

**PLANNING COMMISSION MEETING MINUTES**

**Tuesday, February 10, 2026 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
Jeff Hall	Mayor
George Carter	sitting in for Brian Morehead, City Engineer
Amy Vensel	Planning Commission Secretary
David Rhodes	Planning Director

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, February 10, 2026 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES** for the January 13, 2026 PLANNING COMMISSION MEETING- **Motion by Ms. Floyd, second by Mr. Ennen, passed by acclamation**

**OLD BUSINESS**

**3. RECOMMENDATION FOR ZONING CHANGE FOR 165 S. 3<sup>rd</sup> St., NEWARK, OHIO**

Application Number: PC-25-40  
Owner: Brandon and Rebecca Coblentz  
Applicant: Brandon and Rebecca Coblentz  
Current Zoning: LB – Limited Intensity Business  
Proposed Zoning: TFR, Two-Family Residence

**Mayor Hall** - I would ask that the clerk read the recommendation.

**Ms. Vensel** - Upon consideration of the information presented, the following actions are recommended: The zoning classification for the parcel at 165 South 3rd Street shall be changed to TFR, Two-Family Residence. Ordinance 25-41 is recommended for passage and approval by Council.

**Motion by Mr. Ennen to accept the recommendation of the planning director and forward it to Council, Second by Ms. Floyd, Motion passed 5-0**

**Mayor Hall** - It will be presented at the March 2 Council meeting. There is one more Council meeting before that; however, there is not enough time to advertise it in the public record, so it will be scheduled for March 2. Anyone present who is interested in that item may attend. Council meets in session at 7:00 p.m. There is a brief opening, and shortly thereafter there will be another public hearing, as there was last month on this item, after which Council will vote.

**4. RECOMMENDATION FOR ZONING CHANGE FOR 200 Day Ave., NEWARK, OHIO**

Application Number: PC-25-44

Owner: Dough equals Dough Real Estate LLC

Applicant: Northpoint Ohio

Current Zoning: Single-Family Residence, RH – High Density

Proposed Zoning: HB – High Intensity Business

**Mayor Hall** - I'd ask the clerk to read that recommendation, please.

**Ms. Vensel** - Upon consideration of the information presented, the following actions are recommended: The zoning classification for the parcels at 200 Day Avenue shall be changed to HB, High-Intensity Business. Ordinance 25-42 is recommended for passage and approval by Council, subject to the inclusion of buffering and landscaping.

**Motion by Mr. Gebhart to accept the recommendation of the planning director and forward it to Council, Second by Ms. Floyd, Motion passed 5-0**

**Mayor Hall** - It will follow the same process and come before Council on March 2 for a public hearing, after which Council will vote.

**NEW BUSINESS**

**5. Site Plan Review for PC 26-02, New Commercial storage building for BCF LTD., 960 Brice St.**

Owner / Applicant: BCF LTD. / George Fox  
1474 Highpoint Dr.  
Newark, OH 43055  
George Fox  
[tony@projetconstructionco.com](mailto:tony@projetconstructionco.com)

**George Tony Fox, 1474 Highpoint Dr.** - Just matching the existing building that we already have there at 980. We're just literally building another building identical to the one that's there on the other side of the parking lot.

**Mr. Carter** - Overview of the staff report. The applicant intends to build a 19,000 square foot new commercial building on the adjacent vacant portion of the parcel at this location. They're in complete compliance with zoning and there're no flood zone issues. The police and fire divisions have no issues with the proposed structure. There are no height restrictions in the GC district. They're looking at about 33 percent building coverage which meets the requirements of a 35 percent maximum. They have enough parking spots. It's definitely not a corner lot. You will need to satisfy landscaping and buffering, actually just landscaping, green space requirements with me which I believe I've already spoken with Ryan Badger. So, they're in the middle of working on that. As of right now, they have no signage proposed, no issues with traffic control, street, and the engineering utility staff will be reviewing the detailed water, sanitary, and stormwater management plans as they come in.

**Mr. Fox** - Question on that. In the conversations with them I thought they were good with what we had. Do we need more?

**Mr. Carter** – It just says landscaping plan submitted, approved construction plans following City review. It says any remaining issues listed above will be addressed on the final construction plans, compliance with the City's stormwater management requirements, including post-construction.

**Mr. Fox** - Well, I guess that's the part that I have the question on, because the conversations with Brian ahead of time, all that stuff was done on the first building, and all they asked us to do was show the locations on this plan.

**Mr. Carter** - I think it's just a general follow-up because it says stormwater design piping constructed with the existing building on the site was designed to service the proposed building construction, as well as engineering, which is follow-up for compliance prior to construction. Very generic.

**Mr. Fox** - I know it's very generic. I'm just asking. I guess my conversations, I thought I was done submitting stuff.

**Mr. Carter** - Yeah.

**Mr. Fox** - We just need to clear up whether I need something else or not. Okay.

**Motion by Mr. Ennen to approve the site plan subject to the conditions, Second by Mr. Gebhart,**

**Motion passed 5-0**

### MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

**Mr. Ennen** - I'd just like to make a comment about number four. The people who left were upset about the parking. I've driven by there. It's outside the purview of what we do. I don't know that I believe it's appropriate for our stuff to reject the zoning changes based on something ancillary, like that. But I don't know that they don't have it right, and maybe the City could do something to take a look at that and see. I mean, even maybe—and I don't know—but driving by, there's one side parking. Maybe we switch the sides of the parking. I don't know if that gains any parking spaces, but they don't have an illegitimate beef.

**Director Rhodes** - That's fair. We had an issue similar to this up at Pizza Cottage on 13, and when we got into the final negotiations of it with them, after we changed the zoning, we had them put up fencing, and we had some parking work done.

**Mr. Ennen** - I think their big gripe is the curb cut, that they feel they're losing a parking space, and I can't say that's not a legitimate complaint. I don't know how you fix it, and I don't know if it's our job to fix it, but I know that's why they left, because I think they're feeling disrespected, and you might gain some things by seeing if there's something that can be done.

**Director Rhodes** - When I talked to Steve about it, about the neighbor's feelings, he said anybody in the neighborhood can park on that lot.

**Mr. Ennen** - That might help. Maybe that's a solution then, but I don't know that it's a land-use thing that I consider, but they don't completely have no gripe.

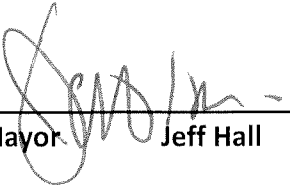
**Mayor Hall** - I think they had some questions about people pulling out that way, but when I talked to them, I believe it's going to be angled parking, so you're only going to pull in that way, and back out and go out the alley way. So it wouldn't have headlights going through someone's living room.

**Mr. Ennen** - I think that will help, too.

**Director Rhodes** – Bruce, your comments are noted, and as we get closer to this, we will dig into it.


**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 10, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 17, 2026, 4:30 P.M.**

Meeting stands adjourned



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Mayor. Jeff Hall



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Planning Director David Rhodes