

PLANNING COMMISSION MEETING MINUTES

Tuesday, February 13, 2024 6:00pm

The Newark City Planning Commission met in Council Chambers, City Hall located at 40 W. Main Street, Newark, Ohio.

Present:

Bruce Ennen	Member
Carol Floyd	Member
Joe Gebhart	Member
Janine Paul	Planning Commission Secretary
Brian Morehead	City Engineer
Jeff Hall	Mayor
David Rhodes	Planning Director

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, February 13, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR the January 9, 2024 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd, second by Mr. Gebhart passed by acclamation

OLD BUSINESS

1. **SITE PLAN REVIEW PC 23-41 UPDATED (Tabled on 1/9/24) Site Plan Review for new multi-family apartment complex, Vista Residential Partners, West Main St., north of Builders Drive**

Application Number : PC-23-41

Owner: Frederick William Englefield IV, PO Box 1187, Newark, Ohio 43058

Applicant: Vista Residential Partners - Scott Hartley, 2964 Peachtree Rd., Atlanta, Ga. 30305

Architect: Archall-Jonathan Grubb, 49 East 3rd Ave., Columbus, Oh. 43201

Engineer: ADR - Brian Wood, 88 West Church St., Newark, Oh. 43055

Scott Hartley, 2964 Peachtree Rd. Atlanta, Ga. - Here to answer any questions.

Brian Morehead, City Engineer - I've taken last month's Site Plan Review Report and updated it with some of the updates since last month, so I'll just go through those quickly. We had a few more comments from the Fire Division with specifics of the road construction and the access and some of the other items that they require that will be details that will need to be taken into consideration when the construction plans come along, so we will forward those on to the designer and make sure they have all of those. Secondly, one of the items we were concerned about last month, there was a BZA variance in the works for parking space reduction and that BZA variance was granted so, that allowed the project to move forward with their site plan and kind of solidified the number of spaces that they need on the plan, so that's been taken care of. The designers relocated the main driveway to align with Builders Drive, which was one of the comments that we had at the last meeting, we think that will be better for future traffic flow and so forth. Then the retention pond has been reconfigured into two ponds on either side of the driveway, if you look at the drawing you will notice that. We reviewed the traffic study that was done and recognize a left turn lane into the development from West Main Street, so we're still discussing on how to follow through on that. The City would like to also be able to upgrade West Main Street at the same time and we met with Scott and his partners on this project and we're trying to come to a resolution of how to get that

done. It's not all on Scott, they need to build a turn lane, but while we're doing work out there, we would also like to improve West Main Street at the same time, so we're going to work through that process in the coming couple of weeks here and try to get it so that when the apartment project is done, we don't have to go back and re-build West Main Street from Faye Drive to the west across the apartments there, so that's still in the works, we've still got some details to iron out on that. One of the other comments we had, we requested a bike path connection to the TJ Evans path and that is shown on the revised plan. We also had comments about a development agreement, that turn lane is part of the development agreement so we'll be working through that in the future. Wrapping everything up, we feel confident in the site plan right now, so we're going to recommend conditional approval of the site plan, contingent upon all of the items we have listed in our Staff Report. That will allow the engineering and design of the site to move forward as we work those items out.

Mayor Hall - Thank you Brian. We had a nice conversation with Scott and his partners and certainly appreciate their cooperation as we move through this process and kind of fine tune it and do some things, does anyone up here have any questions.

Mr. Ennen - I did, but Brian answered them.

Motion by Mr. Ennen to accept the site plan contingent upon the conditions, Second by Ms. Floyd, Motion passed 5-0

NEW BUSINESS

2. **SITE PLAN REVIEW for PC-24-09– New Dollar General retail store, 1687 North 21st Street**

Application Number : PC-24-09

Owner: James G. VanWinkle, Trustee, 263 Deo Drive, Newark, Ohio 43055

Applicant: Linden Avenue LLC – Greg Schultz, 1630 Columbus Road, Unit A, Granville, Oh 43023

Engineer: Willis Engineering & Surveying, 12512 West Bank Drive, Millersport, Oh 43048

Greg Schultz, 317 Weatherburn Dr. Pataskala, Oh. - We're here just for a Site Plan Review, we've submitted all of our plans to the City for initial comments review, we've got some comments back, we're working on a couple items, everything else should fall under the guidelines for the zoning recommendations except for parking. We do have a variance request for parking scheduled, I believe the 22nd of the month, to reduce it from 54 spaces to 36 spaces.

Brian Morehead - This location is on N 21st. Street, just north of the Old Bag of Nails, on the southern piece of that vacant property there. There would be a lot split that would need to be done for this individual parcel here. Greg mentioned the variance that will be considered at the February BZA meeting. No landscaping plan has been submitted yet, but we'll deal with that at a later time. We've also been working with Greg and his designers on easements at the rear of the property for a future backage road that could provide access at the rear of those properties to Derby Downs Road, so we're going to work through that process as well. Also, an additional easement along N 21st Street to accommodate any future road widening or utility relocation in the future. Given that, landscaping, BZA Variance, lot split, easements that we talked about in the construction plan. So, we recommend conditional approval of the site plan so they can move forward with all those construction related items.

Mayor Hall - Does anyone have any questions?

Mr. Ennen - I guess it's not related directly to this, but because I'm nosey, is this in addition to the store that's already on 21st Street?

Mr. Schultz - The one by 16, yes it's an additional store, they're not going to close that one down.

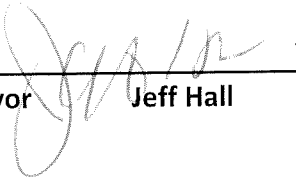
Motion by Mr. Ennen to approve subject to the conditions, Second by Mr. Gebhart, Motion passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 12, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY FEBRUARY 20, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes