

**PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 9, 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 AUGUST 12, 2025 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR SW CORNER OF SHARON VALLEY RD. and COUNTRY CLUB, NEWARK OHIO**
Application Number: PC-25-28
Owner: Highpoint Development
Applicant: Bryan McAnally
Current Zoning: TFR – Two-Family Residence
Proposed Zoning: CSI - Church School Institutional District

OLD BUSINESS

- 4. RECOMMENDATION FOR Ordinance 25-18 AN ORDINANCE AMENDING PORTIONS OF THE CURRENT ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A AND SEPTEMBER 5, 2023, BY ORDINANCE 23-22A AND SEPTEMBER 16, 2024, BY ORDINANCE 24-18A IMPLEMENTING ADDITIONAL ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO.**
- 5. RECOMMENDATION FOR ZONING CHANGE FOR 15 VOGEL ST., NEWARK OHIO**
Application Number: PC-25-29
Owner: Devon White
Applicant: Devon White
Current Zoning: CD – Conservation District
Proposed Zoning: CSI - Church School Institutional District

NEW BUSINESS

There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, OCTOBER 14, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, SEPTEMBER 15, 2025, 4:30 P.M.

BY: _____

ORDINANCE NO. 25-24

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS THE ~~SE~~ CORNER OF SHARON VALLEY ROAD AND COUNTRY CLUB, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-286350.00-000, FROM THAT OF TFR – TWO-FAMILY RESIDENCE ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from TFR – TWO-FAMILY RESIDENCE ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

SEE EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20____.

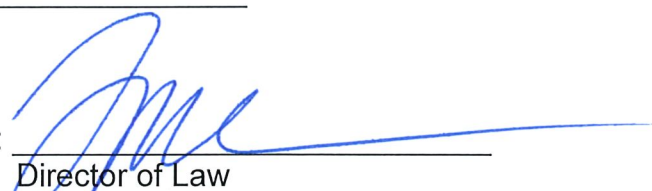
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

**LEGAL DESCRIPTION FOR ZONING DISTRICT CHANGE
IN THE CITY OF NEWARK**

Situated in the City of Newark, County of Licking, State of Ohio and being generally described as follows:

Being the remaining unplatted 12.777 acres of the original 114.411 acres conveyed to High Point Development, as recorded in Deed Book 464, Page 335, Instrument No. 199207300017252 in the Recorder's Office, Licking County, Ohio;

This parcel is generally bounded on the north by Sharon Valley Road, on the west by Milner Road, on the east by Country Club Drive, and on the south by Sharon Run.

Auditor's Parcel Number: 054-286350-00.000

Street Address: Sharon Valley Road, Newark, Ohio 43055.

BRM
6/30/2025

DESCRIPTION
APPROVED *FOR ZONING*
PARCELS
By *[Signature]*
Div. of Engineering
City of Newark, Ohio



Planning Commission
c/o Engineering Dept.
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

Zoning File # _____
PC Application # PC-25-18
Date Received: 6-18-25
Received by: PKemp
Amount Due: \$300.00
Paid By: (circle one)
Check # 5102 Cash
Receipt # 832528

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Highpoint Development</u>		Telephone: <u>64-374-1305</u>	
Address: <u>35 S. Park Place Suite 300</u>		E-mail: <u>b-mcneally@wachtelmcneally.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: <u>Bryan McNeally</u>		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>Corner of Sharon Valley & Country Club - SE corner</u>			
Parcel Tax ID #: <u>054-286350.00-000</u>		Number of Acres: <u>12.717</u>	
Lot Number: (if applicable) <u>N/A</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural		<input type="checkbox"/> AD Agricultural	
<input type="checkbox"/> CD Conservation		<input type="checkbox"/> CD Conservation	
<input type="checkbox"/> CSI Church School Institutional		<input checked="" type="checkbox"/> CSI Church School Institutional	
<input type="checkbox"/> DC Downtown		<input type="checkbox"/> DC Downtown	
<input type="checkbox"/> GB General Business		<input type="checkbox"/> GB General Business	
<input type="checkbox"/> GC General Commercial		<input type="checkbox"/> GC General Commercial	
<input type="checkbox"/> GI General Industrial		<input type="checkbox"/> GI General Industrial	
<input type="checkbox"/> GO General Office		<input type="checkbox"/> GO General Office	
<input type="checkbox"/> HB High Intensity Business		<input type="checkbox"/> HB High Intensity Business	
<input type="checkbox"/> LB Limited Intensity Business		<input type="checkbox"/> LB Limited Intensity Business	
<input type="checkbox"/> LC Limited Commercial		<input type="checkbox"/> LC Limited Commercial	
<input type="checkbox"/> LI Limited Industrial		<input type="checkbox"/> LI Limited Industrial	
<input type="checkbox"/> LO Limited Office		<input type="checkbox"/> LO Limited Office	
<input type="checkbox"/> MB Medium Intensity Business		<input type="checkbox"/> MB Medium Intensity Business	
<input type="checkbox"/> MFC Multi-Family Condo		<input type="checkbox"/> MFC Multi-Family Condo	
<input type="checkbox"/> MFH Multi-Family High Rise		<input type="checkbox"/> MFH Multi-Family High Rise	
<input type="checkbox"/> MFR Multi-Family Residence		<input type="checkbox"/> MFR Multi-Family Residence	
<input type="checkbox"/> Overlay Historic		<input type="checkbox"/> Overlay Historic	
<input type="checkbox"/> Planned Unit Development		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> RMH Single-Family Residence Manufactured Home		<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	
<input type="checkbox"/> Single-Family Residence (Circle one)		<input type="checkbox"/> 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	
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line		<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	
<input type="checkbox"/> SFC Single-Family Condo		<input type="checkbox"/> SFC Single-Family Condo	
<input checked="" type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	

PC-2025-28

Property Use**Present Use:**

vacant land

Proposed Use:

Assisted Living

Additional Comments

Reason For Request:

AL is approved in RTFR but only up to 6,000 SF.
We are Looking at a 38,000 SF New building.

Required Documentation and Process Overview

- ☒ **Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☒ **Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- ☒ **Obtain a 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 during the Engineering Review.
- ☒ **Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- ☒ **Call the Newark City Engineering Department to schedule an Engineering Review**
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- ☐ **Submit Application and required documentation**
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- ☐ **Attend the Planning Commission Meetings and Council Meetings**
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: TISHA VAN HOUTEN

Date:

5/7/25

Notary Public, State of Ohio

Sworn and subscribed before me this

day of

May

, 2025

My Commission Expires: April 8th, 2026

My Commission Expires:

April 8th 2026

Notary Public

Engineering/Zoning Authorization – Office Use OnlyApproved ☒Denied ☐Approved with Conditions ☐

Engineering Signature:

Ben Mah

Date:

7/2/2025

Comments/Conditions:

DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use OnlyApproved ☐Denied ☐Approved with Conditions ☐

Planning Director Signature:

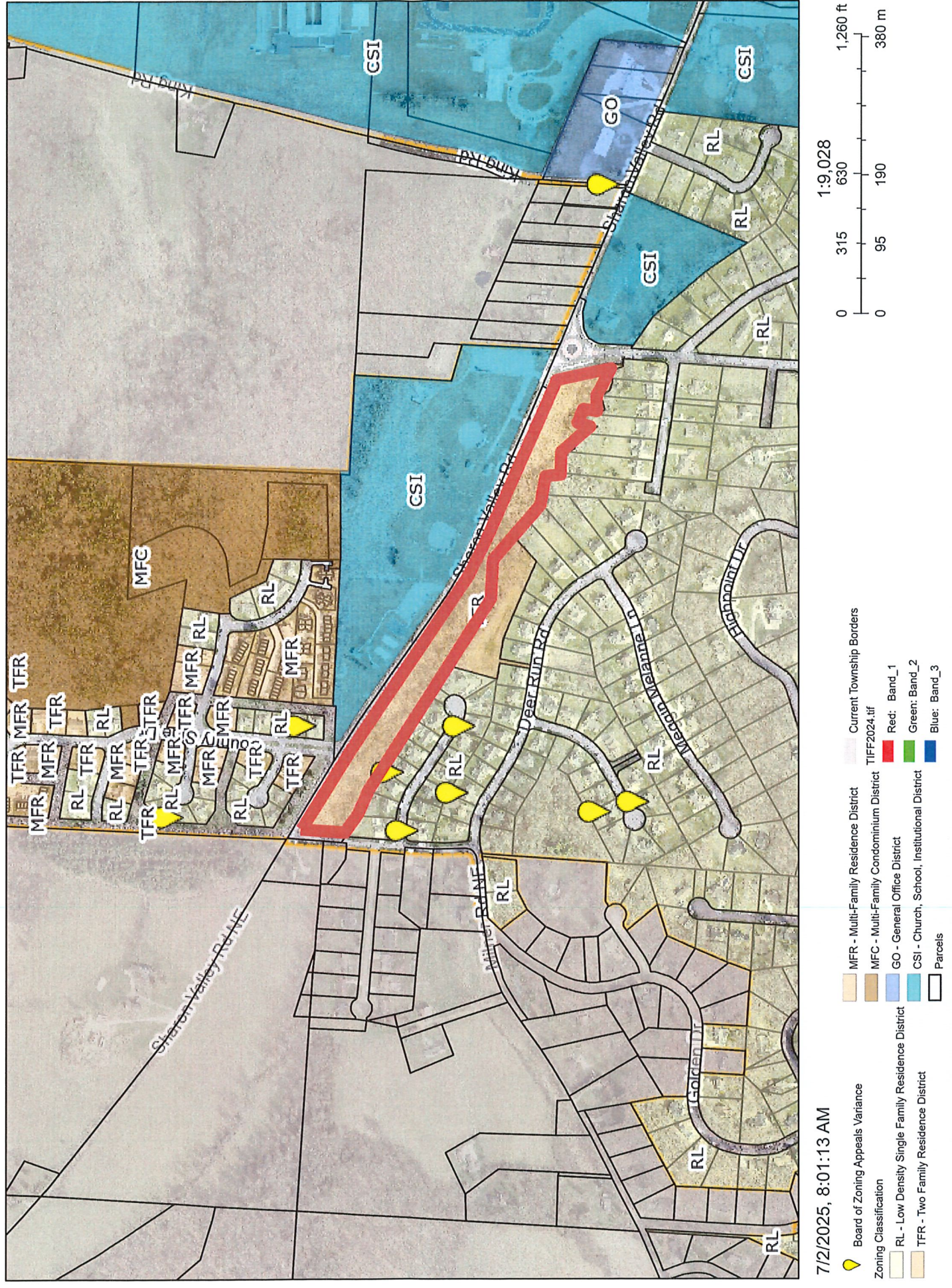
Date:

Conditions:

After Planning Commission Recommendation:

- ☐ **Contact the Clerk of Council** regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

Proposed Zoning Change - Sharon Valley Road



Sharon Valley Road



Michael L. Smith, Auditor
Roy Van Atta, Treasurer

Map

BOR

Card

CAUV

Documents

Land

Map

Parcel

Pictometry

Sketch

Street View

Structures

Taxes

Transfers

Values

Help

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Michael L. Smith, Auditor
Roy Van Atta, Treasurer



BOR



CAUV



Dog License



Downloads



Forms



GIS



Homestead



Taxes



Other

Parcel

BOR
Card
CAUV
Documents
Land
Map
Parcel
Pictometry
Sketch
Street View
Structures
Taxes
Transfers
Values

Help
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2nd half taxes are due July 16, 2025



Parcel: 054-286350-00.000 (Direct Link)
Owner: HIGH POINT DEVELOPMENT
Parcel Address: SHARON VALLEY RD
NEWARK, OH 43055

Legal Desc: 12.777 AC R12 T2 Q2

Acres: 12.7700

Tax District: 054 NEWARK CITY-NEWARK CSD
Township:
Municipality: NEWARK
School District: NEWARK CSD
Neighborhood: 01500 Newark - Londondale
Parent Parcel:

Owner Mailing HIGH POINT
Address: DEVELOPMENT
MCANALLY CO
35 S PARK PL
NEWARK OH 43055
Mailing Address: HIGH POINT
DEVELOPMENT
MCANALLY CO
35 S PARK PL STE 300
NEWARK OH 43055

Class Group: Residential
Class: 502 Resid Unplat 10-19.99 acres
TIF:

Utilities: 6 - All

Foreclosure: No

Escrow Account:
Bankruptcy: No
Tax Lien: No
Block Transfers: No

FIND YOUR PARCEL

Parcel #▼

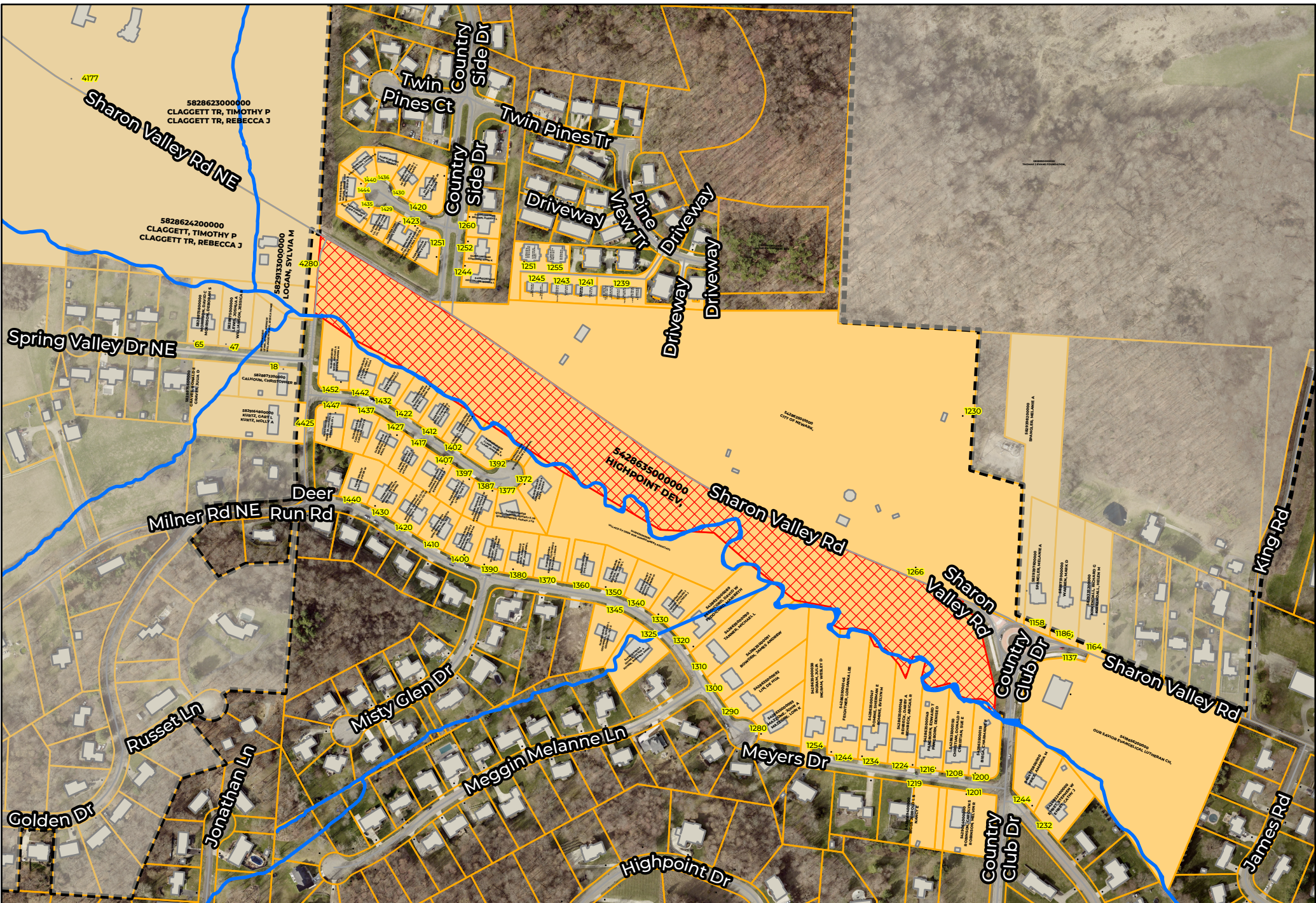
Trouble Searching?



054-286350-00.000
HIGH POINT
DEVELOPMENT
SHARON VALLEY RD
NEWARK, OH 43055

Acres: 12.77
12.777 AC R12 T2 Q2

Land: \$170,100



PARCEL # 054-286350-00.000

JULY 23, 2025

Legend

	PROPOSED VARIANCE		RAILROAD
	PROPOSED VARIANCE WITHIN 300FT		CITY LIMITS
	BUILDINGS		
	PARCELS		

ORDINANCE NO: 25-18

BY _____

AN ORDINANCE AMENDING PORTIONS OF THE CURRENT ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A AND SEPTEMBER 5, 2023, BY ORDINANCE 23-22A AND SEPTEMBER 16, 2024, BY ORDINANCE 24-18A IMPLEMENTING ADDITIONAL ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, the City of Newark by and through action of Newark City Council adopted a new Zoning Code on May 5, 2009 with the passage of Ordinance 08-33A; and,

WHEREAS, the City of Newark by and through action of Newark City Council amended portions of the Zoning Code on September 5, 2023, with the passage of Ordinance 23-22A; and,

WHEREAS, the City of Newark by and through action of Newark City Council amended portions of the Zoning Code on September 16, 2024, with the passage of Ordinance 24-18A; and

WHEREAS, changed circumstances in the City of Newark have created a need to revise the existing Zoning Code to address issues specific to future development and business regulations for the benefit of all and good zoning practice; and,

WHEREAS, this matter was considered by the Economic Development Committee of Council at a regularly scheduled meeting thereof and was passed on to the Planning Commission for public hearing and recommendation and then to full Council pursuant to Charter Article 4.12.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO THAT THE ZONING CODE OF THE CITY OF NEWARK, OHIO IS HEREBY AMENDED TO READ AS SET FORTH HEREIN

SECTION 1: *Article 125: Off-Street Parking and Loading Regulations* of the Zoning Code of the City of Newark, Ohio is hereby amended to include the following:

ARTICLE 125
OFF-STREET PARKING AND LOADING REGULATIONS

125.2

NUMBER OF OFF-STREET PARKING SPACES REQUIRED

USE

PARKING SPACES REQUIRED

All Uses

- In the DC District no off-street parking spaces
shall be required

SECTION 2: All other sections of the Zoning Code of the City of Newark, Ohio, not specifically addressed within this Ordinance shall remain in full force and effect as written.

SECTION 3: This Ordinance shall take effect upon full compliance with the procedures set forth at Article 4.12 and then on the earliest date allowed by Article 4.07 of the Charter of the City of Newark and remain in full force and effect thereafter.

Passed this _____ day of _____, _____.

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

APPROVED AS TO FORM: _____


TRICIA M. MOORE
DIRECTOR OF LAW

Prepared by the Office of the Director of Law



DAVID RHODES

NEWARK CITY
DIRECTOR OF PUBLIC SERVICE

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

(740) 670-7703
drhodes@newarkohio.net

September 9, 2025

RE:

Ordinance No. 25-18 AN ORDINANCE AMENDING PORTIONS OF THE CURRENT ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A AND SEPTEMBER 5, 2023, BY ORDINANCE 23-22A AND SEPTEMBER 16, 2024, BY ORDINANCE 24-18A IMPLEMENTING ADDITIONAL ARTICLES OF THE 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, August 12, 2025.

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

1. Ordinance 25-18 is recommended for passage and approval by Council.

Sincerely,

David Rhodes
Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer

ORDINANCE NO. 25-23

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 15 VOGEL STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-204468-00.000, FROM THAT OF CD – CONSERVATION ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from CD – CONSERVATION ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

SEE EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20____.

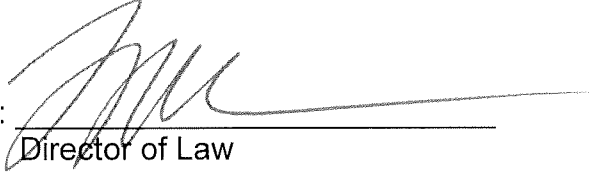
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: _____
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

EXHIBIT "A"

Situated in the State of Ohio, County of Licking and in the City of Newark and bounded and described as follows:

PARCEL ONE:

Being all of the Rosa Imo Benner property as described in Vol. 834, Page 329 of the Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point where the centerline of Vogel Street intersects the east line of National Drive, thence along the centerline of Vogel Drive 432.83 feet to an iron pin, said iron pin being the true place of beginning of the herein described parcel.

Thence N 84° 48' E, along the centerline of Vogel Street, 47.52 feet to an iron pin set.

Thence N 2° 35' E, passing an iron pin at 566.52 feet, a total distance of 641.19 feet to a point on the southerly Permanent Right of Way of the U.S. Engineer's for the South Fork of the Licking River and also being the northwest corner of the aforementioned Benner property.

Thence along the Permanent Right of Way the following courses:

N 44° 52' E 18.81 feet to a point.

N 41° 16' E 141.02 feet to a point.

N 37° 16' 30" E 99.90 feet to a point.

N 35° 12' 30" E 96.08 feet to a point.

N 33° 27' E 31.89 feet to a point.

N 38° 27' E 144.19 feet to a point.

N 47° 47' 30" E 145.13 feet to a point.

N 58° 17' E 156.94 feet to a point.

N 67° 53' 30" E 134.60 feet to a point.

N 72° 27' E 121.88 feet to a point.

N 68° 45' 30" E 134.16 feet to a point.

N 61° 03' 30" E 145.70 feet to a point.

N 53° 29' E 172.38 feet to a point on the west line of South Second Street.

Thence S 23° 18' 28" E, along the west line of South Second Street, 132.76 feet to an iron pin marking the northeast corner of the Donald P. Bently property as described in Vol. 28 Pg. 203 of the Official Records of Licking County.

Thence S 56° 53' 51" W 681.92 feet to an iron pin said iron pin being the northwest corner of the aforementioned Bently property.

Thence S 8° 06' 09" E, passing an iron pin at 419.00 feet, a total distance of 429.00 feet to a 36" tree, said tree being the southwest corner of the Randall L. and Donna L. Hicks property as described in Vol. 40, Pg. 400 of the Official Records of Licking County.

Thence N 82° 53' 51" E, along the south line of the aforementioned Hicks property, 442.68 feet to an iron pin marking the southwest corner of the Louis G. and Dorothy J. Diss property as described in Vol. 677, Pg. 418 of the Licking County Deed Records.

Thence S 10° 45' 15" E 100.04 feet to an iron pin.

Thence N 80° 07' 13" E 129.89 feet to an iron pin on the south line of the aforementioned Diss property.

Thence S. 10° 49' 01" E, along the west line of a ten foot alley, 322.71 feet to an iron pin.

Thence S 80° 41' 07" W 14.56 feet to an iron pin marking the southeast corner of the Harl H. and Kathryn A. Sharrer property (par #2) as described in Vol. 586, Pg. 5 of the Licking County Deed Records.

Thence N 9° 18' 53" W 90.00 feet to an iron pin marking the northeast corner of the aforementioned Sharrer property.

Thence S 80° 40' 29" W 218.80 feet to an iron pin marking the northwest corner of the aforementioned Sharrer property.

Thence S 9° 18' 53" E 43.00 feet to an iron pin marking the southwest corner of the aforementioned Sharrer property and also being the northwest corner of the Marvin W. and Terry L. Snow property as described in Vol. 777, Pg. 545 of the Licking County Deed Records.

Thence S 16° 19' 46" W, along the west line of the aforementioned Snow property, 130.41 feet to an iron pin.

Thence S 81° 01' 01" W, along the north line of the Thomas J. Evans Foundation property and passing an iron pin at 52.18 feet, a total distance of 639.69 feet to an iron pin.

Thence S 76° 42' W 579.78 feet to an iron pin.

Thence N 3° 48' E 56.45 feet to the place of beginning, containing 24.8031 acres.

Subject to all legal and existing right of ways, easements, leases, conditions and zoning regulations of record.

The above description was prepared by Malcolm A. Grove, Registered Surveyor S6547, in April, 1986.

EXCEPTING therefrom the following:

Situated in the State of Ohio, County of Licking, City of Newark, and being a part of a 24.8031 Acre parcel as conveyed to John D. Lucero Jr. and John D. Lucero III by deed of record in Instrument Number 200501240002353. All references being to those of record in the Recorder's Office in Licking County, Ohio. The 0.644 Acre parcel being more particularly bonded and described as follows:

Beginning at an iron pipe found marking the northeast corner of a parcel as conveyed to Harl H. & Kathryn A. Sharrer by deed of record in Instrument Number 200405260019010, said pipe also being on the southerly line of the said 24,8031 Acre Lucero parcel.

Thence South 80° 40' 28" West, 218.72 Feet along the northerly line of the said Sharrer parcel to an iron pipe found marking the northwest corner of the said Sharrer parcel.

Thence North 34° 42' 58" East, 323.43 feet with what represents a new line through the said 24.8031 Acre Lucero parcel to an iron pin found on the southerly line of a 0.4935 Acre parcel as conveyed to Corey Patterson by deed of record in Instrument Number 200501260002573, and also marking the westerly right-of-way line of a 10 foot wide vacated alley.

Thence North 80° 09' 57" East, 5.00 Feet along the southerly line of the said 0.4935 Patterson parcel to a point in the centerline of the said Alley.

Thence South 10° 53' 14" East, 232.62 Feet along the centerline of a 10 foot wide vacated alley to an iron pin set.

Thence South 80° 40' 28" West, 17.46 Feet with what represents a new line through the said 24.8031 Acre Lucero parcel to the Point of Beginning and containing 0.644 Acres, more or less, according to a survey made by Blaine Surveying Ltd., during December of 2006.

Subject however to all legal easements and or rights-of-way if any of public record.

All iron pins set 5/8 rebar 30" in length with an I.D. Cap labeled "Blaine 7830".

The bearings in the above description are of an assumed meridian and are used to denote angles only.

The total acreage conveyed herein is 24.1591 acres.

Property Address: 15 Vogel Street, Newark, OH 43055

Auditor's Parcel No.: 054-204468-00.000

Prior Reference: 201109140017098

DESCRIPTION
APPROVED *FOR ZONING*
PURPOSES
By *[Signature]*
Div. of Engineering
City of Newark, Ohio
PAGES 2-5



DAVID RHODES

NEWARK CITY
DIRECTOR OF PUBLIC SERVICE

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

(740) 670-7703
drhodes@newarkohio.net

September 9, 2025

RE: APPLICATION NO. PC-25-29 for Zoning District Change

Location: 15 Vogel Street, Newark, Ohio
Current Zoning Classification: CD – Conservation District
Requested Zoning Classification: CSI – Church School Institutional District
Owner/Applicant: Devon White

Re: **Ordinance No. 25-23** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 15 VOGEL STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-204468-00.000, FROM THAT OF CD – CONSERVATION ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL ZONING 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, August 12, 2025.

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

1. The zoning classification for the parcel at 15 Vogel Street shall remain CD - Conservation District. Ordinance 25-23 is not 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 Dept.
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

Zoning File #
PC Application # PC-25-29
Date Received: 6/25/25
Received by: BL
Amount Due: \$300.00 ✓
Paid By: (circle one)
Check # 1121 Cash
Receipt # 832535

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Devon White		Telephone:	
Address: 15 Vogel St		E-mail: rotrmc@gmail.com	
City: Newark	State: OH	Zip: 43055	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/> Text			
Applicant/Representative			
Representative:		Same as above <input checked="" type="checkbox"/>	Telephone:
Address:		E-mail:	
City:	State:	Zip:	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 15 Vogel St			
Parcel Tax ID #: 054-204468-00.000		Number of Acres: 24.1591	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District: <input type="checkbox"/> AD Agricultural <input checked="" type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		Proposed Zoning District: <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input checked="" type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use**Present Use:**

Conservation

Proposed Use:

Establish event center

Additional Comments**Reason For Request:**

Ability to hold concerts with camping

Required Documentation and Process Overview

- ☐ Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☐ Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- ☐ Obtain a 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 during the Engineering Review.
- ☐ Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- ☐ Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- ☐ Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- ☐ Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: Debra White Date: 6-25-2025Sworn and subscribed before me this 25 day of JUN, 2025My Commission Expires: 7-16-2028 [Signature]
Notary Public**Engineering/Zoning Authorization – Office Use Only**Approved ☒Denied ☐Approved with Conditions ☐Engineering Signature: [Signature] Date: 6/30/2025Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES**Planning Commission Recommendation to Council – Office Use Only**Approved ☐Denied ☐Approved with Conditions ☐

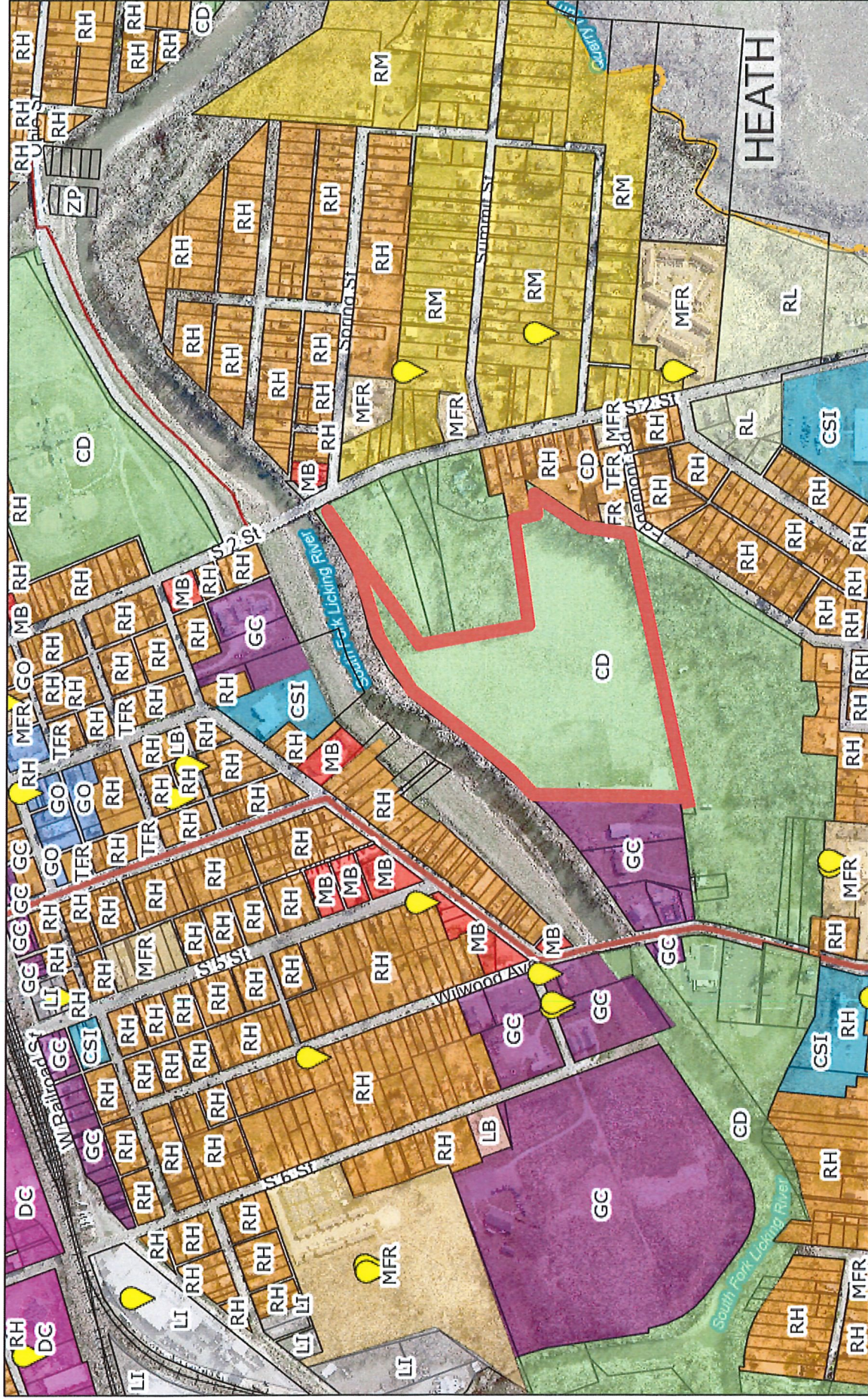
Planning Director Signature: _____ Date: _____

Conditions: _____

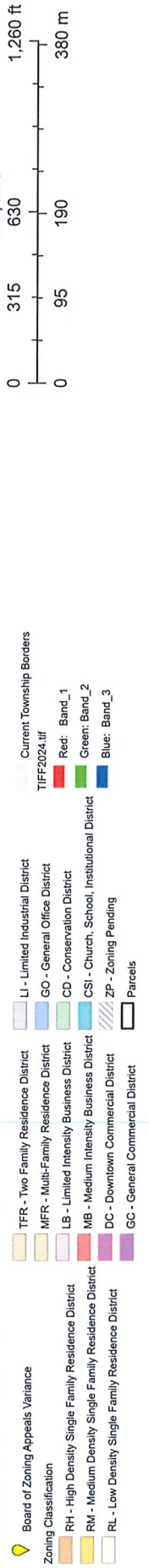
After Planning Commission Recommendation:

- ☐ Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

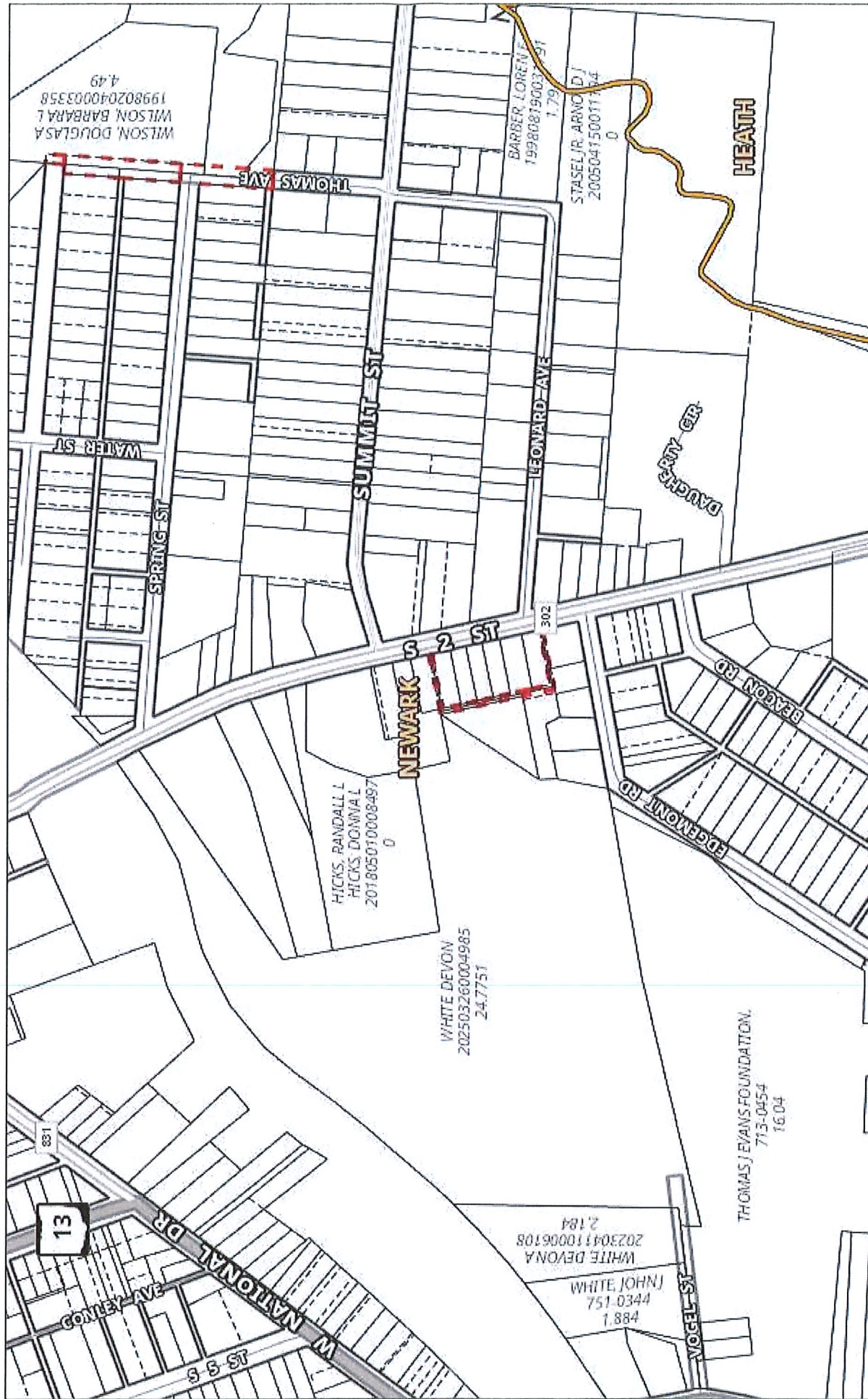
Proposed Zoning Change - 15 Vogel St



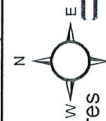
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OnTrac Property Map



June 25, 2025



Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

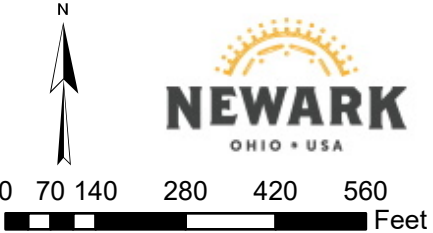
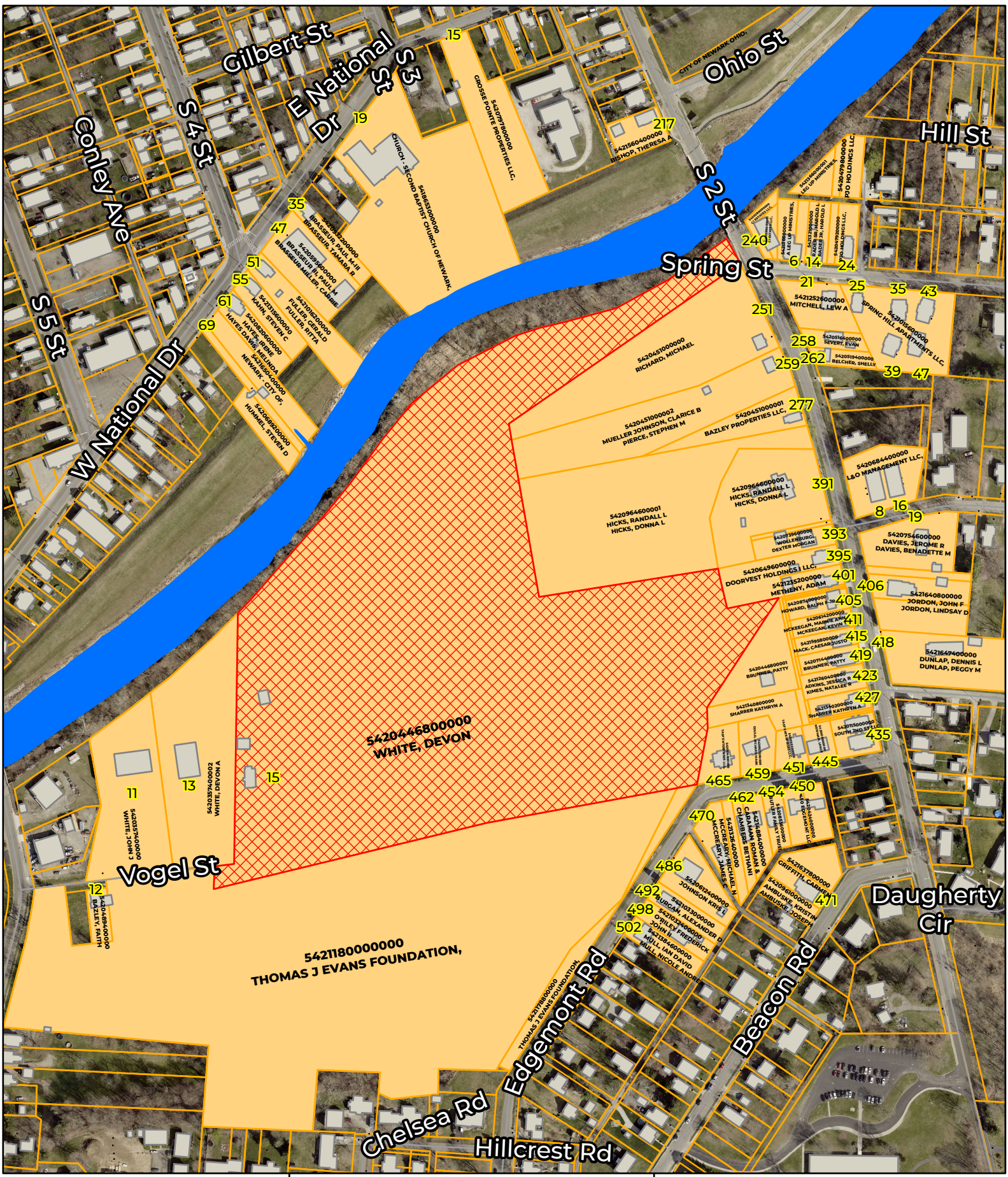
Historical Townships Line

County Boundary

376 Feet

0.07 Miles

LICKING COUNTY TAX MAP



15 VOGEL ST
JULY 21, 2025

- Legend**
- PROPOSED VARIANCE
 - PROPOSED VARIANCE WITHIN 300FT
 - BUILDINGS
 - PARCELS
 - STREAMS