

**PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 11, 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 JANUARY 14, 2025 PLANNING COMMISSION MEETING**

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

- 3. Site Plan Review for PC-25-04 – Site Plan Review for proposed Equipment Garage building for Moundbuilders Country Club, 2250 Horns Hill Road**

Owner: Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055

Applicant: Tom Harvey
Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055
tharvey@hopetimber.com

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

- 4. Site Plan Review for PC-25-06 – Site Plan Review for New Equipment Wash Bay Building for LRC Group 2 LLC, 171 Riverside Drive**

Owner: LRC Group 2 LLC
171 Riverside Dr
Newark, OH 43055
contact@univeracompany.com

Applicant: Northpoint Ohio Architecture
19 North 4th Street
Newark, OH 43055
Phil Claggett – phil@northpointohio.com

Engineer: Willis Engineering & Surveying
12512 West Bank Dr
Millersport, OH 43046
Todd Willis – todd.willis@willisengineer.com

5. PC 25-09 - Dedication Deed for Roadway for Heath-Newark-Licking County Port Authority

Owner: Heath-Newark-Licking County Port Authority
851 Irving Wick Drive W
Heath, OH 43056
John Vermaaten – jvermaaten@hnlcpa.com
Rick Platt – rplatt@hnlcpa.com

Engineer: ADR & Associates
88 West Church St
Newark, OH 43055
Brian Wood – bwood@adrinnovation.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

6. Reappointing Mark Mauter to the Community Reinvestment Area Housing Council (CRAHC). This three-year term commenced on January 1, 2025 and will expire on December 31, 2027.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 11, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 18, 2025, 4:30 P.M.



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

FEBRUARY 11, 2025 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 25-04: SITE PLAN FOR EQUIPMENT GARAGE BUILDING, MOUNDBUILDERS COUNTRY CLUB, 2250 HORNS HILL ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to build a new 4992 SF building, instead of converting 2 smaller garages into a larger 7,250 SF new building as previously submitted, to accommodate the new change in ownership.

The Site Plan Review Committee submitted comments on 2/6/2025 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, 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 Planned Unit Development District (PUD), reviewed as a General Commercial use; 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 Divisions have no issues with the proposed structure.

C. Height Restrictions:

There are no height restrictions in the PUD – GC District.

D. Lot Area & Setbacks:

Parcel is approximately 163.34 acres +/-, with 0.33% building coverage (23,280 sf), which meets the lot setback and area requirements of 25% maximum coverage.

E. Off-Street Parking & Loading:

No additional parking is required for this building, we find the existing parking as acceptable.



CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT

- 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 due to this addition.
- 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 water and sanitary sewer service lines are proposed; any additional service is to be extended from the existing internal building plumbing.

There has not been a stormwater management plan submitted, and the increase in impervious area with this addition is not considerable.
- 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 on Recommendation:

- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director

Date



Post Frame Buildings

12149 Gower Road, Glenford, OH 43739

(740) 659-1480 (740) 659-1481 (Fax)

www.grabersoakflooring.com

Hardwood Flooring ● Pole Building Packages ● Building Materials ● Generators and Power Equipment ● Kitchen Cabinets ● Countertops ● Vinyl Siding ● Custom Wood Trim ● 40 Year, Standing Seam, G-Rib and Corrugated Metal

December 18, 2024

48' x 104' x 10' Pole Building Package Estimate Quote # 17676

Details:

Vented Ridge

12" Roof Overhang on Eave Sides with Vented Steel Soffit

12" Roof Overhang on Gable Ends with Solid Steel Soffit

4/12 Pitch Roof

4' O.C. Trusses

Footers Not Included***

3-ply 2x6 Laminated Post 50yr Warranty, 8' o.c.

2x12 Top Headers, Double Plated

(2) Rows 2x6 T&G Ground Contact Grade Boards

24" O.C. 2X4 Nail Girths on sides

24" O.C. 2x4 Perlins on Roof

#1 40yr 29 Gauge G-Rib Metal Roofing

#1 40yr 29 Gauge G-Rib Metal Siding

Drip Stop Vapor Barrier under Metal Roof

(4) Garage Door, Insulated Metal Back, CHI Model 2283, 10' x 8'

(2) 36" Steel Entry Door 4-way U Swing, With Lock Set

(1) Uplift Anchors, Wall Braces, Hurricane Ties, and GRK Fasteners included for code

(1) Architectural Drawings for S1 Commercial Storage Building

Job Name: Tom Harvey

Phone: 740-404-1189

Email: tharvey@hopetimber.com

Location: Newark OH (Licking County-Commercial)

Materials \$43,562.04 Tax not included.

Delivered price if Semi Truck accessible!

Labor to Install \$21,000.00 Approx price. Site unseen.

Grabers Oak Flooring is Not a Contractor.

Contractors: TBD.

Customer is to Pay Contractors Directly on Completion.

Total Installed Building \$64,562.04

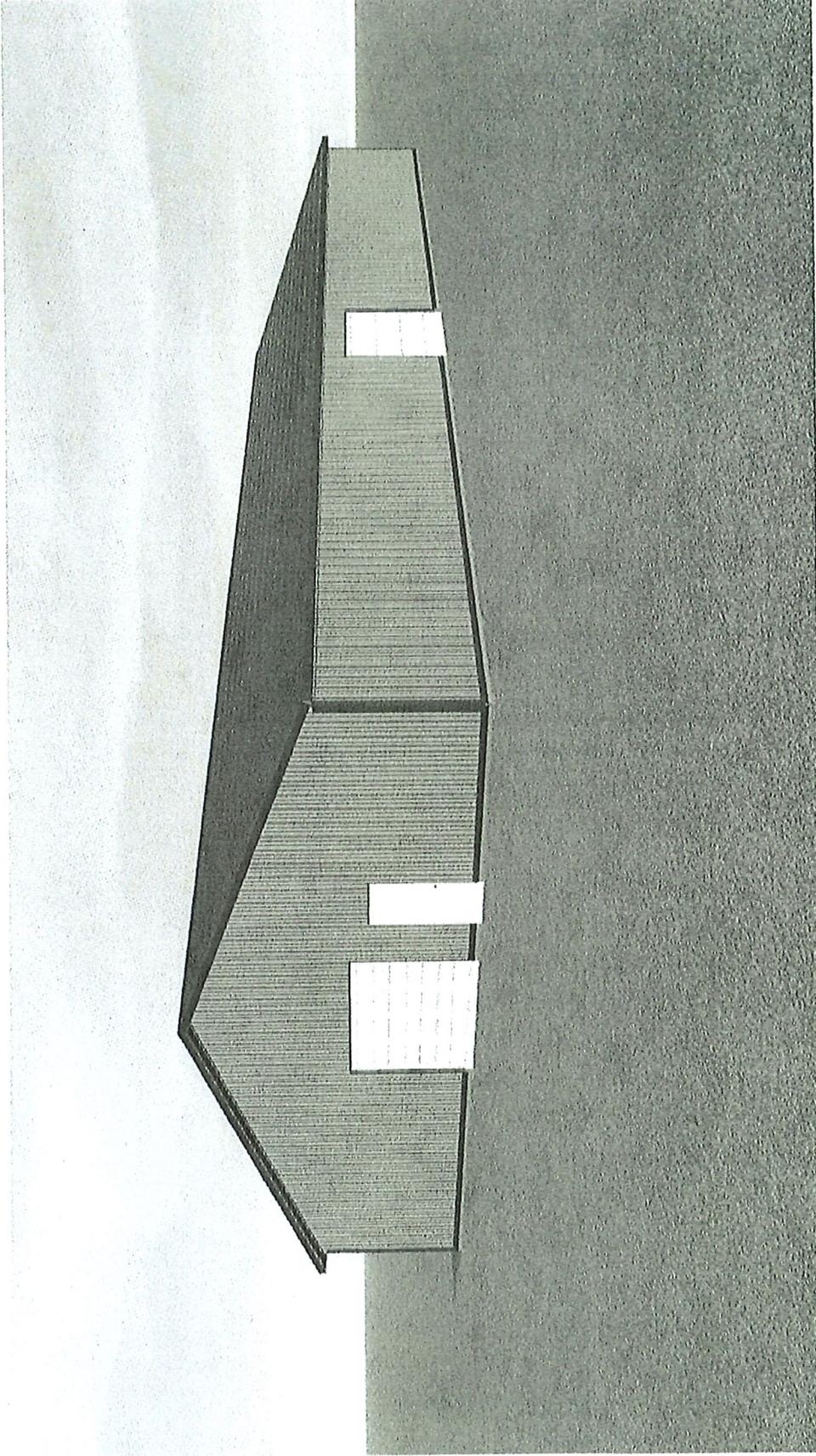
This is an estimate on the materials and labor named therein, is subject to the following conditions:

- 1. Payment terms:** a) Upon acceptance of estimate, full payment for cost of materials is required. A contract cannot be issued and work cannot be scheduled without a signed contract and payment received for materials. b) Customer is to pay building contractor for labor charges at completion of project. c) Additional payment is required if customer listed on this estimate changes the scope of work after creation of invoice. d) Graber's Oak Flooring and Pole Buildings does

- not offer financing. e) This estimate is valid for 30 days after date on estimate.
2. **Building Use:** a) This building and the materials are not designed for any specific use. b) Graber's Oak Flooring and Pole Buildings is not responsible for obtaining building permits (See pricing and refund policy)
 3. **Pricing and Refund Policy:** a) Prices are subject to change without prior notice depending on final drawings and specific code requirements b) Fixed pricing requires customer's signature on quote and accepted subsequent invoice. c) Graber's Oak Flooring and Pole Buildings is not responsible for clerical errors. d) All listed items are subject to cost increase from manufacturer. e) All metals are custom order and not refundable. All other items are subject to a restocking fee and additional items may not be returnable and refundable (please speak to your sales person for details on certain items). f) This estimate is terminated after 30 days of date on estimate and a subsequent invoice and contract is terminated if payment for materials is not received upon acceptance of said estimate and contract.
 4. **Delivery –** a) Free delivery for complete pole building packages requires that a tractor trailer can access the job site b) Additional delivery costs depend on size of building package and distance from manufacturer c) Materials delivery, project start and completion dates are subject to availability of items on this estimate and subsequent invoice and are subject to change due to weather conditions, mechanical and equipment availability and conditions, and any and all unforeseen circumstances that could affect the same.
 5. **Contractor Responsibility**** - Graber's Oak Flooring and Pole Buildings is not responsible for damages above and beyond the scope of materials described in this estimate. Graber's Oak Flooring and Pole Buildings is not a contractor, nor concrete provider, and is therefore not responsible for actions or negligence of building contractors, drivers, delivery vehicles, concrete providers, utility providers, excavators, and/or any and all service providers providing services for these materials in this estimate which may lead to a contract. Graber's can coordinate contractor services and arrange for services for this package but does not accept payment for services provided – only materials. Labor estimates are approximate prices based on historical data and a perfect building site that requires no preparation. Because Graber's cannot predict building needs at your site, a firm and final labor cost can only be provided by the actual builder once they have visited your job site and made proper determination in coordination with the customer. Concrete estimates are for reference purposes only – all concrete work must be coordinated directly with the builder. The customer reserves the right to make contractor/builder/provider arrangements outside of the scope of this estimate but must notify Graber's upon acceptance of said contract for materials and/or services.
 6. **Other –** Gutters, plumbing, electrical, excavating, site preparation (but not limited to) are not included in this estimate. Please speak to your sales representative for recommendations if you need any of these services.

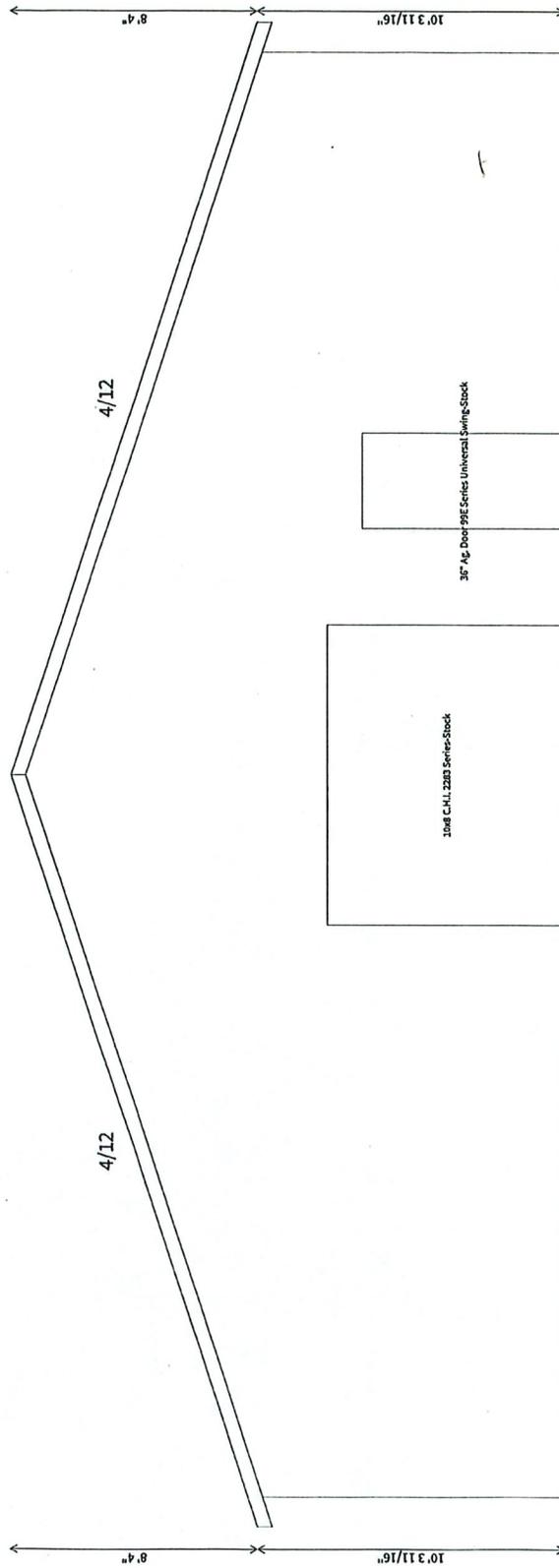


3d View for Tom Harvey



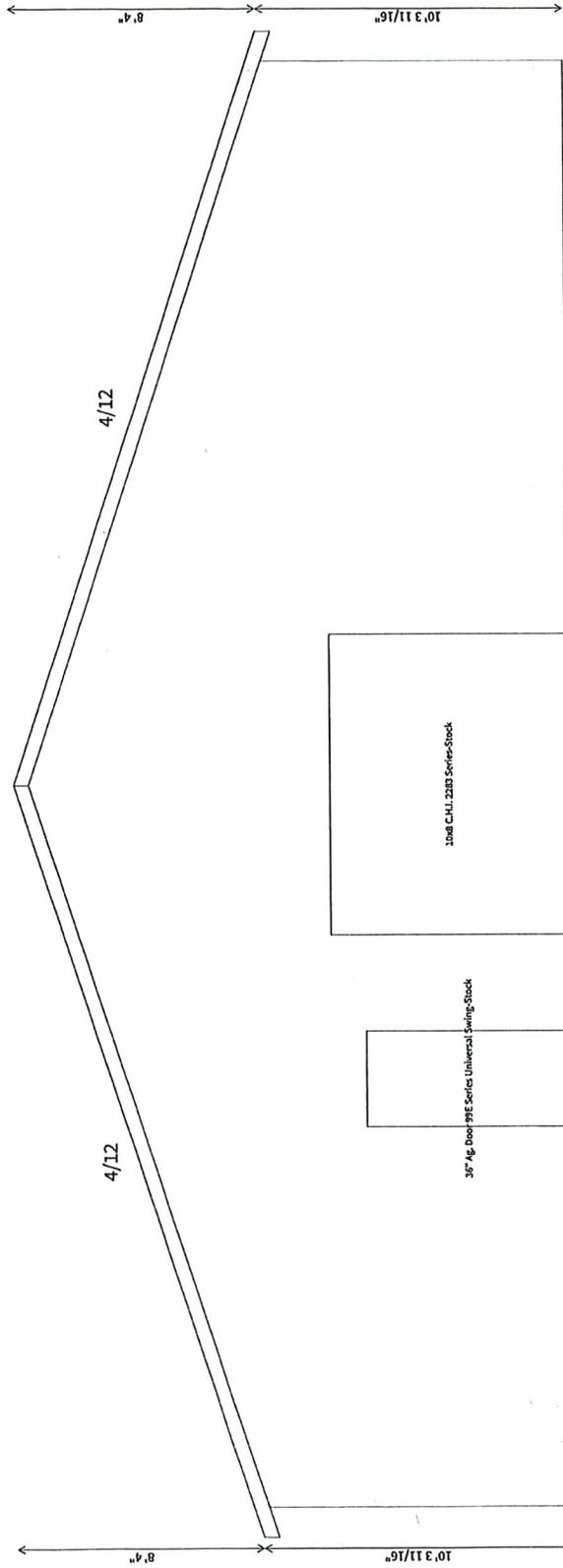
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Time: 11:05 AM

Front Elevation



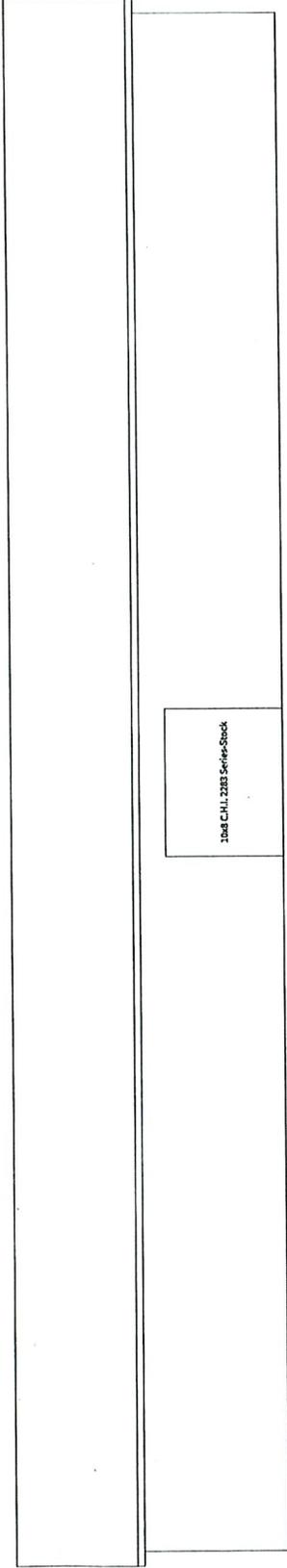
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Back Elevation



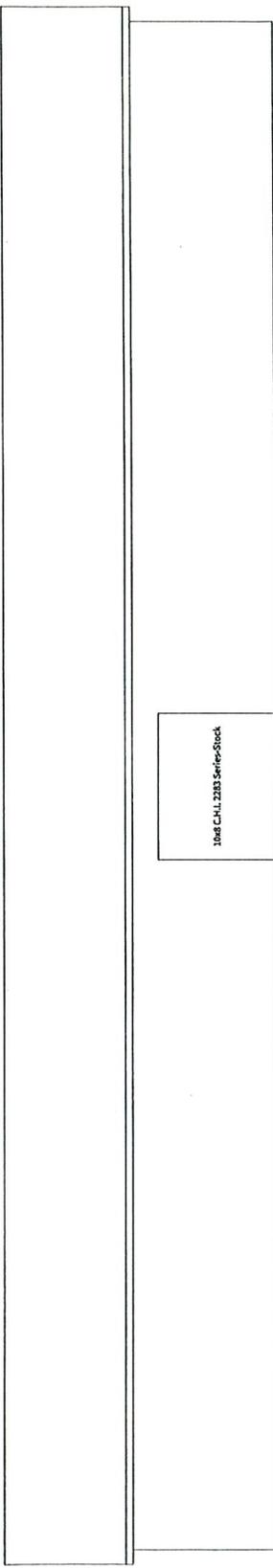
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Time: 11:05 AM

Left Elevation



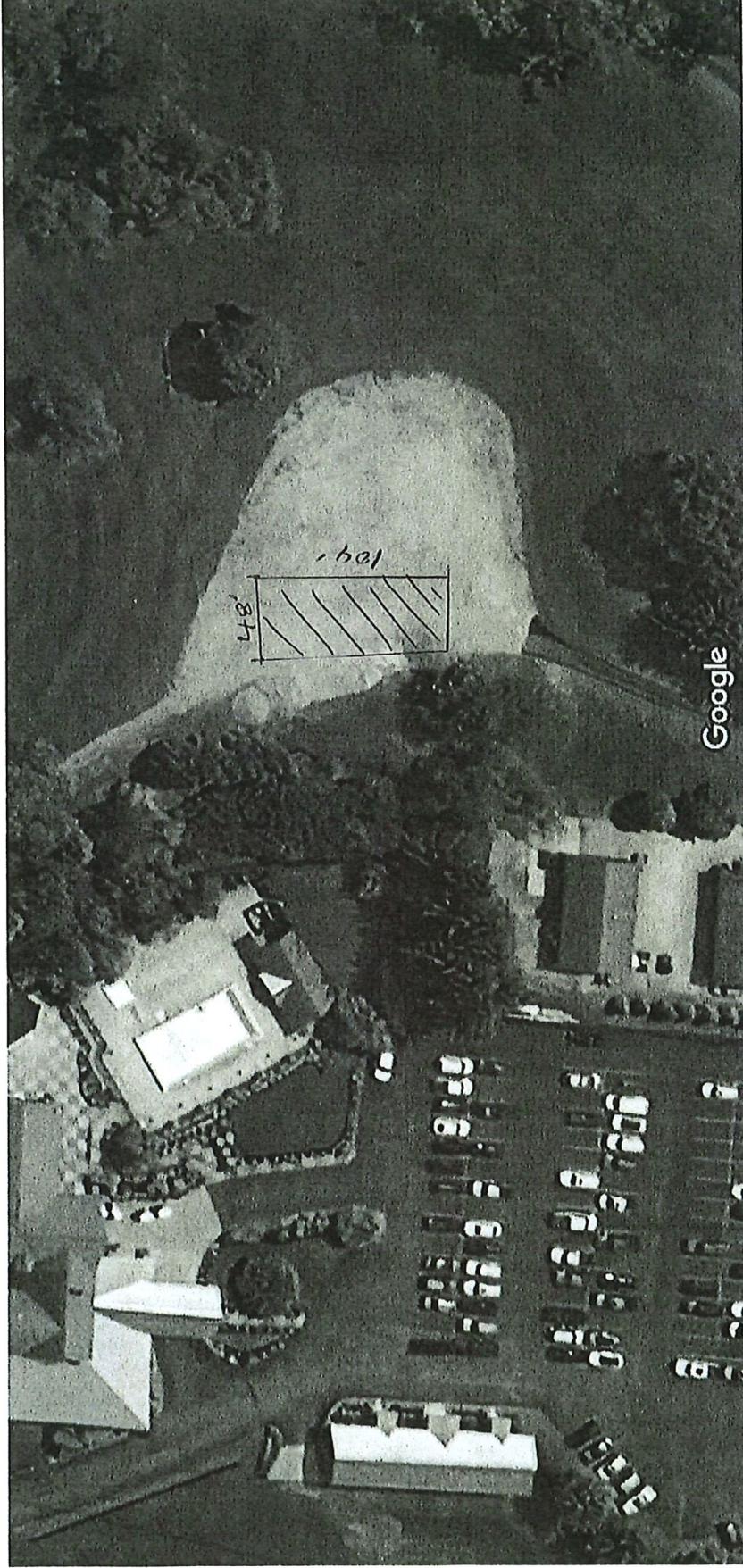
Job: Tom Harvey
Date: 12/18/2024
Time: 11:05 AM

Right Elevation



100 CH 1.203 Series-Stock

Google Maps



Imagery ©2025 Airbus, Map data ©2025 20 ft

48' x 104' Post Frame Storage Building
ON COMPACTED GRAVEL LOT.



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

FEBRUARY 11, 2025 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 25-06: SITE PLAN FOR NEW EQUIPMENT WASH BAY BUILDING FOR LRC GROUP 2 LLC, 171 RIVERSIDE DRIVE***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 1,200 S.F. building, east of the existing buildings on this site.

The Site Plan Review Committee submitted comments on 2/6/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director	Adam Bernard, Utilities Engineer
Brandon Metzger, Fire Chief	Lindsey Brighton, Stormwater Utility
Aaron Holman, NFD	Nick Shultz, Street and Traffic Engineer
Erik McKee, Police Chief	Don Hiltner, Senior Engineer
Craig Riley, Deputy Police Chief	Brian Morehead, City Engineer
Brandon Fox, Water Administrator	George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Industrial District (GI); the proposed use is a permitted use.

Floodplain - The building site is located in the 1% Annual Chance (100 year) floodplain area, and a Floodplain Development Permit and associated requirements will need to be submitted for review.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has not submitted any review comments at this time. Any additional comments / requirements will be provided at the PC meeting.

C. Height Restrictions:

There are height restrictions in the GI District, and this proposal meets the requirements.

D. Lot Area & Setbacks:

Parcel is approximately 331,492 S.F. +/-, with 6.5% building coverage, which meets the lot area requirements.

E. Off-Street Parking & Loading:

Based on the proposed building area, 1 additional parking space is required. The plan submitted shows no specific spaces, but has a large gravel area surrounding the proposed building, which we feel is sufficient to meet this requirement.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The existing site is legal non-conforming with regard to the landscape requirements, as there is no landscaping on this site. The landscaping on the site will not change



CITY OF NEWARK
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as a result of this proposal, and we do not feel that any changes are needed due to this addition.

- H. Public & Private Roadways – Access Management:
No changes to the driveway approaches are shown.
- I. Site Signage:
No additional signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues:
No other comments at this time.
- K. Engineering / Utilities:
Water and sanitary service line design for this site has been submitted for review. Engineering will follow up for compliance prior to construction. Because the site will have no change to the impervious area, no stormwater changes are expected. There are no concerns regarding providing services to this property.
- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this development, provided the following issues are addressed:

1. Resolution of Fire Dept comments and requirements, if any.
2. Submittal of Floodplain Development permit and requirements.
3. Construction plan approval for sanitary sewer, water and stormwater designs.
4. Compliance with City’s Stormwater Management requirements, including post-construction.

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

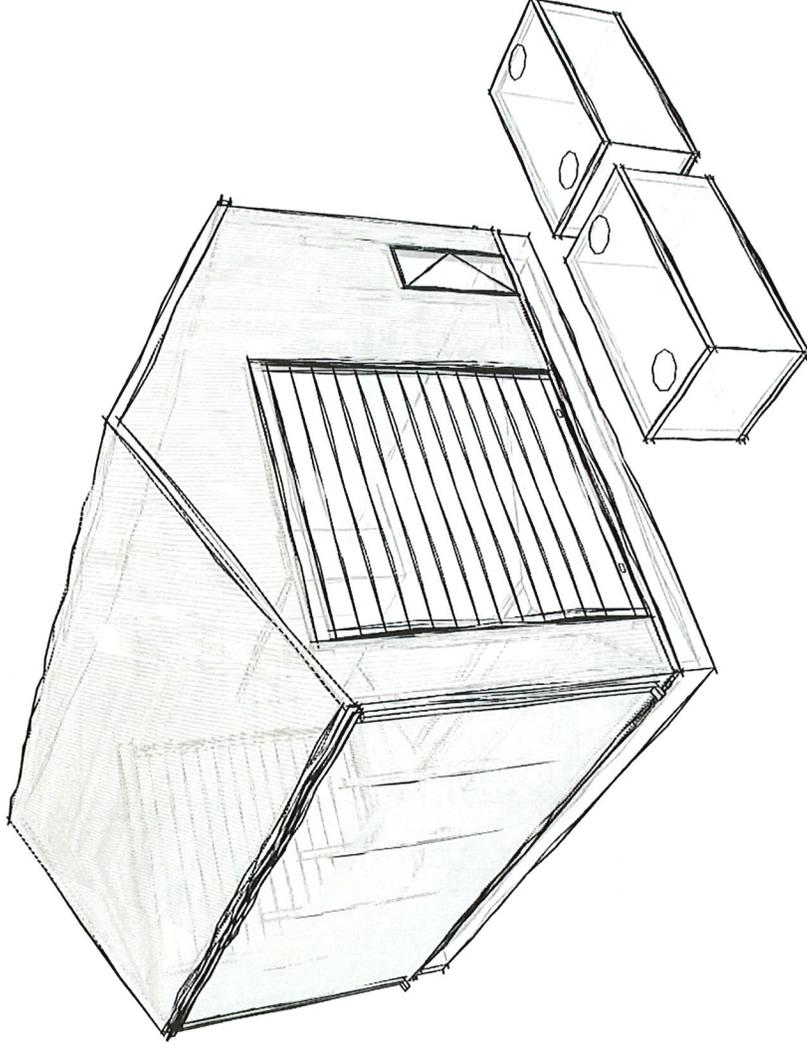
Planning Director

Date

Wash Bay

Cold Climate

General Layout for Pricing
2024_0617



Architectural Drawing Set

Drawing List - Wash Bay

Sheet Number Sheet Name

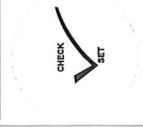
- ARCHITECTURE
- A000 COVER SHEET
- A001 GENERAL ARCHITECTURAL INFORMATION
- A002 FLOOR PLAN AND BUILDING ELEVATIONS
- A003 BUILDING SECTIONS & DETAILS



ARCHITECTURE
15750 Main St.
Suite 100
Dallas, TX 75244

Architectural + Design
EquipmentShare
15750 Main St.
Suite 100
Dallas, TX 75244

DATE: 06/17/2024
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]



COVER SHEET

A000



ARCHITECT
 EQUIPMENTSHARE
 5715 34th Ave. N.
 Minneapolis, MN 55412
 612.336.2222

PROJECT
 EQUIPMENTSHARE
 5715 34th Ave. N.
 Minneapolis, MN 55412

DATE
 08/11/2020

DESIGNED BY
 J. H. HARRIS

CHECKED BY
 J. H. HARRIS

DATE
 08/11/2020

SCALE
 1/8" = 1'-0"

PROJECT NO.
 2020-001

DATE
 08/11/2020

SCALE
 1/8" = 1'-0"

PROJECT NO.
 2020-001

DATE
 08/11/2020

SCALE
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DATE
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DATE
 08/11/2020

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PROJECT NO.
 2020-001

SHEET KEYNOTE LEGEND

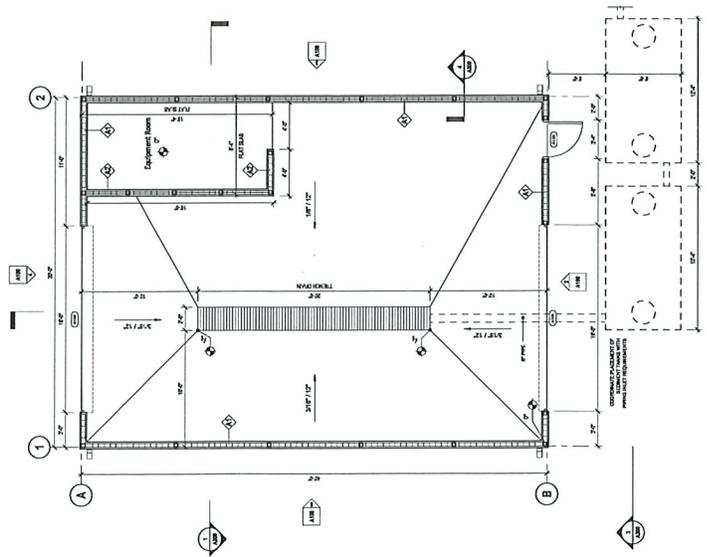
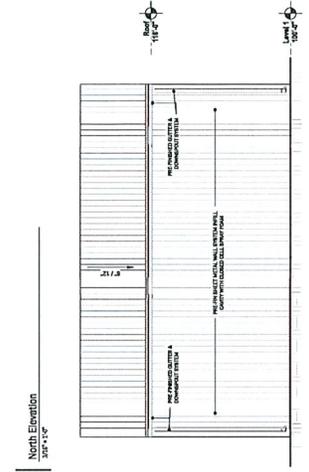
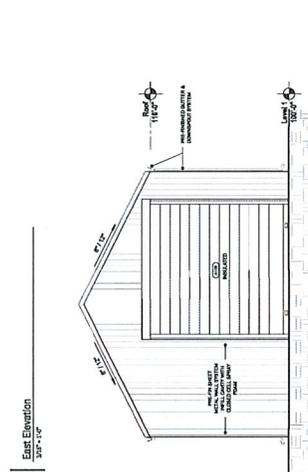
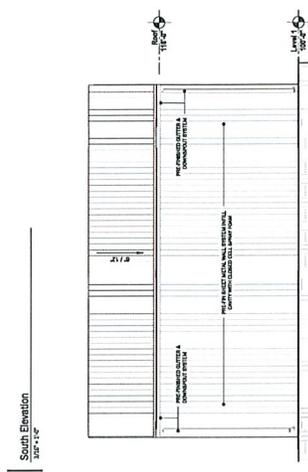
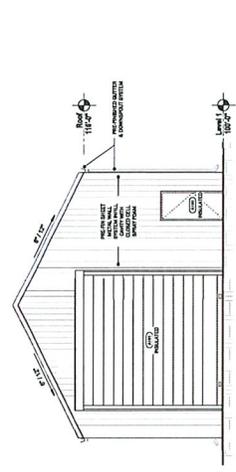
1 FLOOR PLAN
 1/8" = 1'-0"

2 SOUTH ELEVATION
 1/8" = 1'-0"

3 EAST ELEVATION
 1/8" = 1'-0"

4 NORTH ELEVATION
 1/8" = 1'-0"

5 WEST ELEVATION
 1/8" = 1'-0"



1 Floor Plan
 1/8" = 1'-0"

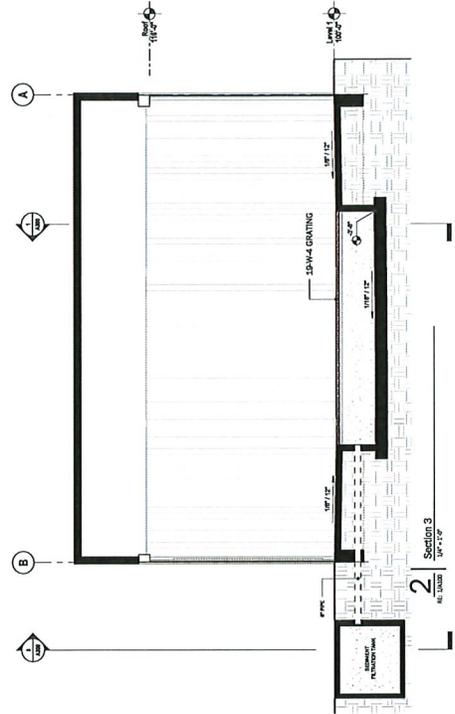
FLOOR PLAN BUILDING ELEVATIONS

A100

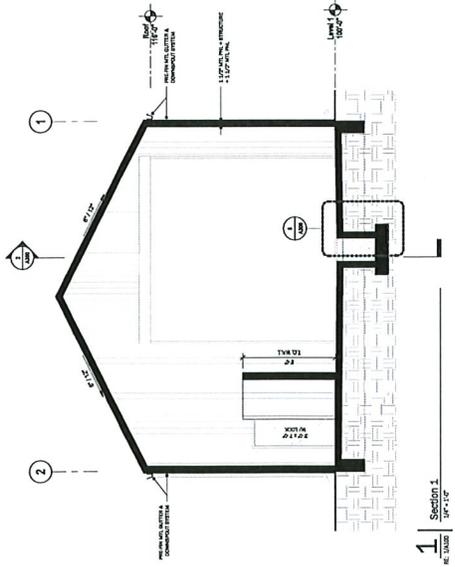


Architectural + Design
EquipmentShare
1710 15th Street NW
Washington, DC 20005
Tel: 202.462.1111
Fax: 202.462.1112

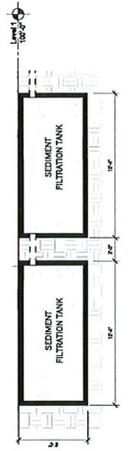
Architectural + Design
EquipmentShare
1710 15th Street NW
Washington, DC 20005
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Fax: 202.462.1112



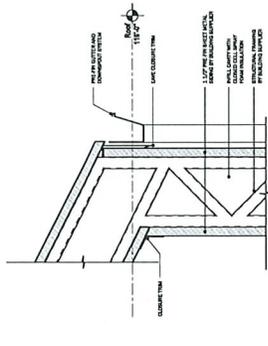
1 SECTION 1
1/4" = 1'-0"



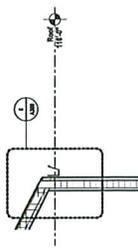
2 SECTION 2
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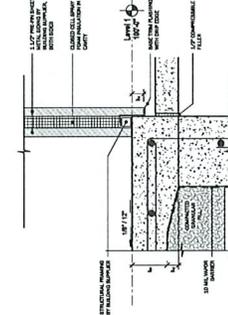
3 SECTION 3
1/4" = 1'-0"



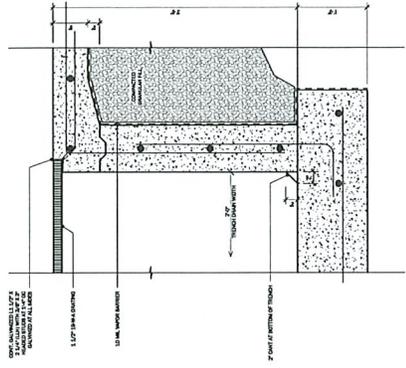
5 SECTION DETAIL - ROOF
1/2" = 1'-0"



4 WALL SECTION
1/4" = 1'-0"



7 SECTION DETAIL - SUB EDGE - WALL
1/2" = 1'-0"



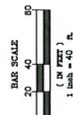
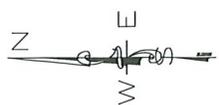
8 TRENCH DRAIN
1/2" = 1'-0"

For Construction

ADDENDUMS		
ADDENDUM NO.	ADDENDUM DATE	ISSUED BY

UNDERGROUND UTILITIES
 NO WORKING UTILITY
 BEFORE YOU DIG

 811 OR 800-4-A-DIG-2764
 (TOLL FREE)



REV. NO.	DESCRIPTION

DRAWN: LP, TW
 CHECKED: [blank]
 Job No. 24272

NEWARK, OHIO
CONSTRUCTION PLANS
 Project: 171 RIVERSIDE

Sheet Name: SITE PLAN
 WILLIS ENGINEERING & SURVEYING
 Date: 1/21/2025
 Scale: 1"=40' Horiz.



12513 West Bank Dr.
 Newark, OH 43055
 (614) 272-2000



City of Newark
Division of Engineering

MEMORANDUM

TO : NEWARK PLANNING COMMISSION

FROM: BRIAN R. MOREHEAD, CITY ENGINEER

DATE : 6 FEBRUARY 2025

RE: DEDICATION DEED of New Street Right-of-Way – STEMFlex Way

I have reviewed the dedication documents for the above right-of-way, located on the west side of Mt. Vernon Road, between North 21st Street and Myrtle Avenue. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

This dedication is a confirmation of the new street right-of-way that was developed as a result of improvements to the Heath-Newark-Licking County Port Authority site at 1401 Mt. Vernon Road. The proposed name for the new street is STEMFlex Way.

Due to the complexity of the real estate transaction between HNLCPA and the adjacent property owners, The Condominium at Northpointe Association and The Condominium at Northpointe Association, the decision was made by legal to dedicate the right-of-way by deed rather than by plat, which we normally see.

RECOMMENDATION

I recommend approval of this Dedication Deed. If approved by Planning Commission, I will prepare legislation for City Council to dedicate the right-of-way to public use. When legislation is passed by City Council, the Deed will be released for recording.

BRM

Cc: George Carter, Zoning Inspector
Zoning File PC-25-09
City Engineer

PROPOSED EASEMENT AREAS TO BE DEDICATED TO CITY OF NEWARK

QUARTER TOWNSHIP 1, RANGE 12,
UNITED STATES MILITARY LANDS, CITY OF NEWARK,
COUNTY OF LICKING, STATE OF OHIO

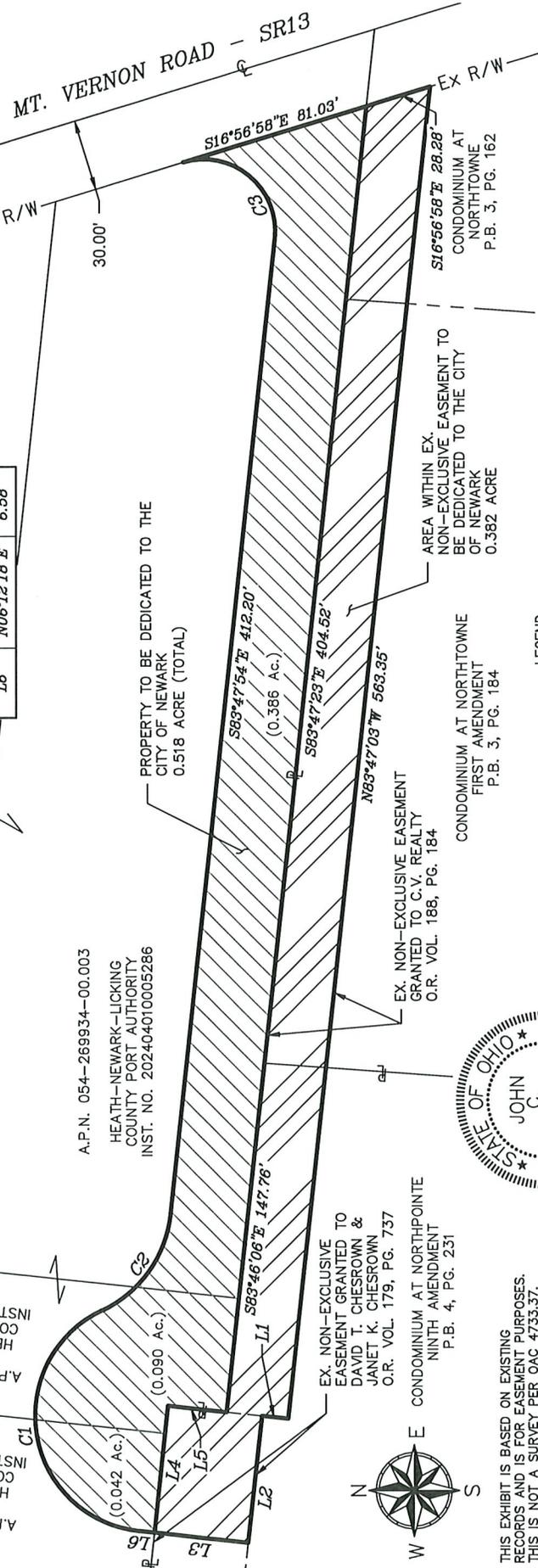
Line Table		
Line #	Direction	Length
L1	N06°05'50"E	11.00'
L2	N83°47'42"W	53.81'
L3	N06°12'18"E	40.00'
L4	N63°47'42"W	53.74'
L5	N06°05'50"E	25.00'
L6	N06°12'18"E	6.58'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	127.14'	49.00'	148°39'52"	N80°32'14"E	94.36'
C2	52.22'	51.00'	58°40'04"	S54°27'52"E	49.97'
C3	59.25'	30.00'	113°09'04"	N39°37'34"E	50.08'

A.P.N. 054-269934-00.162
HEATH-NEWARK-LICKING
COUNTY PORT AUTHORITY
INST. NO. 202404010005286

A.P.N. 054-269934-00.002
HEATH-NEWARK-LICKING
COUNTY PORT AUTHORITY
INST. NO. 202404010005287

A.P.N. 054-269934-00.003
HEATH-NEWARK-LICKING
COUNTY PORT AUTHORITY
INST. NO. 202404010005286



PROPERTY TO BE DEDICATED TO THE CITY OF NEWARK
0.518 ACRE (TOTAL)

AREA WITHIN EX. NON-EXCLUSIVE EASEMENT TO BE DEDICATED TO THE CITY OF NEWARK
0.382 ACRE

EX. NON-EXCLUSIVE EASEMENT GRANTED TO C.V. REALTY O.R. VOL. 188, PG. 184

CONDOMINIUM AT NORTHPOINTE FIRST AMENDMENT P.B. 3, PG. 184

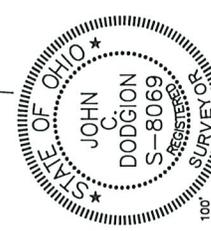
EX. NON-EXCLUSIVE EASEMENT GRANTED TO DAVID T. CHESROWN & JANET K. CHESROWN O.R. VOL. 179, PG. 737

CONDOMINIUM AT NORTHPOINTE NINTH AMENDMENT P.B. 4, PG. 231

LEGEND

PROP. AREA TO BE DEDICATED TO CITY OF NEWARK

PROP. AREA WITHIN EX. NON-EXCLUSIVE EASEMENT TO BE DEDICATED TO CITY OF NEWARK



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

THIS EXHIBIT IS BASED ON EXISTING RECORDS AND IS FOR EASEMENT PURPOSES. THIS IS NOT A SURVEY PER OAC 4733.37.

APRIL 25, 2024
JOB NO. 834201

PREPARED BY:
SMART
SURVEYING & CONSULTING
88 W. CHURCH STREET, NEWARK, OHIO 43065
PHONE: (740) 345-4700 FAX: (740) 322-4706

John C. Dodgion
JOHN C. DODGION REG. SURVEYOR NO. 8069
DRN. BY: AS CHK. BY: JD

DEED OF DEDICATION OF EASEMENT AND RIGHT OF WAY

Heath-Newark-Licking County Port Authority, a port authority organized under Chapter 4582 of the Ohio Revised Code, and **The Condominium at Northtowne Association**, an Ohio not-for-profit corporation, and **The Condominium at Northpointe Association**, an Ohio not-for-profit corporation, for \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant and dedicate to **The City of Newark**, an Ohio municipal corporation, an easement and right of way for public use on, over, across, under, and through the real estate being more fully described in Exhibit A (the "Property"), together with the right to install, construct, maintain, repair, replace, and relocate public streets, sidewalks, utilities, light poles, street signs, and traffic signals.

Reference is hereby made to Ordinance Number _____ / Resolution Number _____ whereby the Council of The City of Newark accepted the dedication of easement and right of way for public use on, over, across, under, and through the Property.

[*Signature Pages to Follow*]

EXECUTED this 24th day of April, 2024.

The Condominium at Northpointe Association

Signature: Cheryl Grubough

Print Cheryl Grubough Name:

Print Title: Board President

STATE OF OHIO)
) SS
COUNTY OF LICKING)

The foregoing instrument was acknowledged before me this 24th day of April, 2024, by CHERYL GRUBAUGH, Board President of **The Condominium at Northpointe Association**, an Ohio not-for-profit corporation, on behalf of said corporation.



KANDACE L WATKINS
Notary Public
State of Ohio
My Comm. Expires
April 5, 2028

Kandace Watkins
NOTARY PUBLIC

This instrument was prepared by:
Reese Pyle Meyer PLL
36 N. Second St., P.O. Box 919
Newark, Ohio 43058-0919
(740) 345-3431

[Signature Page to Deed of Dedication of Easement and Right of Way]

EXHIBIT A

A.P.N. 054-269934-00.162
 HEATH-NEWARK-LICKING
 COUNTY PORT AUTHORITY
 INST. NO. 202404010005288

A.P.N. 054-269934-00.002
 HEATH-NEWARK-LICKING
 COUNTY PORT AUTHORITY
 INST. NO. 202404010005287

A.P.N. 054-269934-00.003
 HEATH-NEWARK-LICKING
 COUNTY PORT AUTHORITY
 INST. NO. 202404010005286

PROPERTY TO BE DEDICATED TO THE
 CITY OF NEWARK
 0.518 ACRE (TOTAL)

Curve Table

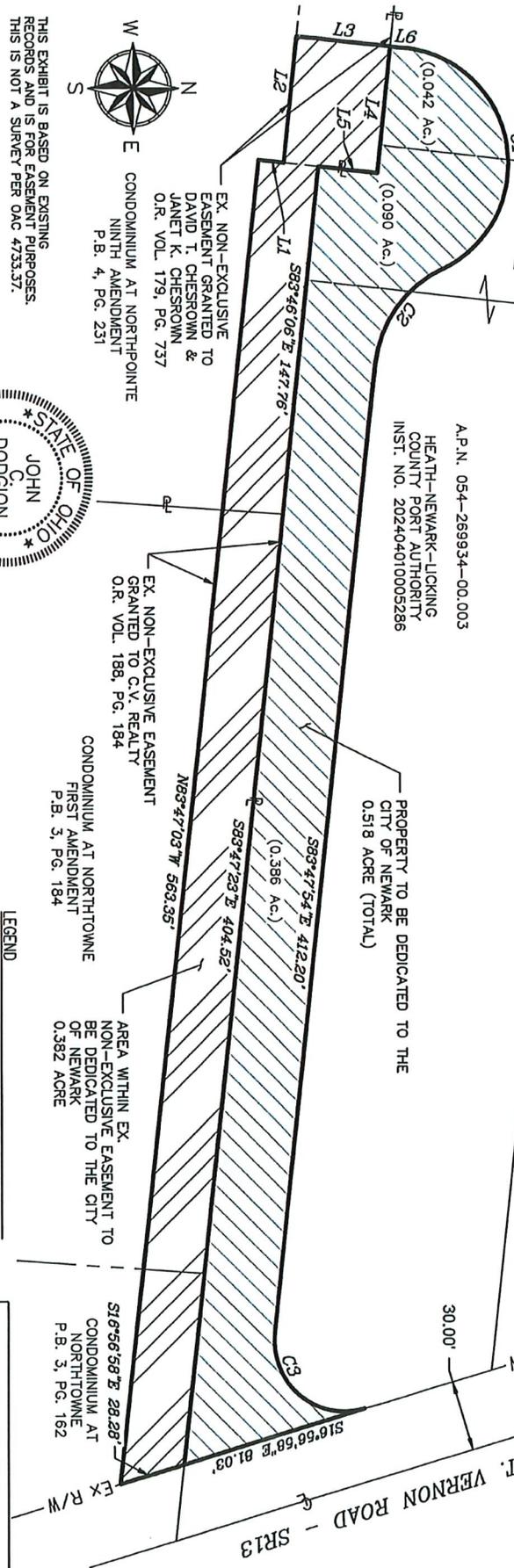
Curve #	Length	Radius	Delta	CH BRG.	CH. DIST.
C1	127.14'	49.00'	148°39'52"	N80°32'14"E	94.36'
C2	52.22'	51.00'	58°40'04"	S54°27'52"E	49.97'
C3	59.25'	30.00'	113°09'04"	N39°37'34"E	50.08'

Line Table

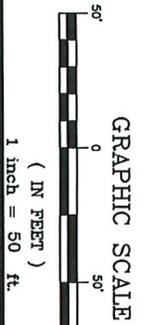
Line #	Direction	Length
L1	N06°05'50"E	11.00'
L2	N83°47'42"W	53.81'
L3	N06°12'18"E	40.00'
L4	N83°47'42"W	53.74'
L5	N06°05'50"E	25.00'
L6	N06°12'18"E	6.58'

**PROPOSED EASEMENT AREAS TO
 BE DEDICATED TO CITY OF
 NEWARK**

QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 12,
 UNITED STATES MILITARY LANDS, CITY OF NEWARK,
 COUNTY OF LICKING, STATE OF OHIO



THIS EXHIBIT IS BASED ON EXISTING
 RECORDS AND IS FOR EASEMENT PURPOSES.
 THIS IS NOT A SURVEY PER OAC 4733.37.



John C. Dodgion
 JOHN C. DODGION REG. SURVEYOR NO. 8069
 DRN. BY: AS CHK. BY: JD

LEGEND

	PROP. AREA TO BE DEDICATED TO CITY OF NEWARK
	PROP. AREA WITHIN EX-NON-EXCLUSIVE EASEMENT TO BE DEDICATED TO CITY OF NEWARK

APRIL 25, 2024
 JOB NO. 834201

PREPARED BY: **SMART**
 88 W. Ontario Street, Newark, OH 43055
 PHONE: (740) 365-0700 FAX: (740) 522-0708



MARK MAUTER
DEVELOPMENT DIRECTOR

 740-670-7533

 MMauter@newarkohio.net

 NewarkOhio.net

February 11, 2025

Dear Planning Commission Members:

The Ohio Revised Code Section 3735.69 requires that the Planning Commission of any municipality that has a Community Reinvestment Area (CRA) appoint one member to a Community Reinvestment Area Housing Council (CRAHC):

3735.69 Community reinvestment area housing council - powers and duties.

(A) A community reinvestment area housing council shall be appointed for each community reinvestment area. When the area is located within a municipal corporation, the council shall be composed of two members appointed by the mayor of the municipal corporation, two members appointed by the legislative authority of the municipal corporation, and one member appointed by the planning commission of the municipal corporation. The majority of the foregoing members shall then appoint two additional members who shall be residents of the political subdivision. When the area is located within an unincorporated area of a county, the council shall be composed of one member appointed by each member of the board of county commissioners of the county where the area is located and two members appointed by the county planning commission. The majority of the foregoing members shall then appoint two additional members who shall be residents of the political subdivision. Terms of the members of the council shall be for three years. An unexpired term resulting from a vacancy in the council shall be filled in the same manner as the initial appointment was made.

The council shall make an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under section 3735.67 of the Revised Code. The council shall also hear appeals under section 3735.70 of the Revised Code.

(B) On or before the thirty-first day of March each year, any municipal corporation or county that has created a community reinvestment area under section 3735.66 of the Revised Code shall submit to the director of development a status report summarizing the activities and projects for which an exemption has been granted in that area.

Effective Date: 01-13-1993

I respectfully request that the Planning Commission consider reappointing me to a three-year term, to this council in order to continue Newark's duties associated with the CRAs. This term will commence on January 1, 2025 and expire on December 31, 2027.

Sincerely,

Mark Mauter, Economic Development Director