

PLANNING COMMISSION MEETING MINUTES

Tuesday, September 13, 2022 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
Jeff Hall	Mayor
Brian Morehead	City Engineer
Janine Paul	Planning Commission Secretary

1. **CALL TO ORDER-** Director Mayor Hall called the Tuesday, September 13, 2022 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR THE July 12 , 2022 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd, second by Mr.Gebhart , passed by acclamation

OLD BUSINESS

There was none this meeting

NEW BUSINESS

3. **SITE PLAN REVIEW FOR NEW COMMERCIAL BUILDING FOR PLASMA DONATION CENTER 1068 MT VERNON RD**

Application Number : PC-22-45

Owner: 1068 Mt Vernon Rd, 4 Star Point, Suite 204, Stamford, Ct. 06902 ir@jadiancapital.com

Applicant: Verdantes, 1555 W. Main St, Newark, Oh 43055 Amanda Spencer aspencer@verdantes.com

Amanda Spencer, 1555 W. Main St. – The client is looking to do anew build for a plasma donation center at the corner of Waterworks and Mt. Vernon Rd. We submitted the construction plans, the new building will be kind of centrally located, I did receive the comments back from Mr. Carter with regards to the access. We're working through with the client a modified access point off of Mt. Vernon Rd. to address that comment for the City. I sent over something, he was probably gone for the day, but I sent over something around 5pm to Mr. Carter so he could take a look at that and we could kind of go back and forth and get that comment taken care of.

Brian Morehead, City Engineer – As Amanda said, that was the main item we saw on our review, we didn't want to have southbound left turn into that Mt. Vernon Rd. driveway across the existing turn lanes that are there. So, there are a couple different things we could do, there may be a little median that needs to be put in on Mt. Vernon Rd. there, but we'd like to work through that with Amanda and her group to try to find an acceptable solution there. The access point on Waterworks Rd. will be full access so, we'll look over whatever you sent to George. I guess the only other things we had on there were a list of items that need to be dealt with, we'd like to see building elevations, so if you can submit those we can approve height of the building, water and sanitary sewer plans and then the storm water plan. Basically those are the things that happen quite often on the plans that come to us at this point so, we would recommend that you give us the latitude to work through those with the designer and we recommend Planning Commission approval contingent on the resolution of these items I've mentioned.

Recommend approval subject to contingencies by Mr. Ennen, second by Ms. Floyd, motion passed 5-0

4. **SITE PLAN REVIEW FOR FINAL PLAT REVIEW FOR CONOR'S PASS PHASE 2 SUBDIVISION**

Application Number : PC-22-47

Owner: Steve Layman – Butternut Development LLC, 9 North 3rd Street, Newark, oh 43055

slayman@shaicommercial.com

Applicant: ADR & Associates – Brian Wood, 88 West Church St., Newark, Oh. 43055

Bwood@adrinnovation.com

Steve Layman, 915 Hawthorne Ln. – This is Phase II, I think you guys have seen the concept for the whole thing, construction is almost finished, we need to pave it and I think we’re scheduled at the end of the month for paving. 64 lots and restricted covenants will be the same as from Phase I. The HOA from Phase I continues over to Phase II. They have already started to fund the HOA off the closed lots from Phase I and that’s going to take care of the greenspace because we’ll have quite a bit of it, the retention basins in terms of mowing and keeping it clean seems to be working the way it’s supposed to, I’d be happy to answer any questions. There’s the issue of our voluntary impact fee that we would like to not play when the plats approved but maybe a month later. That’s up to you guys, we’ll pay it this year, it’s \$1,500 a lot times 64 lots, it’s not an insignificant amount of money, it’s \$90,000. We’re good for it, and I’ll answer any questions.

Brian Morehead, City Engineer – We did our review on the final plat document and there were some very minor items that needed to be taken care of on the plat itself, as Steve mentioned, the deed restrictions, we’d just like to get a copy of those and then the rest of the comments were basically the same as what we had on Phase I, development agreement as well and other than that we recommend approval of the final plat and we’ll move it through the council phases in the next couple of weeks and that should work out just about the same time as the end of construction.

Mr. Ennen – What’s the Administration’s position on his request to delay payment?

Mr. Layman – When the plat’s recorded we’ll pay it.

Motion to approve subject to conditions by Mr. Ennen, second by Ms. Floyd, motion passed 5-0

5. SITE PLAN REVIEW FOR 1298 MT. VERNON RD. NEW PORTABLE STORAGE UNITS ON EXISTING SITE

Application Number : PC-22-22-48

Owner: Red Eye One Stop Storage LLC 1851 Cherry Valley Rd., Newark, Oh 43055 Mike Correll

sheric59@hotmail.com

Applicant: Same

Jennifer Hullhorst, 815 Berwyn Ln. – I am Mike’s daughter. We want to put 20 portable storage units in front of our existing units and I sent some things over to Brian, he’s wanting to take down the chain link fence and put up a white PVC fence so that you won’t see the backs, but the front doors will just face the existing storage units.

Brian Morehead, City Engineer – The one item that we need to do a little more research on is there is an existing storm sewer easement that goes down through there and the storage units would be sitting in the 50 foot easement area. We need to pull that easement over at the County and research it a little bit

And make sure that, I don’t know that there are any issues with the storm sewer right now, but at any point that the City would need to access or make use of that easement, then those units would need to be moved at your expense.

Ms. Hullhorst – They do collapse and they are movable. The only thing is, we would be putting a concrete pad underneath of them, but the existing gravel would still stay in the middle, but the units can be moved.

Mr. Morehead – That was the major write up on our review, otherwise the final fencing that they are proposing would be buffering against the condo property to the north and really that’s it there’s not really any other grading or anything like that that is going to be taking place on the site I don’t believe. So, we would recommend approval contingent upon the items I listed on my report.

Mr. Ennen – So if they pour concrete in the easement that won’t be a problem still?

Mr. Morehead – A slab on top is probably not a big thing it can be removed as well if the sewer needed to be accessed.

Motion to approve contingent upon the items on the report by Ms. Floyd, second by Mr. Ennen, motion passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS


There were none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, OCTOBER 11, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY SEPTEMBER 19, 2022 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes