

**PLANNING COMMISSION MEETING
TUESDAY, AUGUST 11, 2026 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE JULY 14, 2026 PLANNING COMMISSION MEETING**

PUBLIC HEARING

3. ZONING CHANGE FOR 1010 BRICE ST., NEWARK, OHIO

Application Number: PC-26-23
Owner: Kashmir Properties LLC
Applicant: Jeffery Lowery
Current Zoning: GC, General Commercial
Proposed Zoning: LI, Limited Industrial

OLD BUSINESS

There is none this meeting.

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 WEDNESDAY,
SEPTEMBER 9, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, AUGUST
17, 2026, 4:30 P.M.**

ORDINANCE NO. 26-24

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 1010 BRICE STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #055-282810-00.004, FROM THAT OF GC – GENERAL COMMERCIAL ZONING DISTRICT TO LI – LIMITED INDUSTRIAL 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 GC – GENERAL COMMERCIAL ZONING DISTRICT TO LI – LIMITED INDUSTRIAL 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"
(File #7-10257)

Situated in the State of Ohio, County of Licking, City of Newark, and lying in Quarter Township 3, Township 2, Range 11 of the United States Military Lands, being a part of Lot 12947, an 11.745 acre tract, as shown on the record plat of the Brice Street Business Park, as recorded in Plat Book 17, Page 109, in the Licking County Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Begin, for reference, at an iron pin found at the northeasterly corner of said Lot 12947, said iron pin being on the southerly right-of-way line of Ohio Central Railroad;

Thence South 84 degrees 11' 21" West, a distance of 618.92 feet, along the line common to said Lot 12947 and the southerly right-of-way line of Ohio Central Railroad, to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

Thence the following two (2) courses and distance across said Lot 12947;

1. South 05°48'39" East, a distance of 114.22 feet, to an iron pin set;
2. South 23°01'17" West, a distance of 65.52 feet, to an iron pin set on the right-of-way of Brice Street (60 feet in width);

Thence the following three (3) courses and distances along said right-of-way of Brice Street;

1. Along a curve to the left, said curve having a Central Angle of 59°10'03", a Radius of 60.00 feet, an Arc Length of 61.96 feet, a Chord Bearing South 34°57'26" West, and a Chord Distance of 59.24 feet, to an iron pin found at a point of reverse curvature;
2. Along a curve to the right, said curve having a Central Angle of 62°38'53", a Radius of 51.00 feet, an Arc Length of 55.76 feet, a Chord Bearing South 36°41'51" West, and a Chord Distance of 53.03 feet to an iron pin found;
3. South 68°01'17" West, a distance of 76.93 feet, to an iron pin set;

Thence North 05°48'39" West, a distance of 277.00 feet across said Lot 12947, to an iron pin set on the line common to said Lot 12947 and the right-of-way line of Ohio Central Railroad;

Thence North 84°11'21" East, a distance of 180.00 feet, along the line common to said Lot 12947 and right-of-way line of Ohio Central Railroad, to the TRUE POINT OF BEGINNING, **containing 0.921 acres**, more or less, subject to all easements, restrictions and rights-of-way of record.

All iron pins set are 5/8 X 30 inch rebar with a yellow cap stamped "ADR".

Bearings in the above description are based on bearings taken from the record plat of the Brice Street Business Park, as recorded in Plat Book 17, Page 109, in the Licking County Recorder's Office, Licking County, Ohio.

DESCRIPTION
APPROVED
FOR ZONING PURPOSES
 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-26-23
Date Received: 5-22-26
Received by: P. Kemp
Amount Due: \$300.00 ✓
Paid By: (circle one)
Check # 1118 Cash
Receipt # 0458959

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

☒ District Change		☐ District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Kashmir Properties LLC (c/o Edward Haaa)</u>		Telephone: [REDACTED]	
Address: [REDACTED]		E-mail: [REDACTED]	
City: <u>Dublin</u>	State: <u>OH</u>	Zip: <u>43017</u>	Fax: [REDACTED]
<i>I would prefer to have agendas mailed rather than e-mailed</i> ☐			
Applicant/Representative			
Representative: <u>Jeffery Lowery</u>		Same as above ☐	Telephone: [REDACTED]
Address: [REDACTED]		E-mail: [REDACTED]	
City: <u>Saint Louisville</u>	State: <u>Ohio</u>	Zip: <u>43071</u>	Fax: [REDACTED]
<i>I would prefer to have agendas mailed rather than e-mailed</i> ☐			
Property Location			
Street Address: <u>1010 Brice St., Newark, OH 43055</u>			
Parcel Tax ID #: <u>05528281000004</u>		Number of Acres: <u>0.921</u>	
Lot Number: (if applicable)		Property Platted? Yes ☐ No ☒	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
☐ AD Agricultural		☐ AD Agricultural	
☐ CD Conservation		☐ CD Conservation	
☐ CSI Church School Institutional		☐ CSI Church School Institutional	
☐ DC Downtown		☐ DC Downtown	
☐ GB General Business		☐ GB General Business	
☒ GC General Commercial		☐ GC General Commercial	
☐ GI General Industrial		☐ GI General Industrial	
☐ GO General Office		☐ GO General Office	
☐ HB High Intensity Business		☐ HB High Intensity Business	
☐ LB Limited Intensity Business		☐ LB Limited Intensity Business	
☐ LC Limited Commercial		☐ LC Limited Commercial	
☐ LI Limited Industrial		☒ LI Limited Industrial	
☐ LO Limited Office		☐ LO Limited Office	
☐ MB Medium Intensity Business		☐ MB Medium Intensity Business	
☐ MFC Multi-Family Condo		☐ MFC Multi-Family Condo	
☐ MFH Multi-Family High Rise		☐ MFH Multi-Family High Rise	
☐ MFR Multi-Family Residence		☐ MFR Multi-Family Residence	
☐ Overlay Historic		☐ Overlay Historic	
☐ Planned Unit Development		☐ Planned Unit Development	
☐ RMH Single-Family Residence Manufactured Home		☐ RMH Single-Family Residence Manufactured Home	
☐ Single-Family Residence (Circle one)		☐ Single-Family Residence (Circle one)	
RS-Suburban RL-Low Density RM-Medium Density RH-High Density		RS-Suburban RL-Low Density RM-Medium Density RH-High Density	
☐ RZL Single-Family Residence Zero Lot Line		☐ RZL Single-Family Residence Zero Lot Line	
☐ SFC Single-Family Condo		☐ SFC Single-Family Condo	
☐ TFR Two-Family Residence		☐ TFR Two-Family Residence	

Property Use

Present Use: vacant

Proposed Use: precision CNC machine shop

Additional Comments

Reason For Request: The requested zoning change will allow the applicant to relocate and expand their CNC machining operations into the existing 14,000-Square-foot building. The additional space is needed to support business growth, increase manufacturing capacity, and future employment opportunities.

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: Edward HaagSworn and subscribed before me this 21st day of MayMy Commission Expires: Sept 6th, 2026

ANASTASIA REUTER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 09-06-26

Engineering/Zoning Authorization – Office Use Only

Approved ☒Denied ☐Approved with Conditions ☐Engineering Signature: [Signature]Date: 5/29/2022Comments/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.

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

Map

BOR

Card

CAUV

Documents

Land

Map

Pictometry

Sketch

Street View

Structures

Taxes

Transfers

Values

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2025 Property Tax Relief

2nd Half taxes are due July 15, 2026

Effective May 1, 2026 The Licking County Auditor, Michael L. Smith, has instituted a property transfer cutoff time of 4 p.m. to process same-day property transfers.

Property Transfers include: Conveyances, Exempts, Splits & Merges.

FIND YOUR PARCEL

Owner

Trouble Searching?



055-282810-00.004

KASHMIR PROPERTIES

LLC

1010 BRICE ST

NEWARK, OH 43055

Acres: 0.92

LOT 12947 PT BRICE

STREET BUSINESS PARK

(0.921 AC)

Land: \$115,000

Improv: \$686,400

Total: \$801,400

Transfer Date: 05/31/2022

Amount: \$850,000

Conveyance: 1881

Valid Sale: Yes

Homestead: No

Owner Occ: No

Foreclosure: No

On Contract: No

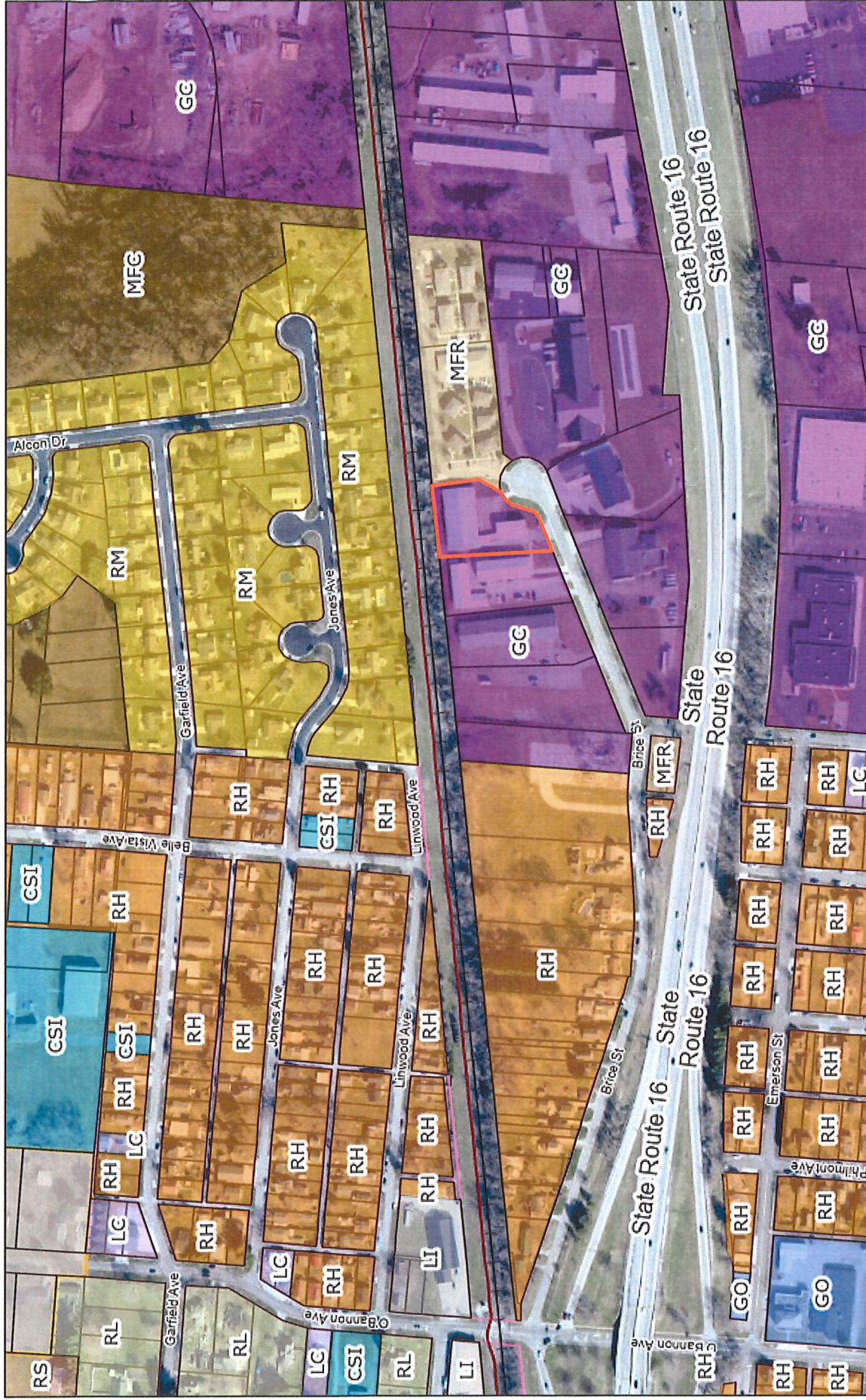
Bankruptcy: No

Tax Lien: No

Block Transfers: No

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking here. By accessing or using this web site, you agree to be bound by these Terms and Conditions. Using a low screen resolution? Try our Mobile Version.

Proposed Zoning Change - 1010 Brice St.



5/29/2026, 8:33:25 AM



May 22, 2026

Lowery Real Estate Holdings, LLC

Applicant for Zoning District Change of 1010 Brice Street, Newark, Ohio 43055

We are a machine shop that uses modern CNC technology to manufacture precision metal parts. Our machines are fully enclosed, clean, safe, and quiet enough that there are no noise pollution concerns.

My wife and I started this business in 2020 in Eden Township, about 15 minutes north of Newark. We are currently a team of 4 people, we have 5 CNC machines, and we are ready to move to a larger facility in Newark.

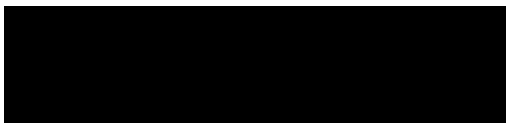
We currently serve a variety of industries with our motorsports and defense customers making up the bulk of our business. We have one major customer who is local, and that is the Newark Owens Corning Plant.

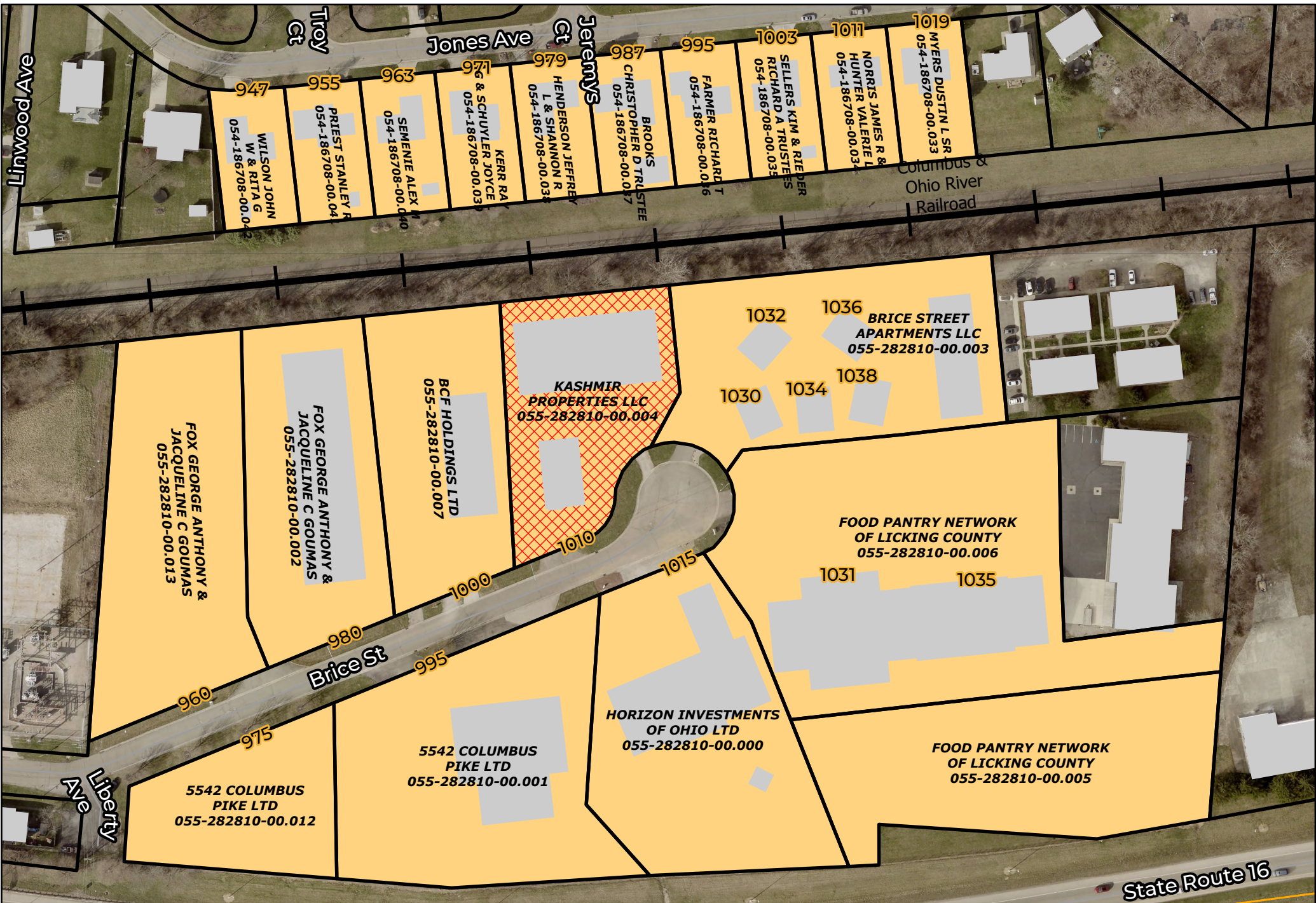
This new facility will be a massive step towards our plan of becoming a world class precision manufacturing facility. In the years to come, we will fill this building with millions of dollars worth of precision cnc machines. In 5 years we project for there to be between 10 and 15 employees at this facility representing high-skill, high-wage opportunities in advanced manufacturing.

This facility will not be open to the public so there will not be a traffic burden.

We are dedicated to reviving American manufacturing by embracing state of the art technology. This facility will move us towards making that dream a reality.

Best regards,

A handwritten signature in black ink, appearing to read "Abby Ly". The signature is fluid and cursive, with the first name "Abby" and the last name "Ly" clearly distinguishable.



1010 BRICE ST
JULY 3, 2026

