

COUNCIL AGENDA

June 2, 2025

Committee and Council Meetings can be viewed by accessing YouTube

Council Chambers

7:00 P.M.

ROLL CALL

INVOCATION – Mr. Houser

PLEDGE OF ALLEGIANCE

CAUCUS - Rule 11. The Majority and the Minority Leaders have agreed that committee review is not necessary:

Resolution 25-40 A RESOLUTION APPOINTING A DISCRETIONARY CHARTER REVIEW COMMISSION PURSUANT TO ARTICLE 11.05 OF THE CHARTER OF THE CITY OF NEWARK, OHIO, AND DECLARING AN EMERGENCY.

MINUTES of May 19, 2025

APPOINTMENTS

There are none this meeting.

REPORTS OF STANDING COMMITTEES

Finance

REPORTS FROM CITY OFFICIALS

There are none this meeting.

COMMUNICATIONS

There are none this meeting.

PUBLIC HEARING

25-08 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 134 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-186858-00.000, #054-186876-00.000, #054-186864-00.000, #054-186870-00.000, AND #054-195762-00.000 FROM THAT OF MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

1. The zoning classification for the parcel at 134 E. Main Street shall be changed to DC - Downtown District. Ordinance 25-08 is recommended for passage and approval by Council.

25-09 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 330 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216702-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

1. The zoning classification for the parcel at 330 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. The City is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-09 is recommended for passage and approval by Council.

25-10 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 360 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216624-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

1. The zoning classification for the parcel at 360 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. The City is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-10 is recommended for passage and approval by Council.

COMMENTS FROM CITIZENS

ORDINANCES ON SECOND READING

There are none this meeting.

ORDINANCES ON FIRST READING

There are none this meeting.

RESOLUTIONS ON SECOND READING

25-31 A RESOLUTION APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION (\$65,000.00 - General Building Maintenance Grounds needs)

25-32 A RESOLUTION APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION (\$1,400.00 - Grant given to the Parks Dept for a purchase of equipment)(\$23,209.68 - Amount was received as reimbursement for 1st quarter 2025 CPT training from the State of Ohio. Money must be kept separate from the General Fund and only used for authorized law enforcement training purposes.)

25-35 A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO NEGOTIATE AND ENTER INTO CONTRACT, SUBJECT TO THE APPROPRIATION OF FUNDS, FOR PROFESSIONAL SERVICES TO REPLACE THE UTILITY BILLING SYSTEM FOR THE WATER

DIVISION. PURSUANT TO ARTICLE 10.02 (D) OF THE CHARTER OF THE CITY OF NEWARK, THIS CONTRACT FOR PROFESSIONAL SERVICES DOES NOT REQUIRE COMPETITIVE BIDDING.

RESOLUTIONS ON FIRST READING

25-36 Exp A RESOLUTION APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION (\$2,500,000.00 - Appropriate funds from Development agreements for construction, Appropriate funds from HNLC Port Authority for design, RW, construction) (\$2,000,000.00 - Increased collections)

25-37 A RESOLUTION APPROPRIATING MONIES FOR THE CURRENT EXPENSES OF THE MUNICIPAL CORPORATION (\$256,000.00 - 16 North sewer project design loan – 25% Water funds)

COMMENTS FROM CITIZENS

MISCELLANEOUS

ADJOURNMENT

BY: _____

A RESOLUTION APPOINTING A DISCRETIONARY CHARTER REVIEW COMMISSION PURSUANT TO ARTICLE 11.05 OF THE CHARTER OF THE CITY OF NEWARK, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, the Charter for the City of Newark, Ohio, in addition to the appointment of the Mandatory Charter Review Commission every five years, allows Council at any time to appoint by three-fourths (3/4ths) majority votes, a Discretionary Charter Review Commission consisting of five (5) electors of the City; and,

WHEREAS, a Discretionary Charter Review Commission appointed by Council shall submit a final report and shall be dissolved prior to the date upon which a Mandatory Charter Review Commission is appointed; and,

WHEREAS, a Discretionary Charter Review Commission cannot be appointed until a Mandatory Charter Review Commission is dissolved and the members released from the respective appointment; and,

WHEREAS, the Mandatory Charter Review Commission was appointed in 2022 and has been dissolved and the members have been released from their respective appointment; and,

WHEREAS, it is the desire of Council to appoint a Discretionary Charter Review Commission for review of the City Charter, and;

WHEREAS, it is the responsibility of the City Council of the City of Newark, Ohio to appoint such Charter Review Commission from the qualified electors of the City of Newark, Ohio; and,

WHEREAS, this matter is declared to be an emergency for the immediate preservation of the public peace, health, safety, or welfare of the citizens of Newark in order to meet the filing deadline of the Board of Elections in anticipation of recommended changes.

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

SECTION 1: Council shall appoint five (5) qualified electors of the City of Newark, no more than three (3) of whom may be of the same political affiliation, to the Discretionary Charter Review Commission.

SECTION 2: The Discretionary Charter Review Commission shall review the Charter of the City of Newark and recommend to Council such alterations, revisions, and amendments, if any, as in its judgment are desirable and that such recommendations shall be finalized by June 30, 2025 and presented to Council on July 7, 2025 in order to meet the August 6 filing deadline.

SECTION 3: This matter is declared to be an emergency for the immediate preservation of the public peace, health, safety, or welfare of the citizens of Newark in order to meet the filing deadline of the Board of Elections in anticipation of recommended changes.

ADOPTED THIS _____ DAY OF _____, 2025.

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

ORDINANCE NO. 25-08

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 134 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-186858-00.000, #054-186876-00.000, #054-186864-00.000, #054-186870-00.000, AND #054-195762-00.000 FROM THAT OF MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN 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 MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN 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: _____

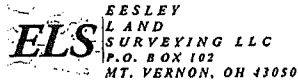
DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED:  _____
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



Email: Eric @EasleyLandSurveying.com
August 2, 2024

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: 	
DATE:	08/09/2024

Phone: 740-501-0190
Job No. 24-0204

Surveyor's Description ~ 1.530 Acres in all

All of PID 054-186858-00.000 ~ All of Lots 3063 & 3064 & Vacated Alley – 0.314 Ac.
All of PID 054-186876-00.000 ~ All of Lots 3065 & 3066 – 0.246 Ac.
All of PID 054-186864-00.000 ~ Part of Lot 3130 - 0.173 Acres
All of PID 054-186870-00.000 ~ Part of Lots 3131 & 3132 - 0.451 Ac.
All of PID 054-195762-00.000 ~ Part of Lots 3127 & 3129 – 0.346 Ac.

The parcel herein described is known as being the same lands conveyed to RJR LLC as described in Instrument No. 201902040002095 and is situated in and all of Lots 3063, 3064, 3065 3066, All of the vacated alley (Ord. No. 5202 dated 03/19/40) and Part of Lots 3127, 3129, 3130, 3131 and 3132 in the Grable, Clifton & Linafelter Addition (Plat Book 3 Page 113) to the City of Newark in the U.S Military Lands of Licking, County, Ohio and is better described as follows:

Beginning for a reference at a set 5/8" iron pin at the Southeast Corner of Lot 3066 in Grable, Clifton & Linafelter Addition (Plat Book 3 Page 113) to the City of Newark on the north line of East Main Street (Varying R/W);

Thence, with the south line of Lots 3066, 3065 & 3064 and the north line of East Main Street, **South 88 degree 08 minutes 16 seconds West, 120.00 feet** to a set 2" Magnetic Nail at the Southwest Corner of Lot 3064;

Thence, with the south line of Lot 3063, **North 73 degrees 53 minutes 04 seconds West, 45.41 feet** to the southwest corner of Lot 3063;

Thence, with the west line of the Grable, Clifton and Linafelter Addition, **North 4 degree 12 minutes 20 seconds East**, passing a set 5/8" iron pin at 120.90 feet on the northwest corner of Lot 3063, a total distance of **371.33 feet** to a set 5/8" iron pin at the Northwest Corner of Lot 3127;

Thence, with the north line of Lot 3127 and the south line of Joe Curry (Instr. No. 202003120006056), **South 85 degrees 47 minutes 40 seconds East, 188.00 feet** to a set 5/8" iron pin;

Thence, with the west line of George James Alexzander Bryan & Laquayla L. Megginson (Instr. No. 202102280003269), Christiane Properties LLC (Instr. No. 201906110011405), Jason W. & Sherry K. Campbell (Instr. No. 201804300008325), Steven & Patricia Trout (O.R. 427 Pg. 202) & Brooke Sousa Capital LLC (Instr. No. 202204220010064), **South 4 degrees 12 minutes 20 seconds West**, passing an existing 5/8" iron pin at 120.00 feet, a total distance of **214.35 feet** to a set 5/8" iron pin on the south line of Lot 3132, the same being the north line of an alley (16' R/W);

Thence, with the south line of Lot 3132 and the north line of the said alley, **South 88 degrees 08 minutes 16 seconds West, 24.38 feet** to a set 5/8" iron pin;

Thence, with the west line of Lot 3067 extended and the west line of East Mound Community Dev. Corp. (O.R. 608 Pg. 869), **South 4 degrees 12 minutes 20 seconds West**, passing an existing 3" iron pipe at 12.73 feet, a total distance of **151.09 feet** to the **Point of Beginning**.

Documentation
APPROVED For Zoning Purposes
By
Div. of Engineering
City of Newark, Ohio
2 AUG 2024

Containing 1.530 Acres, of which, 0.173 acres are in Lot 3127, 0.173 acres are in Lot 3129, 0.173 acres are in Lot 3130, 0.173 acres are in Lot 3131, 0.278 acres are in Lot 3132, 0.130 acres in Lot 3063, 0.123 acres are in Lot 3064, 0.123 acres are in Lot 3065, 0.123 acres are in Lot 3066, 0.061 acres are in the vacated alley (Ord. No. 5202 dated 3/19/40) and being subject to all legal roads, easements, and restrictions of record.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the east line of North Avenue as bearing North 4 degree 12 minutes 20 seconds East, and are used to denote angles only.

All iron pins set are 5/8" x 30" rebar with a 2" aluminum ID cap stamped "Paul J. Boeshart – S-6512".

I, Paul J. Boeshart, with Eesley Land Surveying, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in August, 2024.



Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512

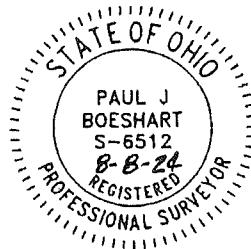


EXHIBIT A

Situated in the State of Ohio, County of Licking, City of Newark and being Lots Numbered 3063, 3064, 3065, 3066, and the entire vacated alley lying to the north of said Lots and the portions of Lots 3132, 3131, 3130, 3129, 3127, 3123 and 3121 which lie westerly of the east line of a fifteen foot right-of-way, these portions being about 188 feet in depth, east to west in the Grable, Clifton and Linafelter Addition as recorded in Plat Book 3 at Plat 113, Plat Records.

Being all of that portion of the alley north of lots 3063 to 3066 to south line of lot 3132 being 16' feet in width. Said alley being vacated by the City of Newark - Ordinance No. 5202, passed on March 19, 1940.



02121190503113001000



02121190503113008000



02121190503113002000



02121190503113028000



02121190503113004000



02121190503113028100



02121190503113005000



02121190503113028200



02121190503113006000



02121190503113029000



02121190503113007000



02121190503113030000



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

May 13, 2025

RE: APPLICATION NO. PC-25-14 for Zoning District Change

Location: 134 E. Main St., Newark, Ohio 43055
Current Zoning Classification: MB – Medium Intensity Business
Requested Zoning Classification: DC - Downtown
Owner/Applicant: RJR LLC / Rex Romine / Kimberly Keith

Re: **Ordinance No. 25-08** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 134 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-186858-00.000, #054-186876-00.000, #054-186864-00.000, #054-186870-00.000, AND #054-195762-00.000 FROM THAT OF MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN 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, April 8, 2025.

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

1. The zoning classification for the parcel at 134 E. Main Street shall be changed to DC - Downtown District. Ordinance 25-08 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. 25-09

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 330 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216702-00.000 FROM THAT OF MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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 MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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

PC-25-16

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input type="checkbox"/>	<input checked="" type="checkbox"/> BS
APPROVED BY:	
DATE:	12/27/24
* Poor Exception	

EXHIBIT A

9.186 acres
 Thornwood Dr Newark, OH 43055
 Parcel No. 054-216702-00.000

Situated in the State of Ohio, County of Licking, City of Newark, being part of Quarter Township 3, Township 2 North, Range 12 West, United States Military Lands, being 9.186 acres conveyed to Carman Wee in Official Record Volume 452, Page 574 and being more particularly described as follows:

Commencing at an Iron pin set at the centerline intersection of Reddington Road (Township Road 131) with Thornwood Drive (Township Road 134);

Thence North 89 degrees 40' 09" East, with the centerline of Reddington Road, a distance of 491.44 feet to a railroad spike, set in the westerly line of premises conveyed to Thomas J. Evans Foundation by Official Record Volume 809, Page 1018 (formerly T & C.O. Railroad);

Thence, South 47 degrees 22' 33" East, with the westerly line of said Evans tract, a distance of 841.40 feet to an Iron pin set in the easterly line of a 18.25 acre tract (Parcel One) conveyed to Hans S. Wee by Official Record Volume 694, Page 361 at the northerly corner of a 0.205 acre tract (Parcel Two) conveyed to Hans S. Wee by Official Record Volume 694, page 361;

Thence, South 01 degrees 55' 55" West, with the easterly line of said 18.25 acre tract and the westerly line of said 0.205 acre tract, and the westerly line of a 6.236 acre tract conveyed to Carman Wee by Official Record Volume 452, Page 572, (passing over a 1/2" rebar at 93.53 feet) a total distance of 293.83 feet, to an Iron pin set at the southeasterly corner of said 18.25 acre tract and the northeasterly corner of said 9.186 acre tract, and being the True Place of Beginning of the tract herein to be described;

Thence, from said True Place of Beginning, South 01 degrees 55' 55" West, with the westerly line of said 6.236 acre tract and the easterly line of said 9.186 acre tract, a distance of 349.53 feet to a 1/2" rebar found at the southwesterly corner of said 9.186 acre tract and being in the northerly line of a 10.00 acre tract conveyed to Roy A. Vaughn & Dorothy M. Vaughn by Instrument Number 20008180026402;

Thence, North 86 degrees 49' 40" West, with the northerly line of said 10.00 acre tract and the southerly line of said 9.186 acre tract a distance of 431.12 feet to an Iron pin set at the northwesterly corner of said 10.00 acre tract, at the northwesterly corner of a 9.56 acre tract conveyed to Mary L. Smith by Instrument Number 199912290052185;

Thence, North 85 degrees 51' 26" West, with the northerly line of said 9.56 acre tract and the southerly line of said 9.186 acre tract (passing over an Iron pin set at 685.32 feet), a total distance of 710.33 feet to an Iron pin found in the centerline of Thornwood Drive (County Road 134), at the southwesterly corner of said 9.186 acre tract and the northwesterly corner of said 9.56 acre tract;

Thence, North 03 degrees 24' 14" East, with the centerline of said Thornwood Drive a distance of 350.01 feet to an Iron pin found at the northwesterly corner of said 9.186 acre tract and being the southwesterly corner of said 18.25 acre tract;

Thence, South 86 degrees 11' 27" East, with the southerly line of said 18.25 acre tract and the northerly line of said 9.186 acre tract (passing over an Iron pin set at 25.12 feet), a total distance of 1132.44 feet to The True Place of Beginning.

Containing 9.186 acres of land, more or less.

Subject, however, to all easements, restrictions and rights-of-way of record, if any.

LESS AND EXCEPTING THEREFROM THE 3.862 Acres platted on Plat for The Overlook Subdivision of record as Instrument No. 202309230017425, Recorder's Office, Licking County, Ohio.

DESIGNATION
 APPROVED FOR ZONING PURPOSES
 By [Signature]
 Div. of Engineering
 City of Newark, Ohio



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

May 13, 2025

RE: APPLICATION NO. PC-25-16 for Zoning District Change

Location: 330 Thornwood Dr., Newark, Ohio 43055
Current Zoning Classification: MFC – Multi-Family Condo
Requested Zoning Classification: MFH – Multi-Family High Rise
Owner/Applicant: Layman Stephen T et al. / Scott Hartley

Re: **Ordinance No. 25-09** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 330 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216702-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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, April 8, 2025.

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

1. The zoning classification for the parcel at 330 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. The City is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-09 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. 25-10

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 360 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216624-00.000 FROM THAT OF MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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 MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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

DC-25-15

EXHIBIT A

Real property in the City of Newark, County of Licking, State of Ohio, and is described as follows:

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

Being in Range 12, Township 2 and Quarter Township 3, and being further described as follows:

Commencing at an iron pin at the intersection of Township Road 134 and Township Road 131; thence south 3 degrees 30 minutes west along Township Road 134 a distance of 737.71 feet to an iron pin, which iron pin is the place of beginning; thence south 85 degrees 45 minutes east a distance of 710.60 feet to an iron pin in the northwest corner of a tract of land owned by Roy A. Vaughn and Dorothy M. Vaughn; thence south 3 degrees 30 minutes west along said Vaughn west line a distance of 613 feet to an iron pin; thence north 86 degrees 25 minutes west a distance of 501.82 to a point; thence north 3 degrees 30 minutes east a distance of 104.38 feet to a point, thence north 86 degrees 25 minutes west a distance of 208.72 feet to an iron pin in Township Road 134; thence North 3 degrees 30 minutes east along said Township Road a distance of 316.62 feet to the place of beginning, containing 9.56 acres, more or less

The above described tract being a parcel out of the southwest corner of a 37 acre tract of land deed to Carl A. Rosskopf and Fare E. Rosskopf from Charles D. Showman on February 13, 1937, said deed being recorded in Licking County Deed Records, Volume 321, at page 374.

Parcel #: 54-216624-00 000

LESS AND EXCEPTING THEREFROM THE 0.488 Acres platted on the Plat for The Overlook Subdivision of record as Instrument No. 202309250017425, Recorder's Office, Licking County, Ohio.

DECLARATION
APPROVED For Zoning
By Ben Miller PURPOSES
Div. of Engineering
City of Newark, Ohio



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

May 13, 2025

RE: APPLICATION NO. PC-25-15 for Zoning District Change

Location: 360 Thornwood Dr., Newark, Ohio 43055
Current Zoning Classification: MFC – Multi-Family Condo
Requested Zoning Classification: MFH – Multi-Family High Rise
Owner/Applicant: Layman Stephen T et al. / Scott Hartley

Re: **Ordinance No. 25-10** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 360 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216624-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE 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, April 8, 2025.

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

1. The zoning classification for the parcel at 360 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. The City is doing a traffic study with the intent to improve access to Reddington Village with a possible turn lane. Ordinance 25-10 is recommended for passage and approval by Council.

Sincerely,

David Rhodes
Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer

Resolution No.25-31

BY: _____

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

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

Section 1. There is hereby an appropriation of the unappropriated balance of the 335 Capital Improvement Fund, in the amount of \$65,000.00 (General Building Maintenance Grounds needs)

335.121.5271	Maintenance Buildings/Grounds	65,000.00
--------------	-------------------------------	-----------

This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this _____ day of _____, 2025.

President of Council _____

Attest Clerk of Council _____

Date filed with Mayor _____

Date approved by Mayor _____

Mayor _____

Approved as to form Director of Law _____

Resolution No.25-32

BY: _____

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

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

Section 1. There is hereby an appropriation of the unappropriated balance of the 100 General Fund, in the amount of \$1,400.00 (Grant given to the Parks Dept for a purchase of equipment)

100.432.5331	Machinery/Equipment	1,400.00
--------------	---------------------	----------

Section 2. There is hereby an appropriation of the unappropriated balance of the 100 General Fund, in the amount of \$23,209.68 (Amount was received as reimbursement for 1st quarter 2025 CPT training from the State of Ohio. Money must be kept separate from the General Fund and only used for authorized law enforcement training purposes.)

100.203.5220.2	Continuing Professional Training	23,209.68
----------------	----------------------------------	-----------

This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this _____ day of _____, 2025.

President of Council _____

Attest Clerk of Council _____

Date filed with Mayor _____

Date approved by Mayor _____

Mayor _____

Approved as to form Director of Law _____, _____

BY: _____

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO NEGOTIATE AND ENTER INTO CONTRACT, SUBJECT TO THE APPROPRIATION OF FUNDS, FOR PROFESSIONAL SERVICES TO REPLACE THE UTILITY BILLING SYSTEM FOR THE WATER DIVISION. PURSUANT TO ARTICLE 10.02 (D) OF THE CHARTER OF THE CITY OF NEWARK, THIS CONTRACT FOR PROFESSIONAL SERVICES DOES NOT REQUIRE COMPETITIVE BIDDING.

WHEREAS, the City of Newark operates a water, wastewater and storm utility that requires customer billing for services rendered; and,

WHEREAS, the City’s current Utility Billing System will no longer be supported in 2027 and needs replacement; and,

WHEREAS, due to the highly specialized and technical nature of the work needed, the Division of Water and Wastewater is requesting that the Service Director be authorized and directed to negotiate and enter into contract, subject to the appropriations of funds, with a firm to provide professional services to the City in order to implement the project; and,

WHEREAS, Section 10.02(D) of the City Charter explicitly exempts contracts for professional services from the competitive bidding process; and,

WHEREAS, the Service Committee of the Newark City Council met on the 5th day of May, 2025 and voted to forward this legislation to full Council for its further consideration.

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

Section 1: The Director of Public Service is hereby authorized and directed to negotiate and enter into contract, subject to the appropriation of funds, for consultation services relative to the replacement of the Utility Billing System.

Section 2: This resolution shall become effective at the earliest time permitted in accordance with Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____ 2025.

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: _____
DIRECTOR OF LAW

Resolution No.25-36 Exp

BY: _____

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently, and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

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

Section 1. There is hereby an appropriation of the unappropriated balance of the 337 Thornwood Corridor Fund, in the amount of \$2,500,000.00 (Appropriate funds from Development agreements for construction, Appropriate funds from HNLC Port Authority for design, RW, construction)

337.122.5276720	Maint of Streets-West Main St Improvements	1,000,000.00
337.122.5276710	Main of Streets-Thornwood Corridor	1,500,000.00

Section 2. There is hereby an appropriation of the unappropriated balance of the 930 JEDD Fund, in the amount of \$2,000,000.00 (Increased collections)

930.134.5289	Other Inter/Intra Gov't Billings	2,000,000.00
--------------	----------------------------------	--------------

This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this _____ day of _____, 2025.

President of Council _____

Attest Clerk of Council _____

Date filed with Mayor _____

Date approved by Mayor _____

Mayor _____

Approved as to form Director of Law _____

Resolution No.25-37

BY: _____

A RESOLUTION APPROPRIATING MONIES FOR CURRENT EXPENSES OF THE MUNICIPAL CORPORATION

WHEREAS, to properly, efficiently and expeditiously conduct business of the City of Newark in the best interest of its citizens, there is an immediate requirement for a certain financial transaction as indicated.

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

Section 1. There is hereby an appropriation of the unappropriated balance of the 621 Fund, in the amount of \$256,000.00 (16 North sewer project design loan – 25% Water funds)

621.706.5412951	Principal OWDA 16 North Sewer Project	256,000.00
-----------------	---------------------------------------	------------

This resolution is a measure providing for an appropriation for current expenses of the municipal corporation; it shall go into effect pursuant to Section 4.07 of the Charter of the City of Newark, Ohio.

Adopted this _____ day of _____, 2025.

President of Council _____

Attest Clerk of Council _____

Date filed with Mayor _____

Date approved by Mayor _____

Mayor _____

Approved as to form Director of Law _____, _____