

**PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 10, 2026 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE JANUARY 13, 2026 PLANNING COMMISSION MEETING**

OLD BUSINESS

- 3. RECOMMENDATION FOR ZONING CHANGE FOR 165 S. 3rd 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
- 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

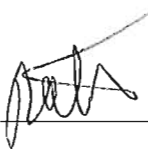


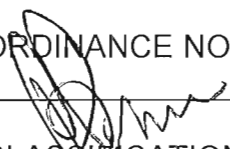
NEW BUSINESS

- 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

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

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.

BY:     ORDINANCE NO. 25-41

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 165 SOUTH 3RD STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-215808-00.000, FROM THAT OF LB LIMITED INTENSITY BUSINESS ZONING DISTRICT TO TFR TWO-FAMILY RESIDENCE 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 LB LIMITED INTENSITY BUSINESS ZONING DISTRICT TO TFR TWO-FAMILY RESIDENCE 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

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Jul 15, 2025
02121013903015045000

TRANSFERRED

Jul 16, 2025
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AS 51.00

InstrID:202507160012733	7/16/2025
Pages:2	F: \$39.00
Bryan A. Long	9:44 AM
Licking County Recorder	T20250013175

GENERAL WARRANTY DEED
BY A Limited Liability Company
(R.C. 5302.05 and 5302.06)

SIMO PROPERTIES LLC, a limited liability company organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Brandon Philip Coblentz and Rebecca Coblentz**, husband and wife, for their joint lives, remainder to the survivor of them,

whose tax mailing address is 12451 Pleasant Valley Rd Utica, OH 43080

the following real property situated in the City of Newark, County of Licking, State of Ohio:

Being Lot No. Six Hundred Sixty Four (664) in PHILLIPS ADDITION to the City of Newark, according to the numbering of lots in Bevan and Boell's map of said City, Vol. 3, Page 15, Plat Records of Licking County, Ohio. Reference is made to Volume 1 at Page 6 of the Plat Records of Licking County, Ohio for the original platting of said lot. Reference is also made to Volume 3, at Page 15 of said Plat Records for replatting of said lot, at which time a 6 foot strip of land along the entire North side of the former Lot 663 was incorporated with Lot Number 664.

Parcel No.: 054-215808-00.000

Property Address: 165 S Third Street, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 202001100000870, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

(Continued on next page)

DESCRIPTION

APPROVED

FOR ZONING PURPOSES

By

[Signature]
Div. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-25-10
 Date Received: 5-19-25
 Received by: P Kemp
 Amount Due: \$300.00
 Paid By: (circle one)
 Check # 3332 Cash
 Receipt # 832567

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

District Change District Establishment (Newly Annexed)

Owner

Property Owner: Brandon + Rebecca Coblenz Telephone: 740-258-3348
 Address: 12451 Pleasant Valley Rd E-mail: coblenz brandon@gmail.com
 City: Utica State: OH Zip: 43080 Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Applicant/Representative

Representative: _____ Same as above Telephone: _____
 Address: _____ E-mail: _____
 City: _____ State: _____ Zip: _____ Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Property Location

Street Address: 165 S. 3rd St Newark OH 43055
 Parcel Tax ID #: 054-215808-00.800 Number of Acres: 0.16
 Lot Number: (if applicable) 664 Property Platted? Yes No

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

Present Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Proposed Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Property Use

Present Use:

Vacant lot

Proposed Use:

Duplex

Additional Comments

Reason For Request: Vacant lot is in a predominantly residential neighborhood.

Required Documentation and Process Overview

- Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned.** (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review**
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-6300
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation**
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to the City of Newark.
- Attend the Planning Commission Meetings and Council Meetings**
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
5/11/2029

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Date: 8-19-25
Brandon Philip Coblenz

Sworn and subscribed before me this 19th day of August, 2025

My Commission Expires: 5/11/2029
[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 10/2/2025

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES.

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council** regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

Grantor has hereby executed and caused its corporate name to be subscribed hereto by Hanna Tesfai, its Member, thereunto duly authorized by its members, this 14th day of July, 2025.

Grantor(s):

SIMO PROPERTIES LLC, an Ohio limited liability company

By: Hanna Tesfai
Name: Hanna Tesfai
Title: Member

State of Ohio
County of Licking

The foregoing instrument was acknowledged before me freely this 14th day of July, 2025 by **Hanna Tesfai, Member of SIMO PROPERTIES LLC**, an Ohio limited liability company, on behalf of said limited liability company.



John A Buscemi II
Notary Public, State of Ohio
My Commission Expires 07-09-2030

John A. Buscemi II
Notary Public: John A. Buscemi II
Notary County/State: OH
County Acting In: Licking
Commission Expires: 7.9.2030

This instrument was prepared by:
Blevins & Associates LLC
920 Cherryfield Avenue
Columbus, OH 43235

First American Title File Number: 2822483NE

BY: _____

ORDINANCE NO. 25-42

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 200 DAY AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-242886-00.000 AND 024-233454-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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 SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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 Lots 7358 and 7359 as shown on the plat of the M. E. Day Estate Sewer Assessments, per suit of Aurel E. Coffman as Treasurer of Licking County, Ohio vs. Della M. Lake and others, as recorded in Volume 4 at Page 201 of the Plat Records of Licking County, Ohio;

This parcel is generally bounded on the west by Day Avenue, located south of West Church Street.

Lot 7358
Auditor's Parcel Number: 054-242886-00.000
Street Address: 200 Day Avenue, Newark, Ohio 43055

and

Lot 7359
Part of Auditor's Parcel Number: 054-233454-00.000
Street Address: 645 West Church Street, Newark, Ohio 43055

BRM
11/20/2025

Description
APPROVED *FOR ZONING PURPOSES*
By *[Signature]*
Div. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark

Planning Commission

Zoning District Change Application

Zoning File # _____
 PC Application # PC-23-44
 Date Received: 9/29/23
 Received by: [Signature]
 Amount Due: \$300.00
 Paid By: (circle one)
 Check # 11701 Cash
 Receipt # 832583

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Dough equals Dough Real Estate LLC</u>		Telephone: <u>740-403-0510</u>	
Address: <u>645 W Church Street</u>		E-mail: <u>antritts1@windstream.net</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: <u>Northpoint Ohio</u>		Same as above <input type="checkbox"/>	Telephone: <u>740-349-3222</u>
Address: <u>19 N. 4th Street</u>		E-mail: <u>phil@northpointohio.com</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>200 Day Ave.</u>			
Parcel Tax ID #: <u>054-242886-00.000, 054-233454-00.000</u>		Number of Acres: <u>.133 Ac.</u>	
Lot Number: (if applicable) <u>7358 + 7359</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District: <i>BAM</i>		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH-High Density</u> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input checked="" type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use: Single family

Proposed Use: Parking Lot Annex

Additional Comments

Reason For Request: Additional off street parking

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to processing-See Office Use below.
- Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark"
- Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
5/11/2029

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: Steph M. Anttrist Steph M. Anttrist Date: 9/24/25

Sworn and subscribed before me this 24th day of September, 2025

My Commission Expires: 5/11/2029
[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 11/20/2025

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
Jm 11-10-25

TRANSFERRED
Date *Nov 18, 2025*
Michael Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: *RW* \$ 225.00



202511180022259

Pgs:2 S39.00 T20250022881
11/18/2025 12:31 PM BXBOB NEEDHA
Bryan A. Long Licking County Recorder

GENERAL WARRANTY DEED

Know all men by these presents that JERRY D. HUGHES and MICHELE L. HUGHES, husband and wife, of Licking County, Ohio, for valuable consideration paid, with general warranty covenants, grants to DOUGH EQUALS DOUGH REAL ESTATE LLC, an Ohio limited liability company, the following real property:

See Exhibit A attached hereto.

Executed this 23 day of October, 2025.

[Signature]

JERRY D. HUGHES

[Signature]

MICHELE L. HUGHES

STATE OF OHIO
LICKING COUNTY, ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above-named JERRY D. HUGHES and MICHELE L. HUGHES, who each acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Newark, Ohio, this 23 day of October, 2025.

[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY:

VERNAU LAW LLC
1288 Brittany Hills Drive
Newark, Ohio 43055
(740) 587-2637



Robert E. Needham, Jr.
Notary Public-State of Ohio
My Commission Expires
August 22, 2026



02121014604201006000

EXHIBIT A

Situated in the City of Newark, County of Licking, and State of Ohio, and bounded and described as follows:

Being the North half of the following described real estate:

Beginning at a point on the east line of Day Avenue, 356 feet North of the Northwest corner of Lot Number 5325 in Mary E. Day's Addition to said City of Newark;

Thence North on the East line of Day Avenue, 80 feet to a point;

Thence East on a line parallel with the North line of Lot Number 5325, 142 feet to an alley;

Thence South on the West line of said alley 80 feet;

Thence West on a line parallel with the North line of Lot Number 5325 to the place of beginning.

Being Lot Number 7358 in the Day Addition as shown on the Plat recorded in Volume 4, Page 210, Licking County Plat Records.

Tax Parcel Number: 054-242886-00.000

Property Address: 200 Day Ave, Newark, OH 43055

Prior Instrument: OR Instrument Number 199910220043746

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Dec 20, 2021

0212101460000042000 0212101460000040000

02121014604201008000 02121014604201007000

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Dec 21, 2021

InstrID:20211220038584 12/20/2021
Pages:3 F: \$42.00 12:45 PM
Bryan A. Long T20210038100
Licking County Recorder

GENERAL WARRANTY DEED

TRANSFERRED

Dec 20, 2021
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: JAE 3300.00

TRANSFERRED

Dec 21, 2021
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: JAE EX-C

InstrID:202112210038741 12/21/2021
Pages:3 F: \$46.00 9:36 AM
Bryan A. Long T20210038246
Licking County Recorder


DON & SUE'S PIZZA, LLC, an Ohio limited liability company, ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration paid by DOUGH EQUALS DOUGH REAL ESTATE, LLC, an Ohio limited liability company, (the "GRANTEE"), grants with general warranty covenants, to the GRANTEE, the following real property:


See the legal description attached as Exhibit A.

Commonly known as: 645 W Church Street, Newark, OH 43055
Parcel Number: 054-233454-00.000
Prior Instrument Reference: Instrument Number 202008310022389
Tax Billing Address: 324 Gleneagles Drive, Newark, OH 43055

Executed this 17th day of December, 2021

DON & SUE'S PIZZA, LLC, an Ohio limited liability company


Mark Huhn, Member


Christina Huhn, Member

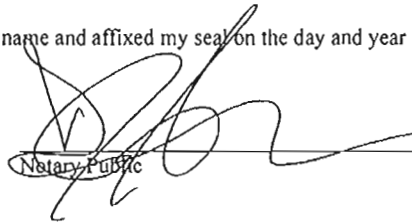
STATE OF OHIO }
COUNTY OF LICKING }, ss:

Be it remembered, that on this 17th day of December, 2021, before me, the subscriber, personally came the above named Mark Huhn and Christina Huhn, being all of the members of DON & SUE'S PIZZA, LLC, an Ohio limited liability company, the GRANTOR in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed, by and on behalf of said company.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



DAVID J. ANDERSON
Esquire
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.


Notary Public

This deed is being re-recorded to reflect the correct name of the Grantee.

This instrument was prepared by:
David J. Anderson, Esq., 5 E Long St., Ste 1203, Columbus, OH 43215-2900

Exhibit "A"
Property Description

Situated in the State of Ohio, County of Licking, and City of Newark, and being bounded and described as follows:

PARCEL ONE: Beginning at a point in the East line of Day Avenue, five hundred sixty (560) feet North of the intersection of the North line of the second alley North of West Main Street in the M.E. Day Addition to said City and the East line of Day Avenue;

Thence North along the East line of Day Avenue, one hundred nine and eight one-hundredths (109.08) feet to a point;

Thence East parallel with the North line of said alley, one hundred forty-five and seven-tenths (145.7) feet to a point in the West line of a proposed alley;

Thence Southerly along the West line of said alley, one hundred eight and twenty-three one-hundredths (108.23) feet to a point;

Thence West parallel with the North line of the second alley North of West Main Street, one hundred forty-four and ninety-five one-hundredths (144.95) feet to the place of beginning, be the same, more or less.

Said premises also known, and are designated and delineated, as Lots Number Seventy-three Hundred Fifty-nine (7359) and Seventy-three Hundred Sixty (7360), according to the plat in Case Number 34262 in the Common Pleas Court of Licking County, Ohio, entitled Aurel S. Coffman, Treasurer, etc. v. Della E. Lake, et al., which plat is recorded in Volume 4, at Page 201 of the Plat Records of Licking County, Ohio.

PARCEL TWO: Being a parcel of land in M.E. Day's Addition to the said City of Newark, according to the plat of said Addition, recorded in Volume 4, at Page 201, Licking County Plat Records, said parcel of land being more particularly bounded and described as follows:

Beginning at a point on the South line of West Church Street, fifty (50) feet East of the intersection of the South line of West Church Street with the East line of Day Avenue (said point of beginning being the Northeast corner of the real estate conveyed by Richard J. Owen to John King, dated January 7, 1939, and recorded in Volume 331, at Page 481 of the Licking County, Ohio, Deed Records);

Thence East along the South line of West Church Street, ninety-five (95) feet to an alley;

Thence South along said alley, one hundred forty-five (145) feet to a point for a corner;

Thence West, a distance of ninety-five (95) feet to a point on the East line of the real estate conveyed by Richard J. Owen to John King, dated January 7, 1939, and recorded in Volume 331, at Page 481 of the Licking County, Ohio, Deed Records, said point being one hundred forty-five (145) feet South of the place of beginning;

Thence North along the East line of the real estate conveyed to John King, as aforesaid, a distance of one hundred forty-five (145) feet to the place of beginning. Said premises contains 13,775 square feet, more or less. Being 0.316 acre, more or less.

SUBJECT TO a ten (10) foot right of way along the West side of the above described premises more fully set forth in a deed from Richard J. Owen to John King, dated January 7, 1939, and recorded in Volume 331, at Page 481 of the Licking County, Ohio, Deed Records.

PARCEL THREE: Being a part of a parcel of land in M.E. Day's Addition to the City of Newark, Ohio, according to the plat of said Addition, recorded in Volume 3, at Page 260 of the Plat Records of Licking County, Ohio, which parcel was conveyed by deed of the Newark Trust Company to Richard J. Owen, dated July 28, 1938, recorded in Volume 329, at Page 473 of the Deed Records of said County. The part hereby conveyed is more particularly described as follows: Beginning at the intersection of the South line of West Church Street with the East line of Day Avenue;

Thence East along the South line of West Church Street, fifty (50) feet;

Thence South on a line parallel with the East line of Day Avenue, one hundred and forty-five (145) feet;

Thence West at right angles, fifty (50) feet to the East line of Day Avenue;

Thence North along the East line of Day Avenue, one hundred and forty-five (145) feet to the place of beginning.

ALSO A RIGHT OF WAY ten (10) feet in width lying immediately East of parcel above described, and running North and South the full length of the parcel, said right of way being the same right of way, as described in the said deed from Richard J. Owen to John King, as recorded in Volume 331, at Page 481 of the Licking County, Ohio, Deed Records.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

FEBRUARY 10, 2026 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 26-02: SITE PLAN FOR NEW COMMERCIAL STORAGE BUILDING FOR BCF LTD., 960 BRICE STREET**

Staff Report & Recommendations:

Overview:

The applicant intends to build a 19,040 SF new commercial building on the adjacent vacant portion of the parcel at this location.

The Site Plan Review Committee submitted comments on 1/30/2026 regarding this application. Reviewers included:

Mark Mauter, Development Director
Brandon Metzger, Fire Chief
Aaron Holman, NFD
Erik McKee, Police Chief
Craig Riley, Deputy Police Chief
Brandon Fox, Utilities Superintendent

Adam Bernard, Utilities Engineer
Lindsey Brighton, Stormwater Utility
Nick Shultz, Street and Traffic Engineer
Don Hiltner, Senior Engineer
Brian Morehead, City Engineer
George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division and Fire Divisions have no issues with the proposed structure.

C. Height Restrictions:

There are no height restrictions in the GC District.

D. Lot Area & Setbacks:

The parcel is approximately 58,370 S.F. +/-, with 33% building coverage, which meets the lot area requirements at 35% maximum coverage. The proposal meets the lot setback requirements.

E. Off-Street Parking & Loading:

Code requires 10 parking spaces for the new development on this site, and 22 new spaces are specifically proposed.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 10,511 +/- SF of green space (Lawn) and greater than 2,627 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 4 trees are required on the entire site. A landscaping plan will need to be submitted to review for compliance.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

- H. Public & Private Roadways – Access Management:
An existing shared driveway on Brice Street will serve this building and the existing development as well.
- I. Site Signage:
No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.
- J. Traffic Control / Street / Right-of-Way Issues:
No comments noted.
- K. Engineering / Utilities:
Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans. these have not been submitted for review as part of this package. The stormwater design/piping constructed with the existing building on the site was designed to service this proposed building construction as well. Engineering will follow up for compliance prior to construction.
- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan in order to grant Zoning approval of the site, provided the following issues are addressed:

1. Landscaping Plan submitted and reviewed for zoning compliance.
2. Approved construction plans following City review.
3. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City’s Stormwater Management requirements, including post-construction.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director _____ Date _____



City of Newark
Zoning Application

Reference # Z-2026-0003
Date Entered: 1/9/2026 4:27:11 PM

Property Details

Property Address: ? 950 Brice st, N/A, OH
Auditor's Parcel # 201603160005051
Property Type: Business/Commercial
Zone:
Flood Hazard Area? Not Applicable Flood Zone:
Board of Zoning Appeals (BZA) variance granted for this project? No
If Yes, BZA Application #
BZA Date:

Property Owner's Details

Complete Name: BCF Ltd.
Address: PO Box 1034, 149 E Main st, Hebron, Ohio 43025
Phone # (614) 578-4898
Email: Tony@projectconstructionco.com

Applicant's Details

Is the applicant the owner? Yes
Name: George Fox
Address: 1474 Highpoint Drive, Newark, OH 43055
Phone # (614) 578-4898
Email: tony@projectconstructionco.com

Contractor's Details

Is the contractor the applicant? Yes
Name: George
Address: 1474 Highpoint Drive, Newark, 43055
Phone # (614) 578-4898
Email: tony@projectconstructionco.com

Architect's Details

Name: Project Architecture
Address: PO Box 1034, 149 E Main s, Hebron, OH 43025

Phone # (740) 928-1105
Email: Luke@projectconstructionco.com

Engineer's Details

Name: N/A
Address:
Phone #
Email:

Project Details

Nature of Project: New Construction
Last or present Occupancy or Use: Commercial storage
Proposed Occupancy or Use: Commercial storage
Description of Project: Multi tenant building matching the existing adjacent building

Project Floor Area

Basement (excluding garage)	
First Floor (excluding garage)	19040
Floor 2, 3, 4, etc.	
Total Project Floor Area	19040.00

Attachments

Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application.

Residential properties: 2 physical copies of the Site Plan are required.
Business/Commercial properties: 1 physical copy of the Site Plan and 1 digital copy of the Site Plan are required.

Fee

Application Fee	\$500.00
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Acknowledgement

I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.