

**PLANNING COMMISSION MEETING
TUESDAY, JUNE 10, 2025 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE MAY 13, 2025 PLANNING COMMISSION MEETING**

PUBLIC HEARING

3. ZONING CHANGE FOR 170 OBANNON AVE., NEWARK OHIO

Application Number: PC-25-21
Owner: Connie and Steve Westbrook
Applicant: Kyle Michalek
Current Zoning: LC – Limited Commercial
Proposed Zoning: LI – Limited Industrial

OLD BUSINESS

4. PC-23-03 Right-of-Way Dedication for South 11th Street at West Main Street

Owner: Windsor Landing LLC
71 Seldom Seen Road
Powell, OH 43065
joe.circle@thewindsorcompanies.com

This plat was previously approved by Planning Commission in January 2023, and subsequently the project was delayed. Currently the project is now moving forward, so we will move forward with dedication by City Council.

5. Construction Plan Submittal for PC-25-20 – Planters Ridge Subdivision, Phase 4

Owner: Stone Works Partners, LLC
1239 Cherry Valley Road SE
Newark, OH 43055
Eriech Horvath – ehorvath@stoneworksllc.com

Engineer: Verdantas
1555 West Main St
Newark, OH 43055
Amanda Spencer – aspencer@verdantas.com
Joe Wolfe – jwolfe@verdantas.com

The Preliminary Plat for this subdivision was approved in 2004, and after changes in ownership of the undeveloped land, the construction plan submittal generally conforms with the previous plat. The current submittal actually has 3 fewer lots than the Preliminary Plat showed. We are currently reviewing the construction plans for compliance, but bringing this to PC as public information at this point.

NEW BUSINESS

6. Site Plan Review for PC-25-24 – Site Plan Review for new storage unit building, West Main Warehouses LLC, 105 Builders Drive

Owner / Applicant: West Main Warehouses LLC – Michael Correll
1851 Cherry Valley Road
Newark, OH 43055
Sheric59@hotmail.com

7. PC-24-59 Right-of-Way Dedication for Waterworks Road at Mt. Vernon Road, 1110 Mt. Vernon Road

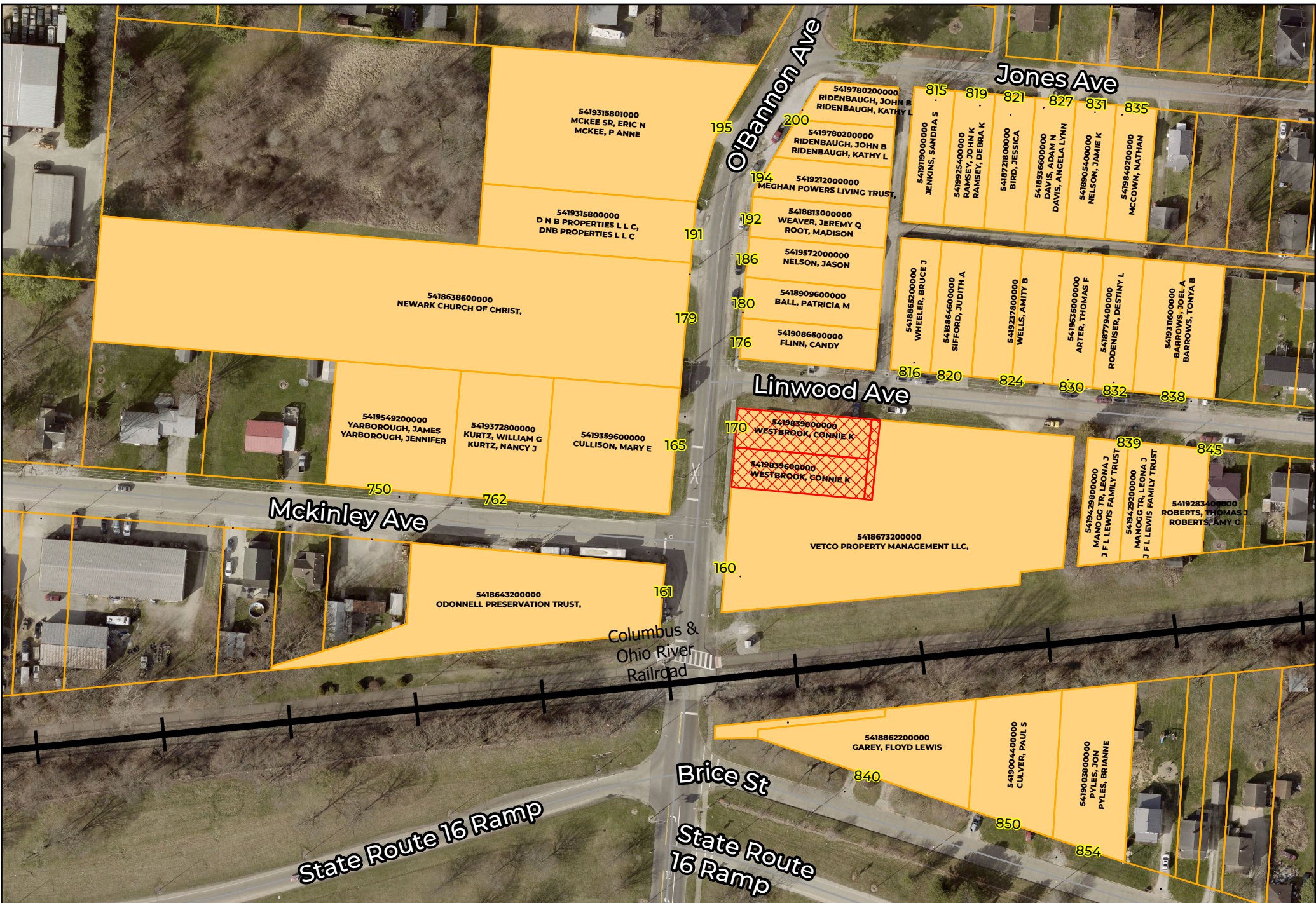
Owners: NDP-195 Union LLC, Patrick Sullivan
PO Box 4532
Newark, OH 43055
Sullivan@newarkcic.com

David & Lisa Rhodes Ltd.
723 Granville Road
Newark, OH 43055
Rhoder1@yahoo.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JUNE 16, 2025, 4:30 P.M.



170 O'BANNON AVE
MAY 19, 2025

