*

(ACI 0500-650 by the Meacony Society (TMD).

10. ATMIC COD for CALIM.

2. ATMIC COD for CALIM.

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3. Exist and have a minimum compressive strength (TWD of 1500 pci.

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6. Protocolal joint relationsement shall conform to ASTMI ADS and the following.

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8. Protoc preferencement of site and specific selections of the chamings. Vertical relationsment shall conform to ARTM ARTS, grade 60 and the slotely A Proude performant of the and spectry as included on the deneings. 8. Place performent in center of wait or as indicated on the drawings with a mitratus tention to epitics of the ber diserviers. Or following with bottom at intervals of 200 ber diserviers. C. Croud at other hardy bers, unless noted otherwises. Provide special shapes as required for thinks, comment, such, control joids, beaters, bonding and other special conditions. BILARG ON GRADE (JABO OF RANCE)

A. Floor table shall be planed to a class 'A' tolerance, that is, having a maximum amplitude of V8' in 10 feet in any direction. All floor stable shall be screeded, fosted and sheel in created to a smooth derea and plane surface.

B. All stable on grade shall consist of a minimum of 4" fick: concrete sall preference shift 5: 8" or VI the welded wire meeth on 4" of crushed stone. Maximum elamp of concrete shall be 3". Maximum size of crushed stone shall be T. C. Control joints for state on grade shall be provided such that the area of the Mab does not exceed 200 square feet between joints. Control joint penels shall be rectarquiar in shape and shall not exceed a length to sidth rate of 15. EAST-MACEK.

1 Req./tements
1. Req./tements
A Provide a construction grade extending ten feet beyond building extentor reals.
D. Exceebs for foundations to subgrade servations regardless of character of installal and observations encountered, unless observed.
O. Perform exceedings work in completions with applicable req./tements of subcritice having jurisdiction. authorities having Juridedion.

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CP, GM, SM, PM, and GM hive of rock or growel larger than is to holes
in any character, debris, weeks, invase materials, vegetation, or other
deleterious matter.

B. Unsaltectory sed: ASTM D2MIV united sol classification groups GC,

SQ, ML, MA, CL, CH, CL, CH, and FT.

C. Bocklill and IB: saltelectory sol materials. ut outside and the sablebolary solf malaries.

2 Execution

2 Execution

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5 Execution

6 Executio D8597.

C. Bottom of exterior footings shall be a minimum of 90 inches below finished grade, and the lop of inferior footings shall be eight inches below finished floor. METAL CLADONO

1. Steel siding and roofing parvels shall be febriosized from 20 gaps, grade 8. (60 Jpd insuran quality steel conforming to ASTM A-446 sith hot dipped galvarized coaling conforming to ASTM A605 or with an alumbur-sho along coaling conforming to ASTM A705 (sals) product only).

2. Alumburs siding and roofing parsels shall be labricated from normal 00% brokes tick, 90% along/108 terms, 1/this shreeping shall shall shall shall shall conforming to ASTM 2-200.

2. Alumburs siding and roofing parsels shall be labricated from normal 00% to ASTM 2-200.

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3. ASTM 2-200.

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4. Plantings shall be surphished in maximum 10% largets.

6. Plantings shall be surphished in maximum 10% largets.

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A Mode Steep early Min AMID ARIO with a relations yaid strength. continuity to the secretary control to the Construction by the American halfship of the Communican (AUCA), and shall conform to the bioloxy.

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B. Channels, andees plakes, here and misceleratous connection makerial.

ARTH ARS with a minimum yield strength of 80,000 pall unless otherwise noted.

D. Dirtuctural Malton, ARTH ARD0, grade B, with a minimum yield strength of 40,000 pall.

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PROJECT

MIKE YOUNT 1000 BRICE STREET NEWARK, OHIO 43055

REVISIONS

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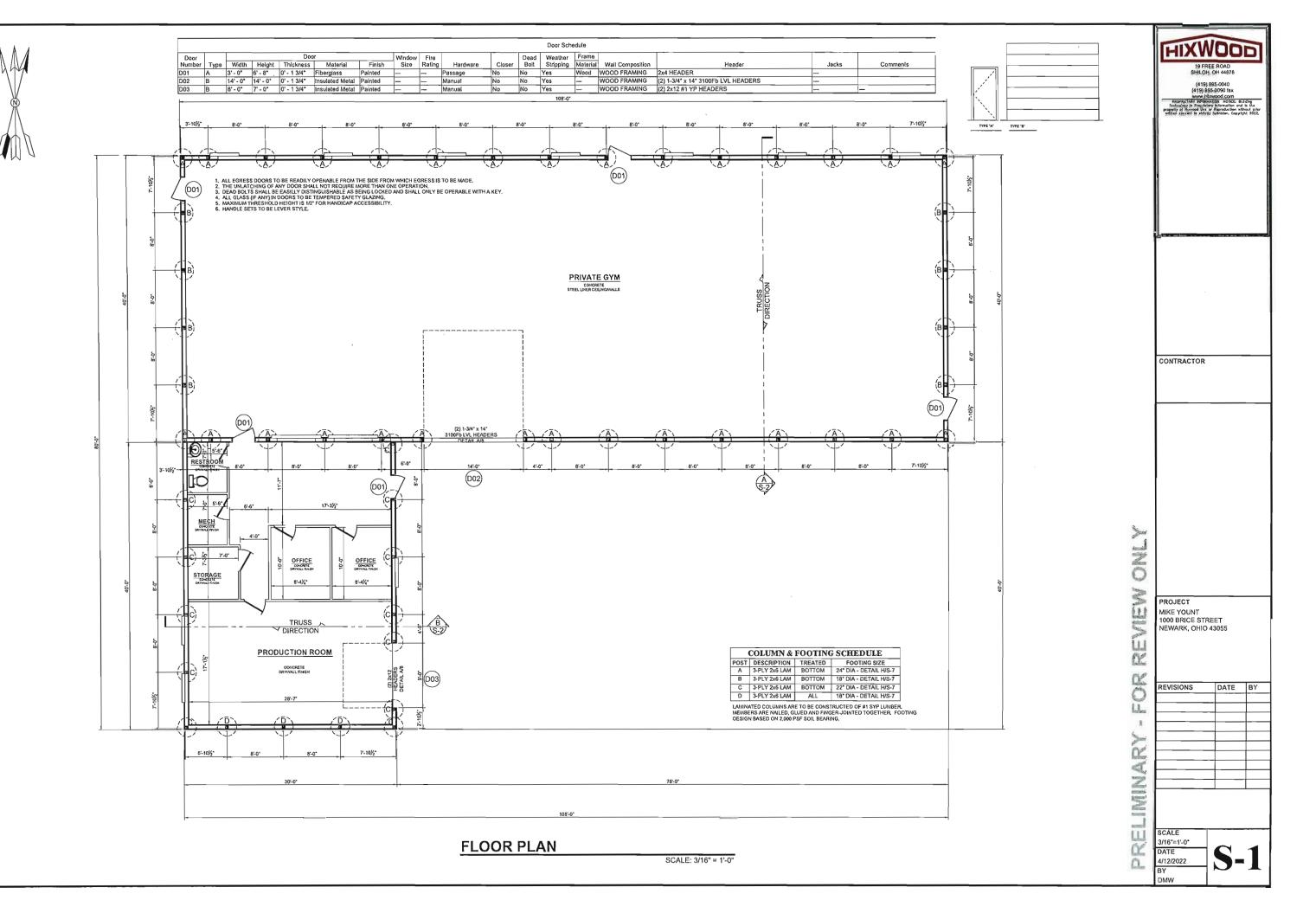
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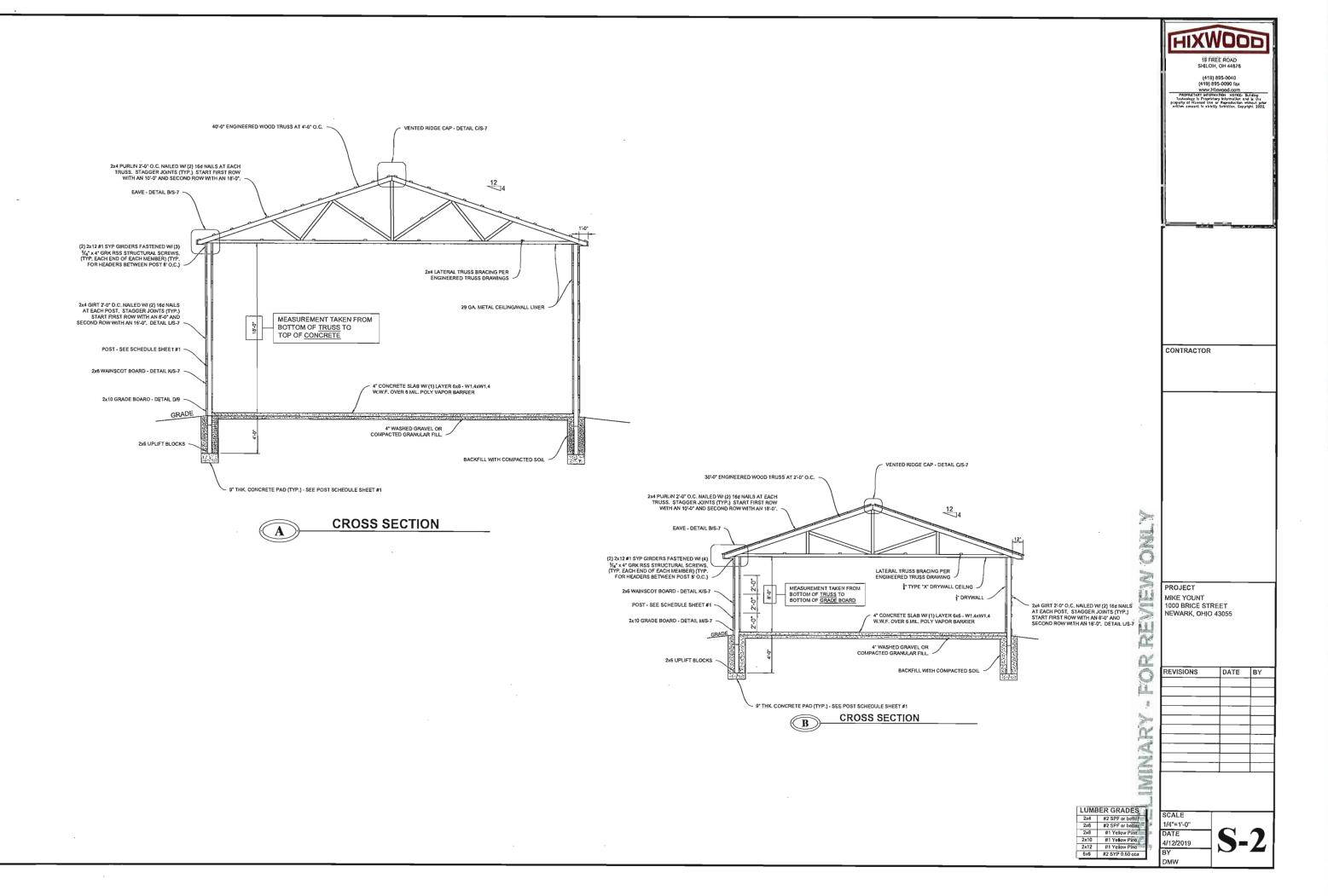
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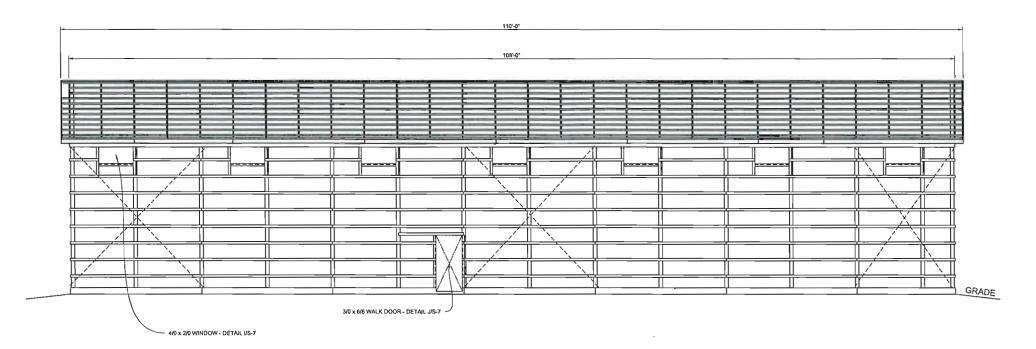
SCALE 3/16"=1'-0" DATE 4/12/2022



DATE BY

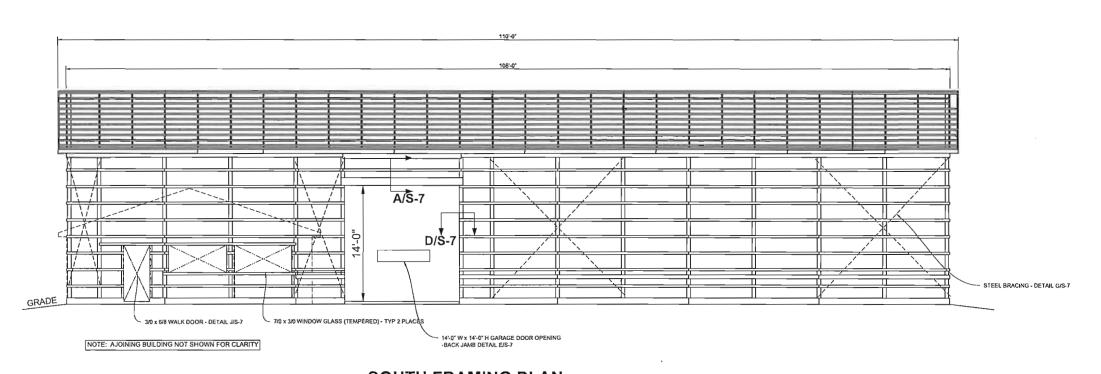






NORTH FRAMING PLAN

SCALE: 3/16" = 1'-0



SOUTH FRAMING PLAN

SCALE: 3/16" = 1'-0"

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ľ	19 FREE ROAD
L	SHILOH, OH 44878

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(419) 895-0090 fax
www.Hinwood.com
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PROJECT
MIKE YOUNT
1000 BRICE STREET
NEWARK, OHIO 43055

REVIEW ONLY

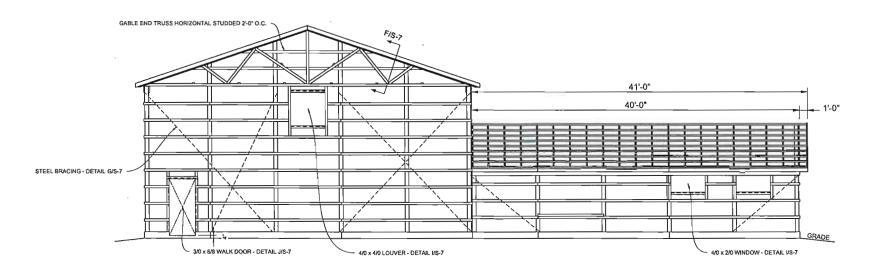
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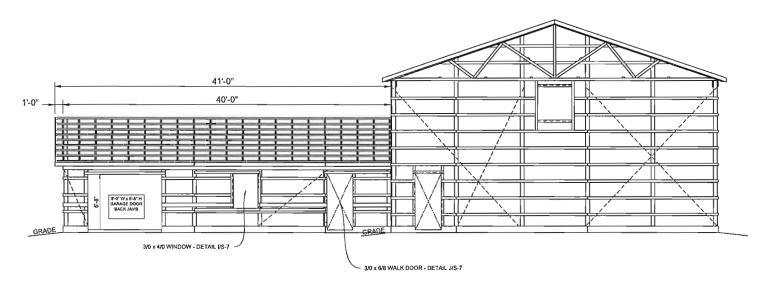
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S-3



WEST FRAMING PLAN

SCALE: 3/16" = 1'-0"



WEST FRAMING PLAN

SCALE: 3/16" = 1'-0"

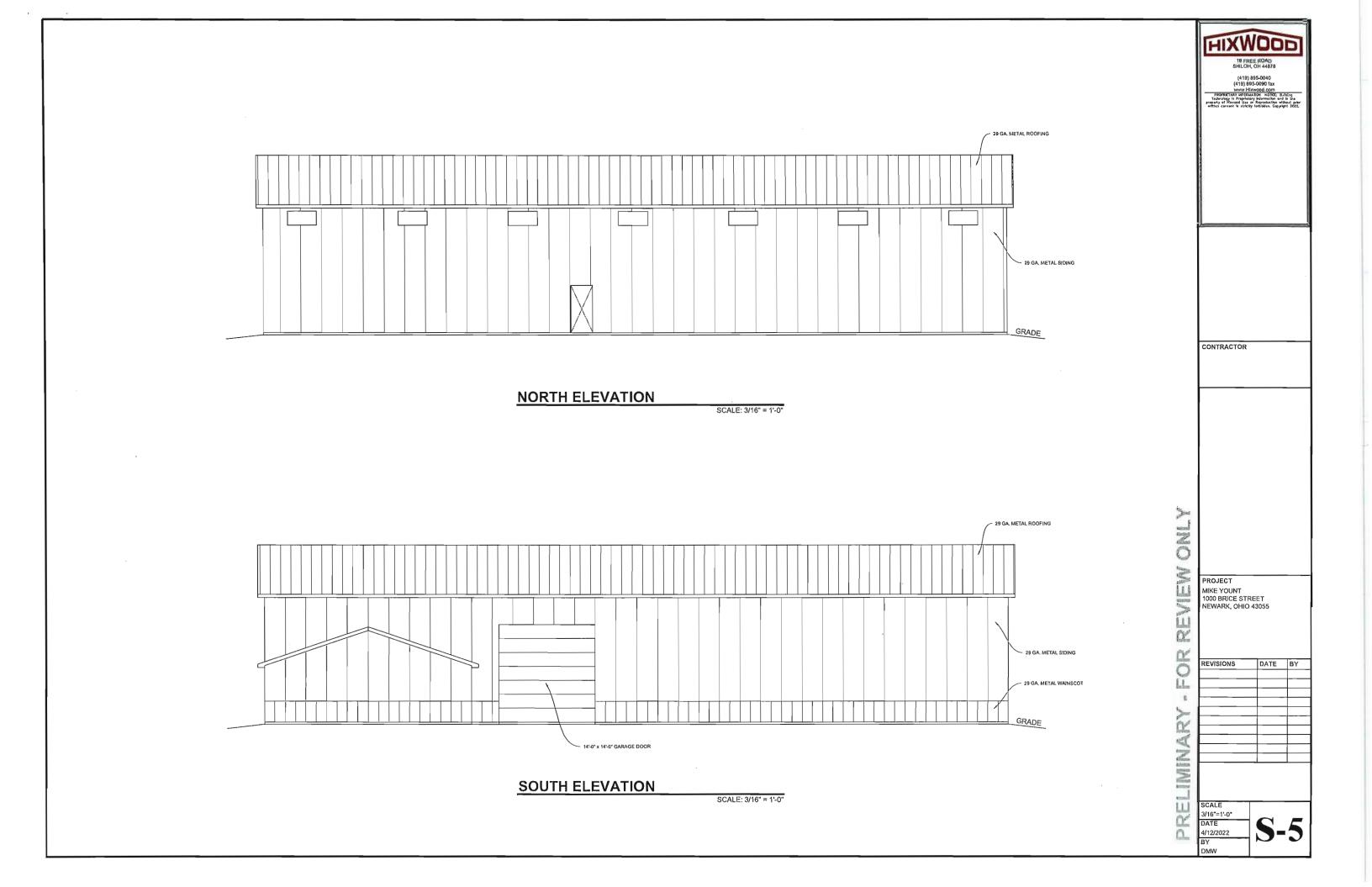
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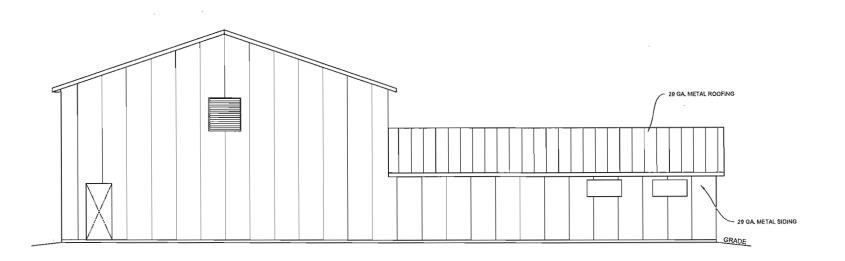
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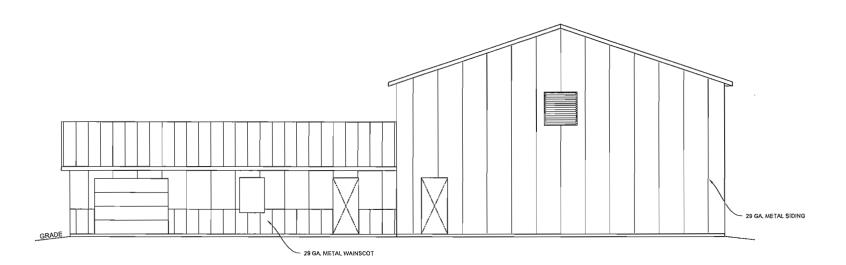
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WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

19 FREE ROAD
SHILOH, OH 44878

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(419) 895-0090 fax
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PROJECT MIKE YOUNT 1000 BRICE STREET NEWARK, OHIO 43055

FOR REVIEW ONLY

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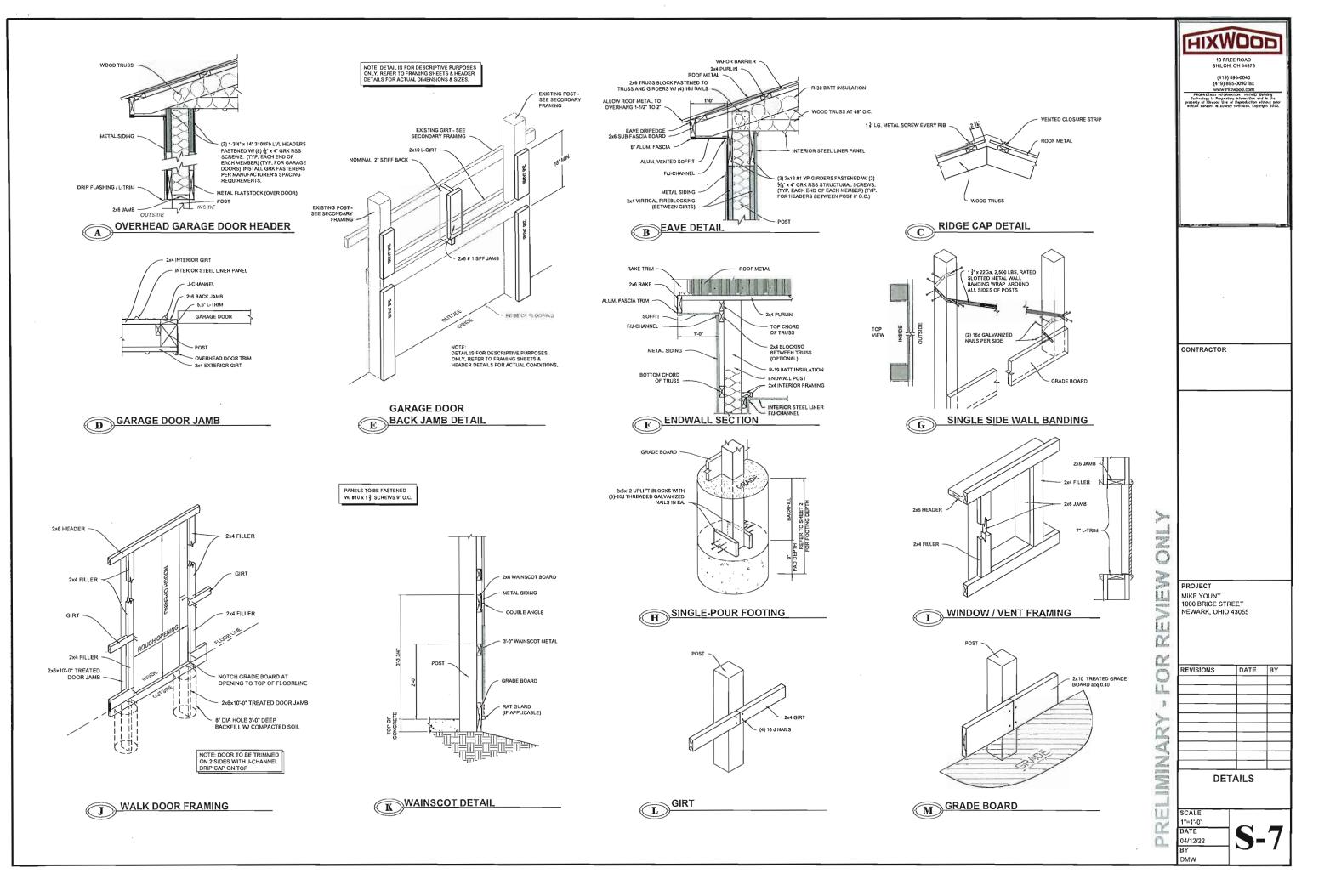
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REVISIONS DATE BY

SCALE 3/16"=1'-0" DATE 4/12/2022

6"=1'-0" TE 2/2022

S-6



JULY 12, 2022 PLANNING COMMISSION MEETING

Application:

1. PC FILE 2022-24: SITE PLAN FOR NEW COMMERCIAL BUILDING FOR PRIVATE GYM-RECREATION, 1000 BRICE STREET

Staff Report & Recommendations:

Overview:

The applicant intends to build a 5520 SF new building at the rear of the existing building, to be used as a private gym / recreation facility.

The Site Plan Review Committee submitted comments on 7/7/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division stated that "Proper Fire Department Access needs to be provided since the furthest point of the building is beyond 150' from the road. Separation distances of buildings on the same lot could be a problem depending on the construction types and distances in the Ohio Building Code. The required distance would be a Building Code question." The designer should review those requirements before construction plan submittals.

The building designer shall contact Bruce Gossett, Newark Fire Dept., to arrange a meeting to discuss the issues related to the OFC.

C. Height Restrictions:

There are no height restrictions in the GC District.

D. Lot Area & Setbacks:

Parcel is approximately 43,560 S.F. +/-, with 27% building coverage, which meets the lot area requirements of 35% maximum coverage.

E. Off-Street Parking & Loading:

Code requires 5 parking spaces for the new development on this site, and no new spaces are specifically proposed. Recognizing the current use for the proposed building as a private gym, a plan shall be submitted to delineate 5 future parking spaces, as a future use would require this area.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed for this item.

H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this structure.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No comments on these items.

K. Engineering / Utilities:

No new utilities are shown for this structure, however there is a restroom facility shown on the plans. A plan shall be submitted for approval detailing the water and sanitary sewer facilities required for this construction.

There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval, to ensure no adverse impacts to the adjacent properties.

L. Other Standards/Regulations

No other comments at this time.

Recommendations:

Staff recommends approval of this site plan at this time, <u>contingent upon the</u> resolution of the issues listed:

- 1. Fire Dept comment regarding OBC, OFC sections listed are addressed.
- 2. Water and Sanitary Sewer service plans are submitted and approved.
- 3. Future parking space plan submitted and approved.
- 4. Stormwater construction plans are submitted and approved. Compliance with



City's Stormwater Management requirements, to ensure runoff water does not adversely impact adjacent properties.

5. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:	
Approved As Submitted	
Approved As Noted, With Contingencies	
Denied	
Planning Director Date	

ENGINEER: CESO, INC. 2800 CORPORATE EXCHANGE DR, SUITE 400 COLUMBUS, OH 43231 PHONE: (614) 942-3017 CONTACT: JEFF LONCHOR EMAIL: LONCHOR@CESOINC.COM

CURB & GUTTER INLET

12" CPP SE =847.99 (OUT)

JAY GANESH, LLC

PID: 054-246942-00.001

INST. NO. 200507130021272

GRAPHIC SCALE (IN FEET)

1 in. = 20 ft.

OVERHEAD LINES

ELECTRIC x3

TELEPHONE x2

CABLE x2

UTILITY/LIGHT POLE

AEP#XXXXX x3 DROPS

CURB & GUTTER INLET -

12" CPP NW=847.13 (IN)

12" CPP SE=845.78 (OUT)

TC=850.05

CATCH BASIN

12" CPP NW=844.853 (IN) -

12" CPP NE=846.28 (IN)

12" CPP SE=843.36 (OUT)

TC=849.20

BURIED -

BM 2 MAGFOUND IN -

BASE=854.06'

TOP OF LIGHTPOLE

SANITARY SEWER —

(PER PLAN)

FIBER OPTIC

IN VICINITY

6' WOOD PLANK & -WOOD POST FENCE

6' WOOD PLANK & — WOOD POST FENCE

5/8" REBAR -

W/CAP FND.

ILLEGIBLE

ARCHITECT:
DESIGN COLLECTIVE 151 E NATIONWIDE BLVD COLUMBUS, OH 43215 PHONE: (614) 454-2880 CONTACT: GREG BILLS EMAIL: GBILLS@DCOLLECTIVE .COM

- EX. CITY BBQ PYLON SIGN

BASE=855.79'

BM 1 MAGFOUND IN

TOP OF LIGHTPOLE

 $\frac{\text{CONSTRUCTION MANAGER:}}{\text{CITY BBQ}}$ 5168 BLAZER PARKWAY **DUBLIN, OH 43017**

PHONE: (614) 593-6455

W CHURCH STREET

PID: 054-246786-00.001 INST. NO. 201603240005612

1 STY. BLOCK / BRICK

RESTAURANT

1195 W. CHURCH

STREET

3,061 SQ. FT.

HEIGHT±19.6'

ROPOSED ADDITIO

N = 749593.54' E = 1983341.90'

- CATCH BASIN

12" CPP SE =848.10 (OUT)

CATCH BASIN

12" CPP N=847.84 (IN)

12" CPP SW=847.78 (OUT)

W/CAP FND.

"SANDS

DECKER"

(ON GRAVEL

NO FOUNDATION)

THE OHIO STATE ARCHAEOLOGICAL AND HISTORICAL SOCIETY

PID: 054-054-186802-00.000

D.B. 304, PG. 498

PARCEL 2

RACOON CREEK

OUTLET=840.93

TC=851.73

*── N = 749376.*91′

CONCRETE

← 6'x8" METAL \

DUMPSTER PAD

. E = 1983|362.59'

CHURCH ST. DUCHESS, LLC

PID: 054-246786-00.000 INST. NO. 201602030002106

TC=851.76

CONTACT: JÉFFREY OLESKI

CITY OF NEWARK, LICKING COUNTY, OHIO SITE IMPROVEMENTS

CITY BARBEQUE

1195 WEST CHURCH STREET NEWARK, OHIO 43055

SITE LEGEND

PROPOSED

EXISTING FEATURES LEGEND:

BACK OF CURB

EDGE OF BUILDING

EDGE OF CONCRETE

CONCRETE CURB

PAVEMENT/WALK

BUILDING ADDITION

LIMITS OF DISTURBANCE

——— PROPERTY BOUNDARY

— — — — — — EDGE OF OVERHANG

----x -----x FENCE LINE

— — — 1150 — — — MAJOR CONTOUR — — — 1153 — — MINOR CONTOUR

— STM — STORM SEWER

— SAN ————— SANITARY SEWER

— UGT — UNDERGROUND FIBEROPTIC

OVERHEAD UTILITY LINES

CURB & GUTTER INLET

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

CATCH BASIN

BOLLARD

COLUMN

LIGHT POLE

UTILITY / LIGHT POLE

ELECTRIC TRANSFORMER

ELECTRIC METER

GAS METER

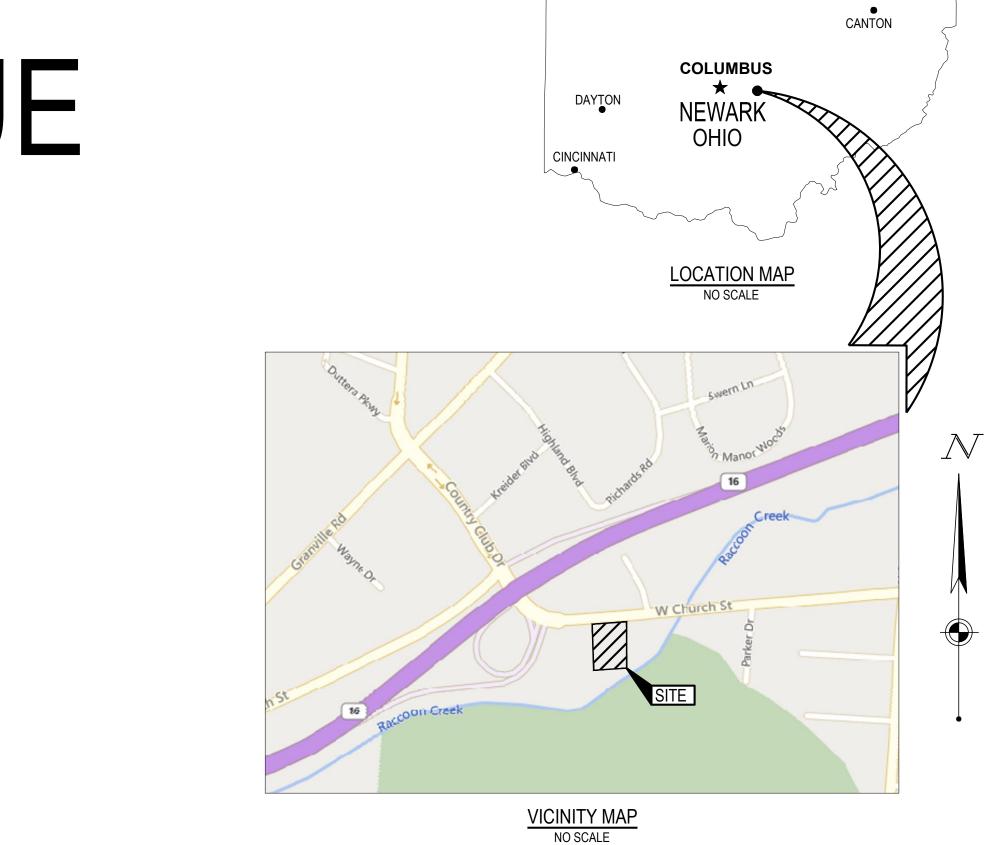
GAS VALVE

BENCHMARK

PARKING COUNT

MAG NAIL FOUND

5/8" REBAR FOUND W/CAP





CLEVELAND

PROPERTY DATA:

PARCEL OWNER: HOOSIER QUE II, LLC PARCEL ID: 054-246786-00.001 1195 WEST CHURCH ST ADDRESS: NEWARK, OH 43055

PROPERTY AREA: 0.68 ACRES

ZONING: GB - GENERAL INTENSITY BUSINESS DISTRICT

PROPOSED USE: RESTAURANT WITH DRIVE-THRU. EXPANDING EXISTING CITY BARBEQUE RESTAURANT AND ADDING DRIVE-THRU

FEATURES.

1 SPACE PER 100 SF OF FLOOR AREA

ZONE X - AREA OF MINIMAL FLOOD HAZARD

REQUIRED <u>PROPOSED</u> **BUILDING SETBACKS** FRONTAGE ALONG STREET: MAXIMUM BUILDING HEIGHT: 3,567 SF BUILDING AREA: PARKING: TOTAL PARKING SPACES: ADA PARKING SPACES:

EX. AREA = 3,061 SF, PROPOSED ADDITION = 506 SF (3,061 SF + 506 SF) / 100 SF = 35.67 = 36 SPACES

2,542 SF PROPOSED DEVELOPMENT AREA:

*PARKING CALCULATION:

FLOODPLAIN DESIGNATION:

FURIY-EIGHI (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE

Ohio Utili	ties	Prote	ection	Se T	rvice
befor	e y	ou	di	9	
FORTY-FIGHT (48)	HOURS	BEFORE	DIGGING	IS TO	COMMENCE

NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

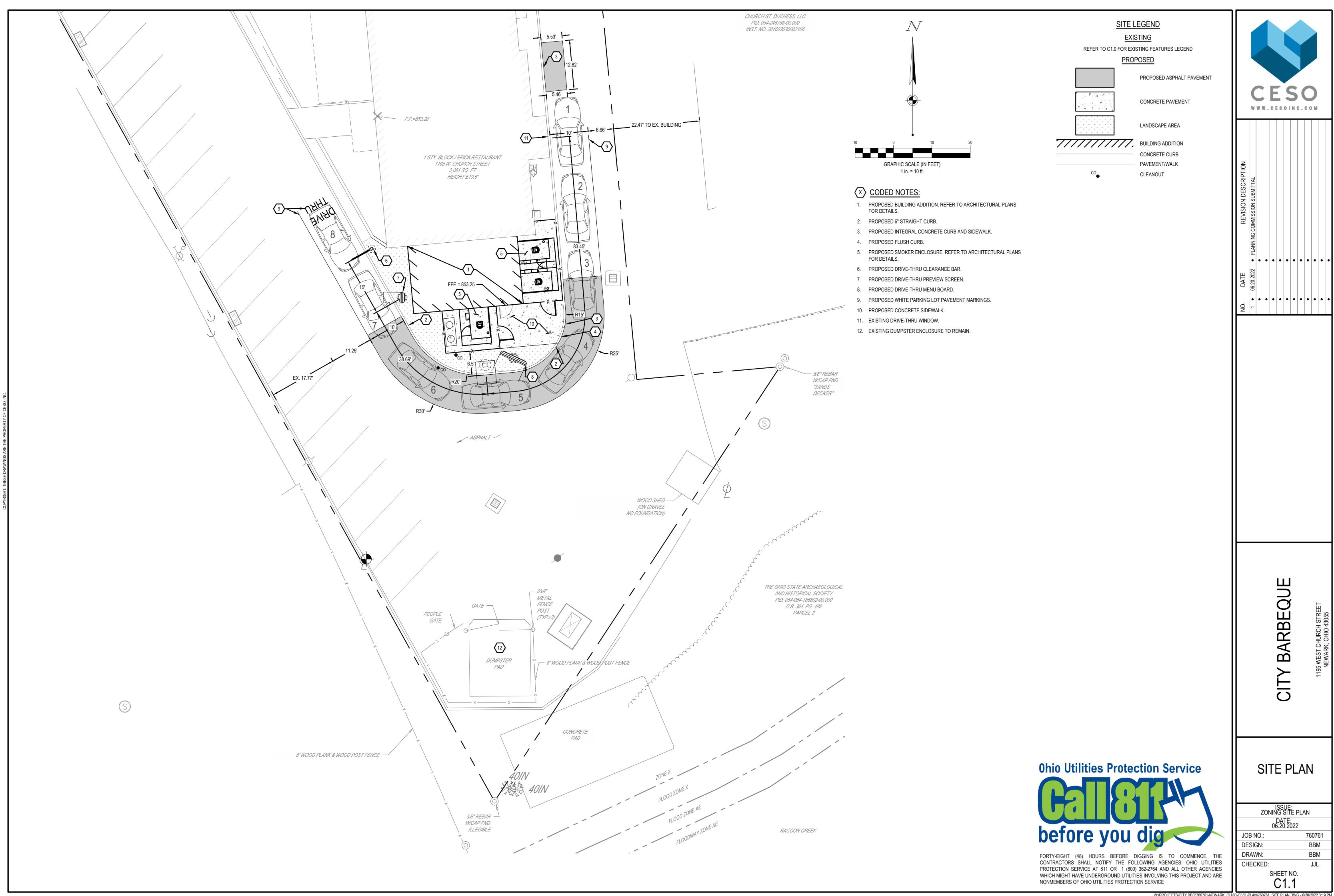
ISSUE: ZONING SITE PLAN JOB NO.: 760761 DESIGN:

OVERALL SITE

RB

CHECKED: SHEET NO.

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JULY 12, 2022 PLANNING COMMISSION MEETING

Application:

1. PC FILE 2022-27: SITE PLAN FOR BUILDING ADDITION AND SMOKER ENCLOSURE AT CITY BARBEQUE, 1195 WEST CHURCH STREET

Staff Report & Recommendations:

Overview:

The applicant intends to build a 506 SF building addition and smoker enclosures at the rear of the existing building.

The Site Plan Review Committee submitted comments on 7/7/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Business District (GB); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division and Fire Division have no issues with the proposed structures.

C. Height Restrictions:

There are no height restrictions in the GB District.

D. Lot Area & Setbacks:

Parcel is approximately 29,621 S.F. +/-, with 12% building coverage, which meets the lot area requirements of 35% maximum coverage.

E. Off-Street Parking & Loading:

Code requires 36 parking spaces for the entire development on this site, and no new spaces are specifically proposed, and no spaces are lost due to the addition.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed for this item.

H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this structure.

I. Site Signage:

No additional signage has been submitted with the proposal, however a new menu board is shown, which will require a separate sign permit from Zoning.

J. Traffic Control / Street / Right-of-Way Issues:

No comments on these items.

K. Engineering / Utilities:

No new utilities are proposed for this structure. There is no impact to the stormwater runoff, as the existing site has impervious surface, which is being replaced by roof area.

L. Other Standards/Regulations

No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends approval of the Site Plan for this structure.

If approved by Planning Commission, the zoning certificate will be granted.

Planning Commission Action of	on Recommendation:
Approved As Submitted	
Approved As Noted, With	Contingencies
Denied	
Planning Director	Date