

PLANNING COMMISSION MEETING MINUTES

Tuesday, March 14, 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, March 14, 2023 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR The February 14, 2023 PLANNING COMMISSION MEETING-** Motion by Ms. Floyd , second by Mr. Gebhart , passed by acclamation

OLD BUSINESS

There is none this meeting

NEW BUSINESS

LOT SPLIT/COMBINATION FOR 1041 HILLSIDE ROAD

Application Number : PC-23-11

Owner: Donna Buchanon and Dianna Green

Applicant: Dianna Green

Lot Split / Combination for 1041 Hillside Road, Newark

The 1.458 acre parcel at 1041 Hillside Road includes a residence and is in Newark Township. The same owner also owns the adjacent parcel to the west, which is in the City of Newark corporate limits. The request is to split 2.00 acres from the west parcel and combine it with the 1.458 acre parcel in order to sell to a new homeowner owner. The current owner is requesting approval of this split and combination from both City of Newark and also Newark Township / Licking Co. Planning Commission.

Dianna Green, 5725 Franks Rd. - We're selling my parents property. The house is on 1.8 acres, there is an easement beside it, a parcel that goes to the back 9 acres, I think there's 12 acres, something like that. The barn is right behind it, so it's not part of the house parcel, so we were wanting to add that on. So we wanted to add the 2 acres to that existing house property.

Brian Morehead, City Engineer - So, this is a little bit different and we said we would bring those different types of lots splits to Planning Commission. I've been talking to the County Planning Department about this as well, and basically, the lot that fronts on Hillside Road will remain in the Township, the rear portion the 9.286 acres will remain in the City of Newark and basically depending on where the development happens, any work, if another structure gets built on the City portion of the re-platted lot, it will need to meet City regulations, any work on the front part of the lot will meet Township regulations.

Mr. Ennen - And you're comfortable with that?

Mr. Morehead - It is a bit out of the ordinary, we've got a way to flag it in our GIS so that as time goes on we'll be able to deal with that. It's a very unique situation.

Mr. Ennen - Township rules, are they stricter than ours, it sounds like they are stricter.

Mr. Morehead - Some are stricter, maybe the access management might be stricter than ours. Some of the setbacks and so forth, ours are probably less strict, so George and I have talked about it a lot going back and forth and although it's not an ideal situation, I don't think we can say no to it.

Mr. Ennen - Okay, then I have one more and not directly related to thins, the parcel three which I think is the access road she referred to, this shows it attached to the parcel on Hillside and part of that.

Ms. Greene - They separated that. That was always to be separated and they just said when we went to the Auditors Office they don't know why that got put together, but they had the specifications for the two lots and they separated them.

Kelly Parker, Howard Hannah Real Estate - Except, it shouldn't be attached and I feel like it shouldn't be attached.

Mr. Ennen - Those attachment lines almost look hand drawn.

Ms. Parker - I believe when we talked to the Auditor.

Mr. Ennen - That doesn't have any relation to the split. I just wanted to make sure that wasn't an issue.

Ms. Green - Yes, we wanted to make sure though that allows access to that back property, so that property isn't landlocked.

Mr. Ennen - I fully agree.

Ms. Green - So, is that how you see it Brian, that is the access to the back?

Mr. Morehead - Yes.

Mr. Ennen - That being sold , just caused me some concern.

Motion to approve by Mr. Ennen, second by Ms. Floyd

Ms. Greene - So, they survey that we have that would have the existing house and we would to add two acres on to be part of that.

Ms. Parker - We just need to know what to do next. We've been working on this for almost three months, I need to know what to do next. If you approve it, what do we do.

Mr. Morehead - If we approve it, we'll give you copies of our approval and we'll email that over to the County Planning Commission as well and then the City will be done with it. I think they are going to do the same thing from the Township perspective and the County Planning Commission will carry it through from there. That's my understanding.

Ms. Parker - How does it have anything to do with the Township?

Mr. Morehead - Because the front lot is still in the Township.

Ms. Parker - Right, but we're not changing anything about that front lot.

Mr. Ennen - We can't really speak to County and Township stuff.

Mr. Morehead - I guess I'm not sure, you're asking me what the next steps are on behalf of the County?

Ms. Parker - Okay, you said County but then you said Township, to me they are two different people.

Mr. Morehead - I think the County is representing the Township.

Mr. Ennen - That's the way the messages read.

Mr. Morehead - Yes.

Ms. Greene - So we can have the house, that lot and the two acres will become one.

Mr. Morehead - After the vote tonight it would be that the City is okay with that split and combination.

Mr. Ennen - I think the Township has to sign off on the combination, so I think you've got another step I just don't know exactly what it is.

Ms. Parker - That was not my understanding when I talked to George Carter. Okay, I'll just have to figure that out.

Ms. Greene - Who is our County person to contact?

Ms. Parker - It's George Carter.

Mr. Morehead - No, George is the Zoning Inspector here with the City. I've been talking with Javon Henderson at the County Planning Commission.

Ms. Parker - Oh okay, yes.

Mr. Morehead - So, as soon as we get it back to Javon, my understanding is he will take it from there and coordinate it with the Township and then move it through.

Ms. Greene - Okay, thank you.

Motion passed 5-0

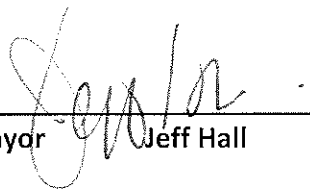
MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 11, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TMONDAY MARCH 20, 2023 4:30 P.M.

ADJOURNMENT

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes