

**PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 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 NOVEMBER 12, 2025 PLANNING COMMISSION MEETING**

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

- 3. Site Plan Review for PC-25-50 – Site Plan for VG Newark Storage LLC building expansion, 1845 West Main Street**

Owner: VG Newark Storage LLC
2601 S. Bayshore Dr.
Miami, FL 33133
AMericle@voltaglobal.com

Applicant: Jamie Blair
950 Goodale Blvd, Suite 180
Grandview Heights, OH 43212
jblair@elrobinson.com

Architect: William Tessier
772 Double Branches Ln.
Dallas, GA 30132
btessier@v-archs.com

Engineer: Jamie Blair -E.L. Robinson Engineering
950 Goodale Blvd
Grandview Heights, OH 43212
jblair@elrobinson.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JANUARY 13, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, DECEMBER 15, 2025, 4:30 P.M.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

DECEMBER 9, 2025 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 24-50: SITE PLAN FOR VG NEWARK STORAGE LLC BUILDING EXPANSION, 1845 WEST MAIN STREET**

Staff Report & Recommendations:

Overview:

The applicant intends to build an 13,884 SF addition to be used for indoor storage rental units, and converting the existing building to a self-storage facility.

The Site Plan Review Committee submitted comments on 12/5/2025 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 Limited Industrial District (LI); the proposed use is a permitted use.

Flood Zones: There are no flood zones located on this property.

B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division has several comments concerning the fire protection requirements and access to the entire building, see attached email from Fire Chief providing the details of their review. These comments will need to be addressed by the designers.

C. Height Restrictions:

The proposed addition meets the requirements of the LI district.

D. Lot Area & Setbacks:

Parcel is approximately 173,760 S.F. +/- with 32% building coverage, which meets the lot area requirements.

The existing side yard setback is legal non-conforming, however a variance from BZA will be needed to address the deficient rear yard setback, and approval to alter a non-conforming building.

E. Off-Street Parking & Loading:

Code requires 8 parking spaces for the development, and 8 spaces are specifically proposed, which meets the requirements.

F. Corner Lots:

There are no corner lot issues with this development.

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



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

is near the public right-of-way of West Main Street and at the west end of the existing building, and about 4,400 S.F. will be lost with the construction of this addition. Our previous discussions with the developer indicated that they eventually plan to remove the paved court areas at the rear of the building, which would restore and add some green space.

H. Public & Private Roadways – Access Management:

The existing driveway approach location will remain in place, however the concrete approach and curbing is in poor condition and should be replaced for this development. This is also needed to accommodate the ADA requirements as the sidewalk passes through this area.

The City's Access Management and Traffic Impact Study regulations apply to this development, and normally a turn lane analysis is needed to determine the impacts of the added traffic; in this case, the traffic associated with this use is very low, so we agree to forgo this requirement.

I. Site Signage:

No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

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

The site plan shows a new sidewalk along West Main Street, which will connect to existing walks on either side of this property. This installation should be placed in the street right-of-way.

No other street or right-of-way issues are anticipated.

K. Engineering / Utilities:

A new water service line is proposed, and we'll require additional plan details to review before construction. Any other additional service is to be extended from the existing internal building plumbing.

There has not been a stormwater management plan submitted, however the increase in impervious area with this addition is not considerable. The design needs to manage the stormwater on this site. At the minimum, grading will need to be done to keep runoff from impacting the adjacent properties.

Engineering will follow up for compliance prior to construction.

The plans show overhead electric service wrapping around the west end of the proposed addition, and the plan calls for this to be relocated.

L. Other Standards/Regulations

No other comments at this time.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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. Compliance with Fire Department – Building Code requirements.
2. BZA variance for setback and other approval.
3. Replacement of driveway approach and installation of new sidewalk as shown.
4. Construction plan for water service replacement.
5. 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 Conditions
- Denied

Planning Director

Date

SITE DATA

ADDRESS: 1845 W MAIN ST, NEWARK, OH 43055

TOTAL AREA: 3.989 ACRES

EXISTING BUILDING AREA: 41,576 SQ. FT.

PROPOSED BUILDING ADDITION: 13,884 SQ. FT.

PROPOSED PARKING SPACES: 8 SPACES TOTAL WITH 1 ADA SPACE

DEVELOPMENT STANDARDS

CURRENTLY ZONED: LIMITED INDUSTRIAL DISTRICT (LI)

PROPOSED USE: SELF-STORAGE

PERMITTED USE: YES

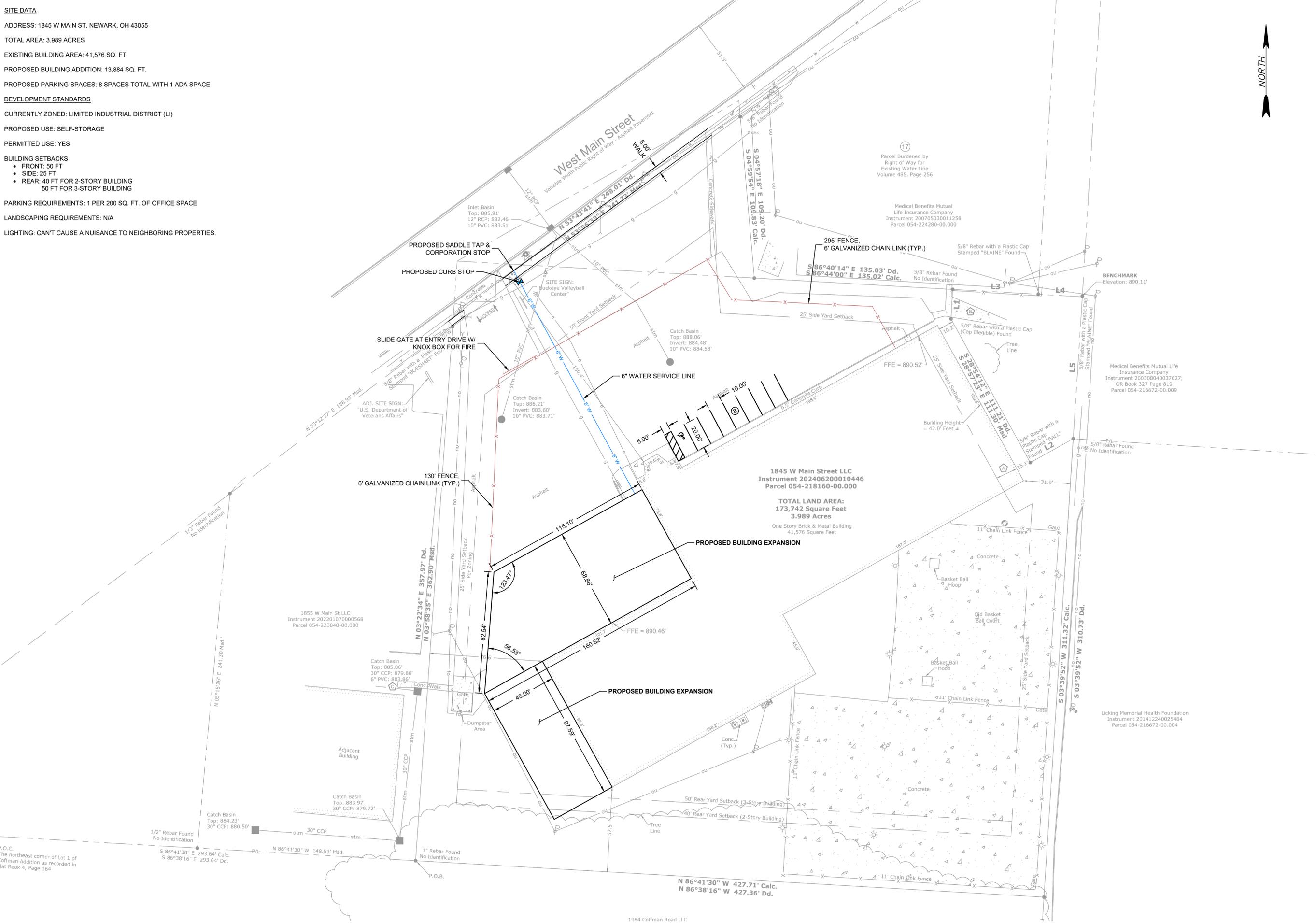
BUILDING SETBACKS

- FRONT: 50 FT
- SIDE: 25 FT
- REAR: 40 FT FOR 2-STORY BUILDING
50 FT FOR 3-STORY BUILDING

PARKING REQUIREMENTS: 1 PER 200 SQ. FT. OF OFFICE SPACE

LANDSCAPING REQUIREMENTS: N/A

LIGHTING: CAN'T CAUSE A NUISANCE TO NEIGHBORING PROPERTIES.



E.L. ROBINSON ENGINEERING
 950 Goodale Blvd., Suite 180
 Grandview Heights, OH 43212
 Phone: 614-586-0642
 Fax: 614-586-0648
 www.elrobinsoneengineering.com

NO.	DATE	REVISION	BY

PLANS PREPARED FOR:
 VOLTA GLOBAL LLC,
 1845 W MAIN ST, NEWARK, OH 43055

GRAPHIC SCALE
 0 15' 30' 60'

NEWARK SELF-STORAGE

SITE PLAN

PROJECT NUMBER 1425092
DATE 9/19/2025
SHEET NUMBER C-200

Plotted by: jblair
 P:\33502_10\newark_oh_self_storage\cadd\plan_set\02_design\25092as100.dwg

ENG-Brian Morehead

From: NFD-Brandon Metzger
Sent: Wednesday, December 3, 2025 9:41 AM
To: ENG-Brian Morehead
Cc: SAF-Tim Hickman; NFD-Doug Vermaaten; NFD-Aaron Holman; NFD-Aaron Berkley
Subject: RE: Site Plan Review Committee - 1 plan for review
Attachments: Ladder 1 Turning Radius 2022.pdf

Sir,

Good morning. Please let me know if you have any questions with regard to the requirements as cited below. Please also see attached with regard to apparatus access and applicable radius of operation. Thank you!

The current building without the additions is 41,576 Sq. Ft. The code states a Group S-1 exceeding 12,000 Sq. Ft. would need to be sprinklered. According to the Building Department this will classify as a S-1. Due to the change of use and age of the facility it will need to come up to current code.

- **903.2.9 Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

- Fire alarm will need to be installed:

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

- **503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.**

(a) 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. **A Fire Lane will need to be added on the East Side of the building that extends to the rear of the structure with an appropriate turnaround for our largest truck. Please see attached spec sheet.**

- **102.3.3 Change of use or occupancy.** Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *building code as listed in rule 1301:7-7-80 of the Administrative Code*. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the *building code as listed in rule 1301:7-7-80 of the Administrative Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

VR,

Brandon E. Metzger

Fire Chief
City of Newark, Division of Fire/EMS
(740) 670-7650
bmetzger@newarkohio.net
www.newarkohiofire.org

CONFIDENTIALTY NOTICE: This email message (including any attachments) is intended only for the person to whom, or entity to which, it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete/destroy this message.

From: ENG-Brian Morehead <BMorehead@newarkohio.net>

Sent: Tuesday, December 2, 2025 09:13

To: DOD-Mark Mauter <mmauter@newarkohio.net>; ENG-Don Hiltner <DHiltner@newarkohio.net>; ENG-Ed Clark <EClark@newarkohio.net>; ENG-George Carter <gcarter@newarkohio.net>; ENG-Lindsey Brighton

<brighton@newarkohio.net>; ENG-Nate Strauch <nstrauch@newarkohio.net>; ENG-Nicholas Shultz <nshultz@newarkohio.net>; ENG-Polly Kemp <pkemp@newarkohio.net>; ENG-Ryan Friend <rfriend@newarkohio.net>; ENG-Ryan Shearer <RShearer@newarkohio.net>; MYR-Jeff Hall <JHall@newarkohio.net>; NFD-Aaron Berkley <ABerkley@newarkohio.net>; NFD-Aaron Holman <AHolman@newarkohio.net>; NFD-Brandon Metzger <BMetzger@newarkohio.net>; NPD-Craig Riley <craig.riley@newarkohio.net>; NPD-Erik McKee <Erik.McKee@newarkohio.net>; SAF-Tim Hickman <thickman@newarkohio.net>; SRV-David Rhodes <drhodes@newarkohio.net>; WTR - Brandon Fox <BFox@newarkohio.net>; WTR-Adam Bernard <abernard@newarkohio.net>; WTR-Drew Forgrave <dforgrave@newarkohio.net>; WTR-John Kreager <JKreager@newarkohio.net>

Subject: Site Plan Review Committee - 1 plan for review

I'm late getting this out, and PC is early this month, so a quick review would be appreciated...

Attached are the following site plans that needs a review and comments by the Site Plan Review Committee (all of you included in email) in order to provide a recommendation to the next Planning Commission meeting scheduled 12/9/2025, to gain approval of the Zoning Certificate for this project:

1. PC 25-50 – VG Newark Storage LLC – First Storage, 1845 West Main St – Building addition of 13,884 SF to be used for indoor storage rental units. This building has previously been an athletic club, racquet club, volleyball club.

If possible, please send me your comments by Monday afternoon, 12/8/2025, in lieu of having a formal SPRC meeting. I'll incorporate any further comments in a review to Planning Commission. We could meet to discuss again later if any of you feel the need, otherwise send me your comments by email.

Thanks,
Brian Morehead
Newark City Engineer
670-7725



City of Newark
Zoning Application

Reference # Z-2025-0159

Date Entered: 11/18/2025 9:59:00 AM

Property Details

Property Address: 1845 W MAIN ST, NEWARK, OH 43055

Auditor's Parcel # 054-218160-00.000

Property Type: Business/Commercial

Zone: LI

Flood Hazard Area? Not Applicable **Flood Zone:** X

Board of Zoning Appeals (BZA) variance granted for this project? No

If Yes, BZA Application #

BZA Date:

Property Owner's Details

Complete Name: VG Newark Storage LLC

Address: 2601 S Bayshore Dr, Miami, FL 33133

Phone # (305) 428-6500

Email: AMericle@voltaglobal.com

Applicant's Details

Is the applicant the owner? No

Name: Jamie Blair

Address: 950 Goodale Blvd, Suite 180, Grandview Heights, OH 43212

Phone # (614) 586-0642

Email: jblair@elrobinson.com

Contractor's Details

Is the contractor the applicant? No

Name:

Address: , ,

Phone #

Email:

Architect's Details

Name: William Tessier

Address: 772 Double Branches Ln, Dallas, GA 30132

Phone # (770) 728-2008
Email: btessier@v-archs.com

Engineer's Details

Name: Jamie Blair - E.L. Robinson Engineering
Address: 950 Goodale Blvd Grandview Heights OH 43212
Phone # (614) 586-0642
Email: jblair@elrobinson.com

Project Details

Nature of Project: Addition

Last or present Occupancy or Use:

Proposed Occupancy or Use: Self-Storage

Description of Project: This project will consist of repurposing an existing volleyball recreation facility to a self-storage facility. In addition to repurposing the existing building, this project is proposed to add 13,884 square feet of building.

Project Floor Area

Basement (excluding garage)	
First Floor (excluding garage)	55460
Floor 2, 3, 4, etc.	
Total Project Floor Area	55460.00

Attachments

Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application.

Residential properties: 2 physical copies of the Site Plan are required.

Business/Commercial properties: 1 physical copy of the Site Plan and 1 digital copy of the Site Plan are required.

Fee

Application Fee	\$150.00
------------------------	----------

Acknowledgement

I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.