

PLANNING COMMISSION MEETING MINUTES

Tuesday, January 9, 2024 6:00pm

The Newark City Planning Commission met in Council Chambers, City Hall located at 40 W. Main Street, Newark, Ohio.

Present:

Bruce Ennen	Member
Carol Floyd	Member
Joe Gebhart	Member
Janine Paul	Planning Commission Secretary
Brian Morehead	City Engineer
Jeff Hall	Mayor
David Rhodes	Planning Director

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, January 9, 2024 Newark City Planning Commission Meeting to order.
2. **APPROVAL OF MINUTES FOR the November 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

3. SITE PLAN REVIEW PC 23-42 - New Taco Bell Restaurant, 105 Dayton Road

Application Number : PC-23-42

Owner: MRG Ohio Propco LLC, 10600 Shadow Wood Dr, Houston, Tx 77043

Applicant: Anthony Wong - Kimley Horn and Associates Inc., 7965 N. High St., Columbus, Oh. 43235

Anthony Wong, 7965 N. High St. Columbus, Ohio - We're proposing a Taco Bell at the corner of Dayton Road and Swans Road north of State Route 16. The building is about 2,154 gross square feet, we'll have private utilities, parking and a storm water basin on-site. Access will be from the south side of the property adjacent to the Wendys and gas station over there off the private drive because if we were going to go off of Dayton Road we would need to extend the turn lane which would've hindered the project. So, we have the primary access coming from the south and coming up with Taco Bell on the east side of the property.

Brian Morehead, City Engineer - We had a couple of discussions early on regarding the design of the site and that was very helpful so the review has gone very easily. Basically, we have no comments from the Police or Fire Department, it's a General Commercial District so the use is a permitted use, parking meets the requirements, there has not been a landscaping plan yet, but that will probably be forthcoming with the rest of the construction plans. As Anthony said, the driveway approach is off the private easement to the south as opposed to being on Dayton Road which should work out well and sets up if there is any development on the rear part of the site. We'll be reviewing the full construction plans with water, sewer and sanitary, so we don't have any issues in those regards to speak of. There was a lighting plan submitted also and looks like that meets our requirements as far as that goes. So, we recommend conditional approval of the site plan based on the landscaping plan being submitted with the details that we need in the zoning code and then we expect that to come along with the rest of the construction plans.

Mr. Ennen - I've got an issue regarding the curb cuts. I don't like the word recommended, if this is something we want, I believe in limited curb cuts, you know that Brian, I want to mandate it. I want them to be clear and have it on record that not only do we mandate it, but they agree to share it if there is further development, whether they work out for reimbursement for maintenance and the way they share development cost in the future, I'm okay with it, but I would like to see that changed so it doesn't make it seem like they've got some choice.

Motion by Mr. Ennen to approve it with that change and other conditional elements, Second by Ms. Floyd, motion passed 5-0

4. SITE PLAN REVIEW PC 23-41 Site Plan Review for new multi-family apartment complex, Vista Residential Partners, West Main St., north of Builders Drive

Application Number : PC-23-41

Owner: Frederick William Englefield IV, PO Box 1187, Newark, Ohio 43058

Applicant: Vista Residential Partners - Scott Hartley, 2964 Peachtree Rd., Atlanta, Ga. 30305

Architect: Archall-Jonathan Grubb, 49 East 3rd Ave., Columbus, Oh. 43201

Engineer: ADR - Brian Wood, 88 West Church St., Newark, Oh. 43055

Brian Wood, ADR Associates, 88 West Church St. - We've prepared a site plan for the site, it's very challenging as you know if you've looked at the site, there's a lot of rock and a lot of steep slopes. There are some site issues with West Main Street, trying to line up Builders Drive, it's definitely going to be a challenging site to improve to make a nice improvement in the area. We do have a meeting with Brian and his folks next week to kind of go over some of these future considerations. The intent is to provide about 308 apartment units with a clubhouse, a fair amount of on-site amenities, a dog park, some light recreation, connection to the bike path potentially. So, the intent is to provide a nice product, but we know there are definitely some challenges.

Brian Morehead, City Engineer - One of the big things in the staff report is that the parking does not meet the zoning requirements, so they are asking for a 223 parking space variance that will go to the BZA on January 25th. If that variance is not approved or partially approved in any way I think it's going to really impact the site plan because there's just not a lot of open space to add an additional 223 spots, so as Brian said, some of the site distance issues and things like that, we're going to meet next week and discuss those. So, there's just several big ticket items that need to be worked out, so our recommendation is we table this site plan review and bring it back and hopefully we'll have these issues worked out.

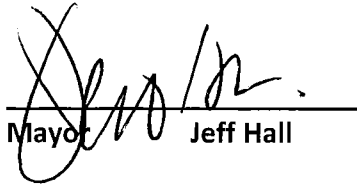
Motion by Mr. Ennen to accept the recommendation and table, Second by Ms. Floyd, motion to table passed 5-0

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

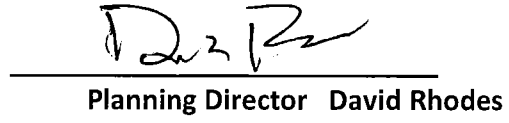
There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 13, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JANUARY 16, 2024 4:30 P.M.

Meeting stands adjourned



Mayor Jeff Hall



Planning Director David Rhodes