

PLANNING COMMISSION MEETING MINUTES

Tuesday, January 10, 2023 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
Janine Paul	Planning Commission Secretary
David Rhodes	Planning Director
Brian Morehead	City Engineer

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, January 10, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The November 15, 2022 PLANNING COMMISSION MEETING- Motion by Ms. Floyd, second by Mr. Ennen, passed by acclamation**

OLD BUSINESS

There is none this meeting

NEW BUSINESS

3. **SITE PLAN REVIEW FOR 299 W. LOCUST - STORAGE BARN**

Application Number : PC-22-59

Owner: Brian Shriver, 454 Earl Dr. Newark, Oh 43055

Applicant: Brian Shriver, 454 Earl Dr. Newark, Oh 43055

Brian Shriver, 454 Earl Dr. Newark - It's a storage barn, 20 x 30 foot. It's metal and it will be a pole barn.

Brian Morehead, City Engineer - We sent it around to all of our departments and zoning has taken a look at it, we have no negative comments on the project so, we recommend approval of the site plan and to move forward with the zoning certificate.

Motion to approve by Mr. Gebhart, second by Mr. Ennen, motion passed 5-0

4. **SITE PLAN REVIEW FOR 1851 TAMARACK RD.- COMMERCIAL ADDITION**

Application Number : PC-22-58

Owner: FOUR M Manufacturing Group Inc., P.O. Box 2118, Memphis, Tn. 38101

Applicant: Michael lee, 12 Sunnen Dr., St. Louis. Mo. 63143

Justin Koepfel, Project engineer with International Paper, 1851 Tamarack Rd. - One of the reasons why we are doing a new metal structure is because we have our current coordinator which takes the paper and turns it into corrugated boxes, it stops right at the end of the existing maintenance room, so now we have to add onto it and now we have to use the existing maintenance room for our new equipment. So, since we're taking away the maintenance department we have to build an addition for the maintenance department.

Brian Morehead, City Engineer - When we looked at this one police and fire have no concerns. The existing property and building exceed the lot density requirements so I think George Carter talked to you about getting approval from BZA for that, so , that will be forthcoming. I think they are going to work on a plan for the parking spaces. The only other thing is we would take a look at the grading around the addition just to

make sure it doesn't impact the other properties. So, we make a recommendation to approve the site plan contingent on the resolution of these items.

Motion to approve subject to the conditions set forth in the staff report by Mr. Ennen, second by Ms. Floyd, motion passed 5-0

5. SITE PLAN REVIEW FOR 1701 TAMARACK RD. - COMMERCIAL ADDITION

Application Number : PC-22-60

Owner: Kroger Co., 1014 Vine Street, FL 7, Cincinnati, Oh 45202

Applicant: Brook Schroeder, 7614 Opportunity Dr., Ft. Wayne, In. 46825

Brook Schroeder, 7614 Opportunity Dr. Ft. Wayne, In. - This is a 40,000 square foot addition to add a septic packaging and bottling to the facility.

Brian Morehead, City Engineer - We sent this to all departments and lot area and setbacks met the requirements We need some additional details on the parking spaces available. We need some additional details on the parking spaces available also additional details on final landscaping around the site. We're currently reviewing the plans for utilities, water, sewer and storm water, so those have been submitted and are under review. Basically we recommend approval of the site plan moving forward contingent on those issues.

Motion to approve contingent upon the resolution of the issues in the staff report, second by Mr. Ennen, motion passed 5-0

6. DEDICATION OF RIGHT OF WAY SOUTH 11TH STREET AND W.MAIN STREET

Application Number: PC-23-03

Brian Morehead, City Engineer - There are some minor issues, some typos that need updated on the plat, we'll work with the surveyor and submitter on that. We're also waiting on some comments from the County Engineer's office, but we wanted to get this in front of Planning Commission. This is on the site where The Landings apartment building is proposed to be built and that project is kind of at a standstill right now. I don't think we will move forward on it if the project does not move forward, we're kind of on hold right now. I just sent an email to one of the developers to give us an update on where things are, but if Planning Commission has no issue with it, we will move it forward at the appropriate time.

Motion to approve by Mr. Ennen, second by Mr. Gebhart, motion passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 14, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JANUARY 17, 2023 4:30 P.M.

Motion to adjourn

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes