

July 3, 2025

**SERVICE COMMITTEE**

July 7, 2025

Council Chambers

Following Finance Committee

*Committee and Council Meetings can be viewed by accessing YouTube*

**AGENDA**

1. Consider **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.
2. Consider **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.
3. Other items at the discretion of the Chair

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\_\_\_\_.

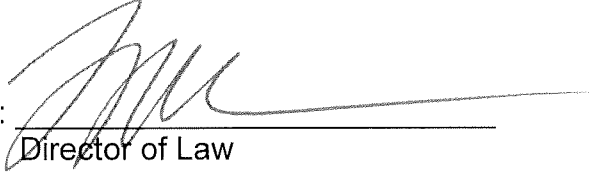
\_\_\_\_\_  
PRESIDENT OF COUNCIL

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*

ORDINANCE NO. 25-24

BY: \_\_\_\_\_

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\_\_\_\_.

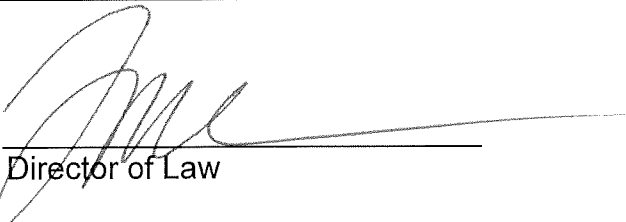
\_\_\_\_\_  
PRESIDENT OF COUNCIL

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  
By Ben Milby 7/10/2025  
Div. of Engineering  
City of Newark, Ohio