PLANNING COMMISSION MEETING TUESDAY, MARCH 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 FEBRUARY 11, 2025 PLANNING COMMISSION MEETING

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

3. Site Plan Review for PC-25-12 – Site Plan Review for new storage units buildings, Cleadle-Roo LLC, 71 Sandalwood Drive

Owner:	Cleadle-Roo LLC – Joseph Havens
	141 East Town Street, Suite 200
	Columbus, OH 43215
	jwhavens@cardinaltitle.com

Contractor: Roger Morgan 8291 Mt. Vernon Rd St Louisville, OH 43071 rogermorgan@randrgeneral.com

4. Site Plan Review for PC-25-10 – Site Plan Review for new building addition, Star Wipers, 1125 East Main Street

Owner:	Key 3 Management Co., LLC 1125 East Main Street Newark, OH 43055
Architect:	Luke Baus – Project Architecture Ltd. 149 East Main Street Hebron, OH 43025 <u>luke@projectconstructionco.com</u>
Engineer:	Willis Engineering & Surveying 12512 West Bank Dr Millersport, OH 43046 Todd Willis – <u>todd.willis@willisengineer.com</u>

5. Site Plan Review for PC-25-13 – Site Plan Review for New Building Addition for Don & Sue's Pizza, 645 West Church Street

Owner:	Dough Equals Dough Real Estate LLC
	645 West Church Street
	Newark, OH 43055
	Steve Antritt – antritts1@windstream.net

Architect:

Northpoint Ohio Architecture 19 North 4th Street Newark, OH 43055 Phil Claggett – <u>phil@northpointohio.com</u>

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 17, 2025, 4:30 P.M.



MARCH 11, 2025 PLANNING COMMISSION MEETING

Application:

1. PC FILE 25-12: SITE PLAN FOR NEW STORAGE UNIT BUILDINGS, CLEADLE-ROO LLC, 71 SANDALWOOD DRIVE

Staff Report & Recommendations:

Overview:

The applicant intends to build a 6,120 SF of new storage unit buildings at the above site.

The Site Plan Review Committee submitted comments on 3/7/2025 regarding thisapplication. Reviewers included:Mark Mauter, Development DirectorBrandon Metzger, Fire ChiefAaron Holman, NFDErik McKee, Police ChiefCraig Riley, Deputy Police ChiefBrandon Fox, Water Administrator

A. Zoning District:

This site is zoned Limited Industrial District (LI); the proposed use is a permitted use. **Flood Zones:** The building site is not located in a floodplain area.

- B. Safety Division Review: The Police Division and Fire Division has no comments with the proposed structure.
- C. Height Restrictions: The proposed structure meets the height restrictions in the LI District.
- D. Lot Area & Setbacks:

Parcel is approximately 566,280 S.F. +/-, with 3% building coverage, which meets the area requirements of 35% maximum coverage.

The proposed building locations meet the setback requirements, however the distance between Building 29 and 30 does not meet the spacing requirements, so a variance was approved from the Board of Zoning Appeals (BZA-25-03) for this issue.

E. Off-Street Parking & Loading:

For the proposed buildings, the majority of the developed portion of the site is impervious area with common asphalt pavement areas, with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace: The existing site is legal non-conforming with regard to the landscape requirements, as there is limited specific landscaping on this site. Any green space at this location is near the public right-of-way of Sandalwood Drive and at the rear of the development.



- 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 specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate. There has been no stormwater management plan submitted, and this addition area has already been covered by the previous designs on the 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 <u>approval</u> of the Site Plan for this project.

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

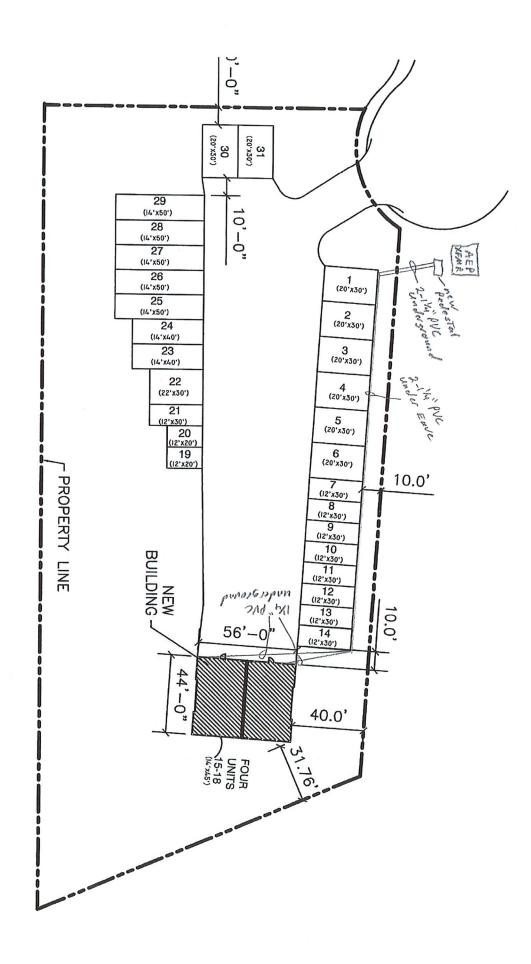
Planning Commission Action on Recommendation:

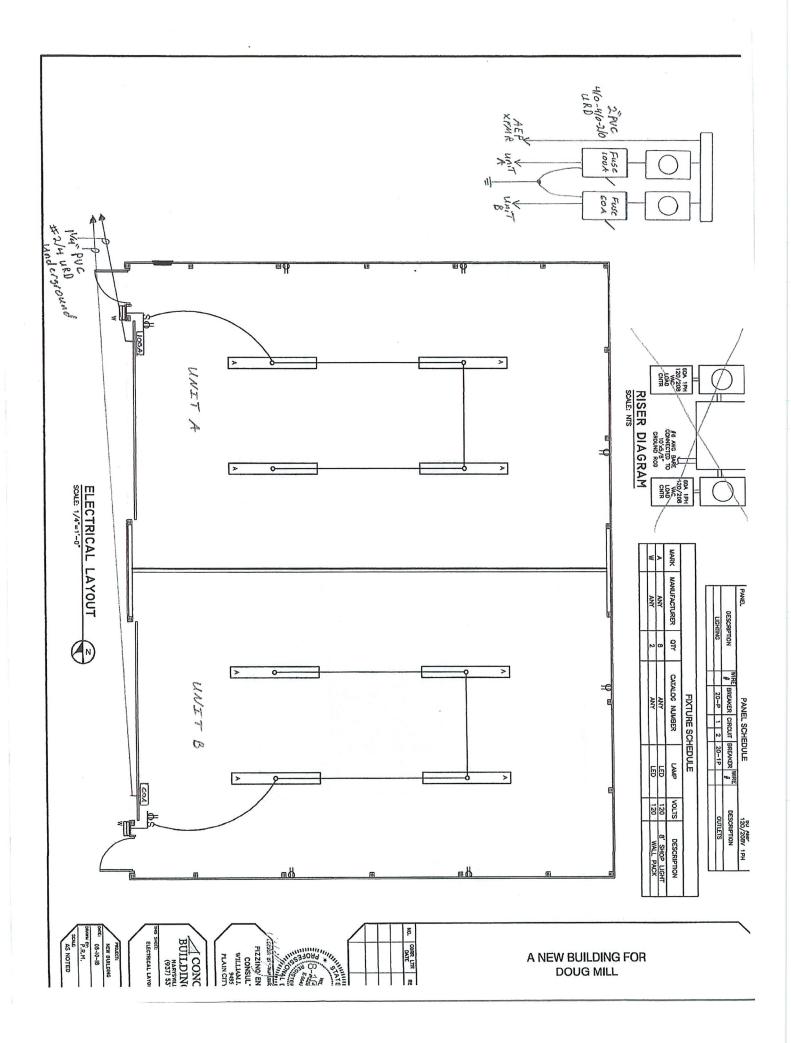
- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- ____ Denied

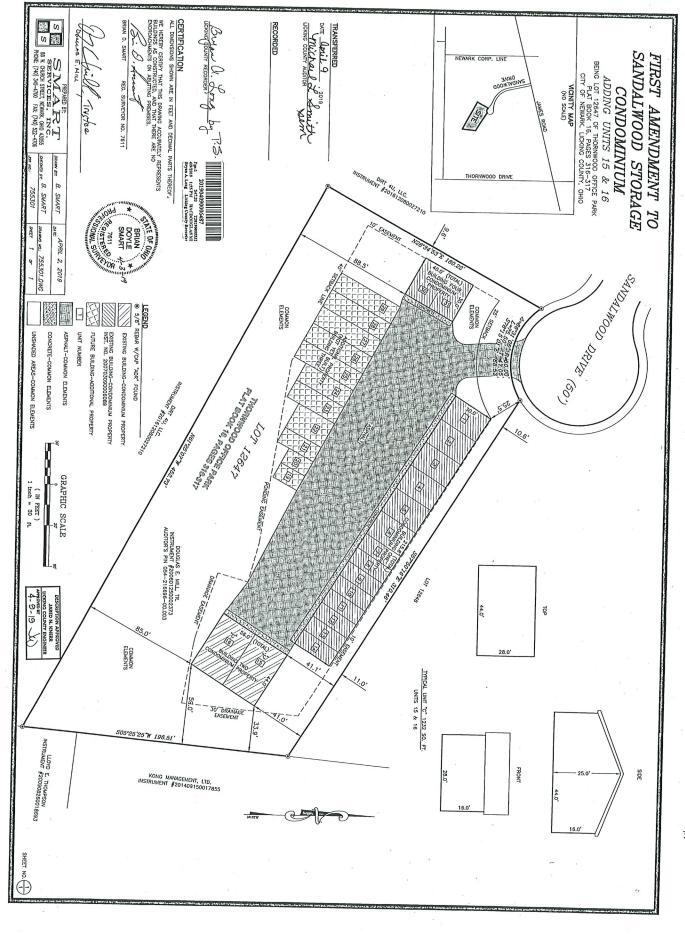
Planning Director

Date











MARCH 11, 2025 PLANNING COMMISSION MEETING

Application:

1. PC FILE 25-10: SITE PLAN FOR NEW BUILDING ADDITION, STAR WIPERS, 1125 EAST MAIN STREET

Staff Report & Recommendations:

Overview:

The applicant intends to build a 12,000 SF new building addition at the above site.

The Site Plan Review Committee submitted comments on 3/7/2025 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, Water Administrator 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: There is a portion of the building site is located in a floodplain area, and will be required to meet our Floodplain Management regulations.

B. Safety Division Review:

The Police Division has no comments with the proposed structure.

The Fire Division provided the following comment:

"There is a fire hydrant that is directly across the street from Star Wipers that is a "green top" on a 16 inch main. We do not have a private hydrant on this property and is a 570 foot lay in. It would be recommended that Private Hydrant's be put in. The current fire code with the additional building would make this approximately 82,000 sq. ft. This per the code would require 6000 gallons per minute based on the fire flow calculations. The current code would require that 6 hydrants be available for this property. The one at the road would count as one. It would be recommended that the additional hydrants be placed based on that information from Appendix C of the Ohio Fire Code. Because this is an existing structure, there is no change of use, it is a recommendation only and not something that at this time I can fully enforce. "

C. Height Restrictions:

The proposed structure meets the height restrictions in the GC District.

D. Lot Area & Setbacks:

Parcel is approximately 338,461 S.F. +/-, with 35% building coverage, which meets the area requirements of 35% maximum coverage.

The proposed building location appears to meet the setback requirements.

A lot combination is also needed to conform with the proposed site plan. The current proposal is spanning 2 separate parcels with 1 structure.



E. Off-Street Parking & Loading:

Code requires 40 parking spaces adding the new building on this site, and 66 spaces are shown on the plan. For the proposed building, the majority of the site is impervious area, either concrete or gravel areas, with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The existing site is legal non-conforming with regard to the landscape requirements, as there is limited specific landscaping on this site. Any green space at this location is near the public right-of-way of East Main Street, and none will be lost with the construction of 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 specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate. There has been no stormwater management plan submitted, and this addition area has already been covered by the previous designs on the property.

L. Other Standards/Regulations No other comments at this time.

Recommendations:

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

1. Lot combination is submitted and approved.

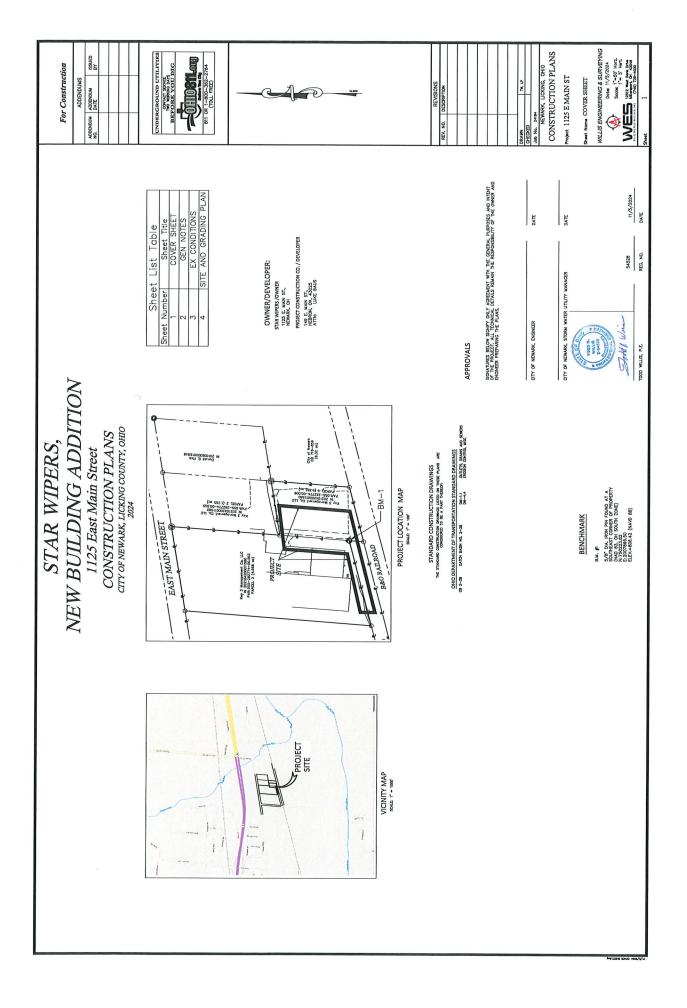
If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

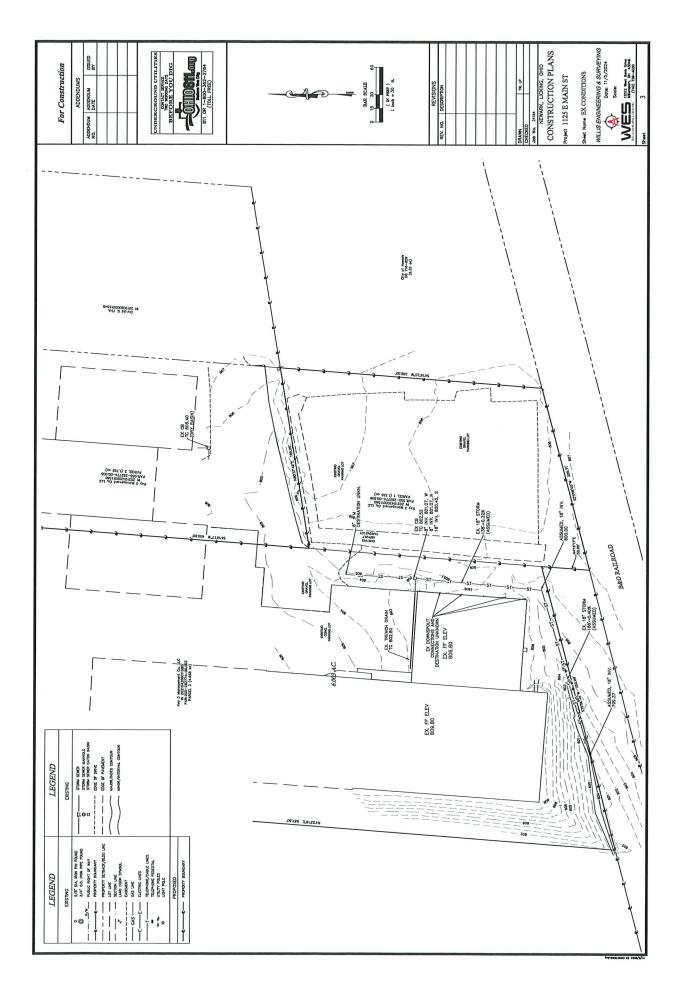
- ____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- ____ Denied

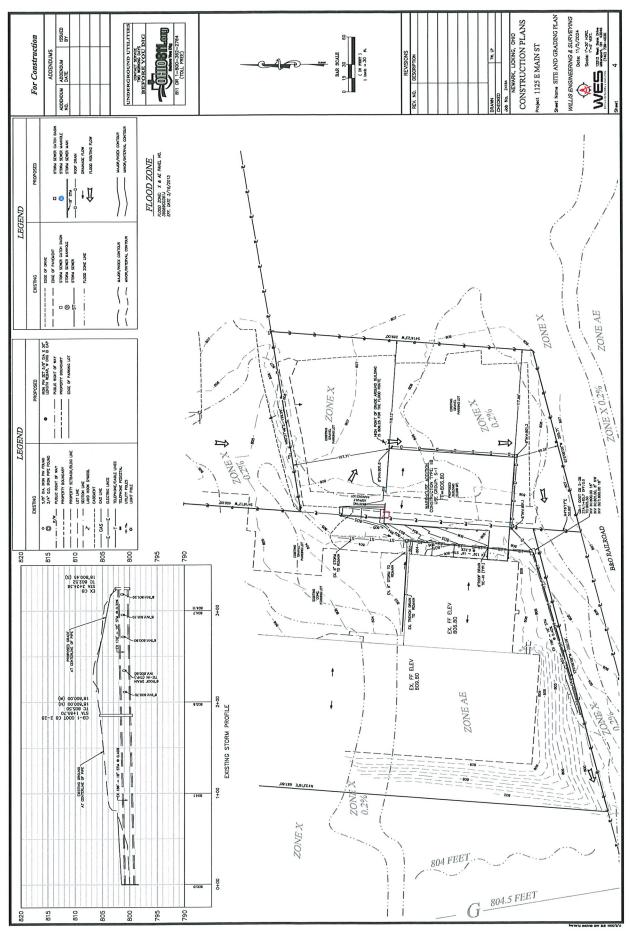
Planning Director

Date



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MARCH 11, 2025 PLANNING COMMISSION MEETING

Application:

1. PC FILE 25-12: SITE PLAN FOR NEW BUILDING ADDITION, DON & SUE'S PIZZA, 645 WEST CHURCH STREET

Staff Report & Recommendations:

Overview:

The applicant intends to build a 2,352 SF of new building addition to add a golf simulator at the above site.

The Site Plan Review Committee submitted comments on 3/7/2025 regarding thisapplication. Reviewers included:Mark Mauter, Development DirectorBrandon Metzger, Fire ChiefAaron Holman, NFDAdam Bernard, Utilities EngineerLindsey Brighton, Stormwater UtilityNick Shultz, Street and Traffic Engineer

Erik McKee, Police Chief Craig Riley, Deputy Police Chief Brandon Fox, Water Administrator 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 High Intensity Business District (HB); the proposed use is a permitted use.

Flood Zones: The majority of the site is located in the Zone A (100 year) Flood Plain, with a small portion at the rear of the parcel outside of the floodplain area. This development is be required to meet the regulations of the Flood insurance Ordinance of the City. A variance from BZA (BZA-24-45) was granted to permit the addition in the Zone A area.

B. Safety Division Review:

The Police Division and Fire Division has no comments with the proposed structure.

- C. Height Restrictions: The proposed structure meets the height restrictions in the HB District.
- D. Lot Area & Setbacks:

Parcel is approximately 36,670 S.F. +/-, with 25% building coverage, which meets the area requirements of 35% maximum coverage.

The proposed building addition does not meet the setback requirements, so a variance was approved from the Board of Zoning Appeals (BZA-24-45) for this issue.

E. Off-Street Parking & Loading:

For the proposed building addition, no additional parking spaces are proposed, 52 spaces are existing on site. The previous variance from BZA for approval of the parking proposal will still apply.

F. Corner Lots:

There are no structures proposed in the corner lot areas.



- G. Landscaping, Buffering & Greenspace: The existing site is legal non-conforming with regard to the landscape requirements, as there is limited specific landscaping (+/- 5200 SF) on this site. Any green space at this location is at the rear of the development.
- 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 specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate. There has been no stormwater management plan submitted, and this addition area has already been covered by the previous designs on the 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 <u>approval</u> of the Site Plan for this project.

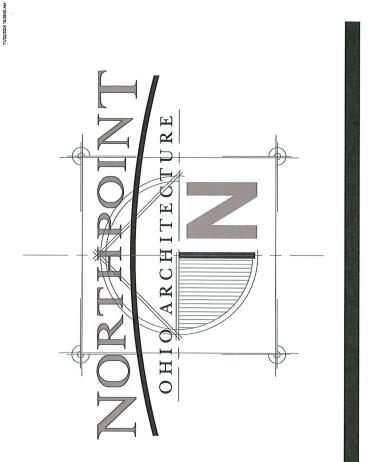
If approved by Planning Commission, the zoning certificate will be granted.

Planning Commission Action on Recommendation:

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

Planning Director

Date





Newark, Ohio 43055

hilp M. Cloggett, Llcense # 11947 Expiration Date 12 / 31 / 2024

A CLAGGETT

645 West Church Street

