

## PLANNING COMMISSION MEETING MINUTES

Tuesday, April 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 (not present)
Jeff Hall	Mayor
David Rhodes	Planning Director

1. **CALL TO ORDER-** Mayor Hall called the Tuesday, April 9, 2024 Newark City Planning Commission Meeting to order.
2. APPROVAL OF MINUTES FOR the March 12, 2024 PLANNING COMMISSION MEETING- Motion by Ms. Floyd , second by Mr. Gebhart passed by acclamation

### PUBLIC HEARING

#### 3. ZONING CHANGE FOR 15 MESSIMER DR. AND 55 SCHAFFNER DR., Newark, Ohio

Application Number : PC-23-05

Owner: Licking Memorial Health Systems, Licking Memorial Hospital

Applicant: Licking County Board of DD

Current Zoning: GO – General Office and MFH Multi-Family High Rise

Proposed Zoning: MFR - Multi-Family Residence

**Jason Umstead, 116 N. 22<sup>nd</sup> St., Licking County Board of DD** – So we are seeking zoning change on this for the purpose of constructing a home. And when we say multi family residence, it isn't multiple residents. It's one home about 3200 square feet. It would house adults with developmental disabilities that are unrelated. Thanks.

**Mayor Hall** – Anyone else here to speak for or against this proposed zoning change for 15 Messimer Dr. and 55 Schaffner Dr.?

**Motion by Mr. Ennen to close public hearing and forward to Planning Director for his recommendations, Second by Ms. Floyd, Motion passed 4-0**

#### 4. ZONING CHANGE FOR 359 THORNWOOD DR., Newark, Ohio

Application Number : PC-24-06

Owner: Jessica Binning

Applicant: Jessica Binning

Current Zoning: Single-Family Residence, RL – Low Density

Proposed Zoning: AD- Agricultural

**Mayor Hall** – Anyone here to speak for or against the proposed zoning change for 359 Thornwood Dr.?

**Jeff Rath, 1685 Greer Dr. W.** – I am the 3<sup>rd</sup> ward councilman representing this where this property resides. That is now, currently, zoned residential, as is every other piece of property around this piece of property. If we were to change this to agricultural, first, it would be spot zoning which I know we were opposed to. And secondly, I know that her intent is to put a wedding venue at that

property, and that's great, but zoning it agricultural in a residential neighborhood would also give them the ability to put in a pig farm or other items and obviously would be very, very opposed to that. So, I would request that you not recommend this change and come out against it as will I, in council, rally against it. Thank you.

**Mayor Hall** – Anyone else here to speak for or against this proposed zoning change for 359 Thornwood Dr.?

**Motion by Mr. Ennen to close the Public Hearing, Second by Mr. Gebhart, Motion passed 4-0**

**Mayor Hall** – May 14<sup>th</sup> is our next Planning Commission meeting, same location, same time. May 14<sup>th</sup>, second Tuesday of May. At that point, this group renders a recommendation to Council, it doesn't take a vote, it does a recommendation. Then because of public notification time required, it will come to the June 3<sup>rd</sup> council meeting. That's at 7 o'clock. It's the first Monday and it's in this same room. It will be a public hearing soon after 7 during that timeframe after we open the meetings. And then a public hearing, just like this, anyone here spoke and they'd like to speak at that, it's a different group of people so it's probably important to do that. And then following that, Council will make a vote for that proposed zoning change. We are out of Public Hearing now.

### OLD BUSINESS

**5. RECOMMENDATION FOR 326 BELLE VISTA AVE., Newark, Ohio**

Application Number : PC-23-40

Owner: Lp168 Property LLC

Applicant: Lei Yang

Current Zoning: Single Family Residence – RH – High Density

Proposed Zoning: MFR - Multi-Family Residence

**Ms. Paul** - A Public Hearing was held by the City of Newark Planning Commission on Tuesday, March 12, 2024. Upon consideration of the information presented, the following actions are recommended: The zoning classification for the parcel at 326 Belle Vista Ave. shall remain Single-Family Residence, RH – High Density District. Ordinance 24-01 is not recommended for passage and approval by Council.

**Motion by Mr. Ennen to accept recommendation of the Planning Director and forward this to Council for their review, Second by Ms. Floyd, Motion passed 4-0**

**6. RECOMMENDATION FOR 994 MT. VERNON RD., Newark, Ohio**

Application Number : PC-24-08

Owner: Jacob Jones

Applicant: Jacob Jones

Current Zoning: Single-Family Residence, RM – Medium Density

Proposed Zoning: MFR – Multi-Family Residence

**Joshua Lyons, 646 Greenwood Loop** – I am representing Jacob Jones this evening.

**Director Rhodes** – Go ahead and tell us about your property.

**Mr. Lyons** – The plan is a multi-family building, about 2400 square feet in total with 3 units, 800 square feet per unit roughly. We plan on using a local architect and local contractors, and a local builder. We don't plan on it being low income housing, so it should just be standard living.

**Mr. Ennen** – You don't have any drawings or even sketch drawings of anything currently?

**Mr. Lyons** – They are in process. We're working with Greg Keeler. He's currently working on the drawings. There were just some changes made. We were planning on maximizing the space, but we decided to kind of keep it a little smaller, so there was a small adjustment with the architect.

**Mr. Ennen** – Do you have a recommendation?

**Director Rhodes** – I do not. It's the first I've heard from him actually. I would like to meet him out there onsite. There was concern at the last meeting about parking and things of that nature

that I would like to address with him.

**Mr. Ennen** – Will we table it a month to give you the opportunity to explore this further, and then have it brought back on our old business calendars?

**Director Rhodes** – Fair enough.

**Motion by Mr. Ennen to table the recommendation, Second by Mr. Gebhart, Motion passed 4-0**

**Mayor Hall** – We will table it for our next meeting. You can get together and fill in the blanks, I guess I'd say.

**Mr. Lyons** – Ok.

**Director Rhodes** – Does Janine have your contact information?

**Mr. Lyons** – She either may have mine or Jacob's.

**Mayor Hall** – After the meeting will you get with her, please? Make sure she has it.

**Mr. Lyons** – Sounds good. Thank you.

**NEW BUSINESS**

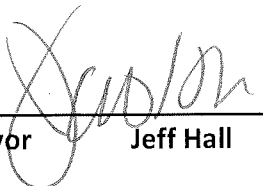
There is none this meeting

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 14, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, April 15, 2024 4:30 P.M.**

**Meeting stands adjourned**

  
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Mayor      Jeff Hall

  
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Planning Director      David Rhodes