PLANNING COMMISSION MEETING MINUTES
Wednesday, November 12, 2025 6:00pm

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

Present:	
Carol Floyd	Member
Joe Gebhart	Member
Bruce Ennen	Member
David Rhodes	Planning Director
Brian Morehead	City Engineer
Amy Vensel	Planning Commission Secretary

Absent:	
Jeff Hall	Mayor

1. **CALL TO ORDER**- Director Rhodes called the Wednesday, November 12, 2025 Newark City Planning Commission Meeting to order.

2. APPROVAL OF MINUTES for the October 14, 2025 PLANNING COMMISSION MEETING- **Motion by Mr. Ennen, second by Ms. Floyd, passed by acclamation**

PUBLIC HEARING

3. **ZONING CHANGE FOR 77 N. FULTON AVE., NEWARK, OHIO**
   Application Number: PC-25-41
   Owner: Angus & Mac Property Solutions
   Applicant: Jason Angus
   Current Zoning: Single-Family Residence, RH-High Density
   Proposed Zoning: MFR, Multi-Family Residence

Director Rhodes - There will be no public hearing tonight on 77 Fulton. The application has been withdrawn.

OLD BUSINESS

4. **RECOMMENDATION FOR ZONING CHANGE FOR 2205 CHERRY VALLEY RD., NEWARK, OHIO**
   Application Number: PC-25-35
   Owner: Cherry Valley Family Life Center
   Applicant: Englefield Oil Co.
   Current Zoning: CSI, Church School Institutional
   Proposed Zoning: GB, General Business

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 2205 Cherry Valley Road shall be changed to GB, General Business. Ordinance 25-29 is recommended for passage and approval by Council.

Motion by Mr. Ennen to accept the recommendation of the Planning Director and forward it on to Council, Second by Ms. Floyd, Motion passed 4-0

5. **RECOMMENDATION FOR ZONING CHANGE FOR 60 PROSPECT ST., NEWARK, OHIO**
   ********* Application withdrawn 11/10/25 *********
   Application Number: PC-25-33
   Owner: Lenka Fucikova
   Applicant: Lenka Fucikova
   Current Zoning: Single-Family Residence, RH-High Density
   Proposed Zoning: HB, High Intensity Business

Director Rhodes - This application for 60 Prospect Street has been withdrawn.

6. **RECOMMENDATION FOR ZONING CHANGE FOR 274 N. CEDAR ST., NEWARK, OHIO**
   Application Number: PC-25-32
   Owner: Brothers Masonry
   Applicant: Tim Murphy
   Current Zoning: LC, Limited Commercial
   Proposed Zoning: MFR, Multi-Family Residence

Ms. Vensel - Upon consideration of the information presented, the following actions are recommended. The zoning classification for the parcel at 274 North Cedar Street shall be changed to MFR, Multi-Family Residence. Ordinance 25-31 is recommended for passage and approval by Council.
Motion by Mr. Ennen to accept the recommendation of the Planning Director and forward it on to Council, Second by Mr. Gebhart, Motion passed 4-0

NEW BUSINESS

7. **Site Plan Review for PC-25-47 – Site Plan Review for RV Storage Buildings, N Rhodes Properties LLC, 255-265 Northtowne Ct.**

   Owner: N Rhodes Properties LLC
   164 Orchard Drive
   Granville, OH 43023
   Nick.rhodes65@yahoo.com

   Contractor: Graber Post Frame Buildings
   149 Gower Road
   Glenford, OH 43739
   emma@graberoakflooring.com

Director Rhodes - On this particular item, I will be abstaining.
Mr. Morehead - We've gone through our site plan review on this project. It'll be for two RV storage buildings on the site. Some of the standard items that we normally see on the site plan review. Basically, we need to see a landscaping plan with the calculations for the green space and the ground cover shown for the zoning compliance. I talked to Nick about the driveway location. The driveway for this build will be coming off the property to the north, the adjacent property to the north. So, we'll ask that that gets shown on the plan as well. There's no water or sanitary services plan to the site, but we'll

need to make sure that stormwater and grading meet our requirements so that we're not causing any issues to the adjacent properties with the development there. We did not have any comments from the fire division at this point. Our recommendation is conditional approval. Item number one, the resolution, the fire department comments and requirements. Again, we didn't have anything at this point. So, it's really up for items number two and three, the landscaping plan and driveway plan and then the stormwater management plan. Any questions, I'll be glad to try to answer them.
Motion by Mr. Ennen to approve subject to the conditions cited in the report, Second by Ms. Floyd, Motion passed 3-yes, 0-no, 1-abstention (Rhodes)
Director Rhodes - Let the record show I abstain.

8. Site Plan Review for PC-25-48 – Site Plan Review for Fox Center – Multi-Use Commercial Building, 1980 Granville Road

Owner:	1976 Granville Road LTD 1474 Highpoint Drive Newark, OH 43055 tony@projectconstructionco.com
Architect:	Luke Baus – Project Architecture Ltd. 149 East Main Street Hebron, OH 43025 luke@projectconstructionco.com
Applicant:	Ryan Badger PO Box 8656 Newark, OH 43058 badger@badgerlandconcepts.com
Engineer:	Michael Ridge Engineering, LLC 3451 Dahlgreen Dr. Westerville, OH 43081 Michaelridge4@gmail.com

Mr. Morehead - Again, we've reviewed the site plan for this one. There were no comments from the police or fire divisions on this one as well. One of the items that zoning needs is to see the building elevations to confirm the height compliance of the building. My understanding is there's a BZA application, variance application in for parking. Landscaping also needs to be shown with the calculations of the green space and ground cover areas. As far as the driveway approach, one of the driveway approaches is very close to Westwood Drive, which does not meet our new access management and traffic impact study regulations. So, I'd like to have a discussion with the designer about those requirements. A few other items, construction details on that. So, we recommend meeting with the designer to go through those items before we grant approval of that. Otherwise, as far as utilities go, the water service comes from the adjacent properties. We need to know if there's existing easements or agreements in place for that. We don't have any of that, so we'd like documentation of all that, and then standard stormwater management plan and stormwater design for the site as well. There was a BZA variance granted to extend the time needed to rebuild this structure, and BZA put some conditions on that variance as well, so those need to be complied with, which basically mostly had to do with the additional buffering against the residential properties. So, we think all these items can be dealt with without coming back to Planning Commission, so we would ask for conditional approval and to allow us to work through those items that I mentioned.

Motion by Mr. Ennen to approve subject to the conditions recommended by engineering and the BZA by variance conditions, Second by Mr. Gebhart, Motion passed 4-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 9, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, NOVEMBER 17, 2025 4:30 P.M.

Meeting stands adjourned

Mayor Jeff Hall

Planning Director David Rhodes