



Planning & Zoning Commission Meeting
Tuesday, September 14, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. August 24, 2021
6. Variance Application Z-21-126
 - a. Pulte Homes 225 Whitetail Trail
7. Legislation Draft Review & Recommendation
 - a. ORDINANCE 32-2021 AN ORDINANCE AMENDING CHAPTER 1195 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES
8. Legislation Draft Review & Recommendation
 - a. ORDINANCE 39-2021 AN ORDINANCE AMENDING CHAPTER 1155 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES
9. Zoning Ordinance Draft
 - a. [Article 34 Signs](#)
10. Zoning Inspector
 - a. August 2021
11. Other Business
12. Adjourn



Planning & Zoning Commission
Tuesday, August 24, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for August 24, 2021 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Geoffrey Dopp, Patricia Dopp, Jim Hill, Chyrel Cool, Bonnie Estep, James Estep, David Cool, Mary Queen Cool, Lohn Luke, Carolyn Fallon

3. Pledge of Allegiance

4. Public Comment

1. David Cool; 108 Maple Leaf Drive

- Has prepared a letter to send by email to PZ, Council and the Administration regarding communication
- Received copies of the new site plans for the Coughlin Leafy Dell apartments on August 18th, they were dated June 29th
- Noticed there are no material changes in the plans; issues are still the same: 1) Private property lines are being ignored, seems there is misunderstanding on where lines are, buildings are being planned very close to their property lines and they don't like that 2) Their private streets are being incorporated into ingress/egress access 3) utilities being interfered with, there are plans to move fire plugs 4) Have not seen any plans for fencing or screening, if there are any, maybe could make them available 5) Issue about noise abatement and industrial air conditioners 6) No construction traffic is permitted on their property, have already blocked them off with concrete barriers, if they find somebody on their property that does not belong they will prosecute them
- The buildings do not fit on the site plan, they want proper setbacks, their street is private and they expect setbacks from that direction not from the front or Stonehedge.
- None of their issues have been taken seriously and it's ticking them off. They have association members who are very skilled in construction, law and other aspects, they do not appreciate being ignored, think there is a place where they can talk and negotiate.

2. Mary Queen Cool; 120 Maple Leaf

- Some of their comments are not directed at the Commission
- Has looked at the plans submitted, has the same concerns mentioned
- Asked if zoning has authorized a curb cut on Leafy Dell Drive for this project.

Chairman Ryan Green said they as a board have not authorized or reviewed any of this, this is happening internally so far; staff applies zoning as written to the project. Officially he understands the argument is "official" versus "unofficial" on what's been applied and what has come in, some have been caught unaware, whether right or wrong that is a different argument, he can see different sides, if there is nothing official, he gets that but things were submitted on a certain level, questions were answered and submitted on a certain level and that is being hashed out internally.

Jesse Coppel asked where the Commission fits into this process of approval because they have not seen a single thing on this property yet, asked for an overview of when or if they will ever see this and if there will be a form to negotiate things. Bailey Klimchak said this will not come to Planning and Zoning for their approval and curb cuts do not get approved by Planning and Zoning, they get approved by the Village Manager.

- Said she thought she read something that the Zoning Inspector was involved also.

Jesse Coppel said his duties are not overseen by this commission, his duties are overseen by the Village Manager, Jim Lenner.

- Said there is no misunderstanding, they have repeatedly asked questions of this commission, they never asked for official documents, they asked for any documents, they were all lied to.

Ryan Green said this is an ongoing investigation, there are things being looked at. As it goes for them, they do not get a say in this as things are currently written, this doesn't go in front of Council either. Further discussion on procedure; Jesse Coppel said they would love to help negotiate this but the plans are never going to come before this board, maybe they need to look at the code to see what procedures they can implement to put another step in the process. Village staff is accountable ultimately to Council so council may be the best public forum to voice concerns.

- Building structures, believes zoning ordinance still calls for thirty foot height even though working toward thirty two. Current code says thirty, new draft not in effect says thirty two. Fire Department might have an issue with a thirty six and a half foot tall building; there are eight of them that high.

Jesse Coppel asked what the process would be if building height is above code. Mr. Blair said they would need a variance. A variance would come before the Zoning Commission.

- Have an Ordinance that says paved portions of a property are limited to twenty percent, did not see anything in the new stuff that says they are trying to change that, assumes they wouldn't. Ryan Green said they have addressed pavement and

parking, as far as percentages he would have to look up. Ms. Cool said Coughlin's response is that they are at twenty two excluding all of the roads, sidewalks etc. so that puts them at forty percent paved, twice the village standard. Ben Lee said again, that would need a variance, and all depends on definition of what is a paved surface, whether or not roads and sidewalks count as a part of that.

- On a piece of ground like Coughlin is looking at, can a building be put right on the street with no space between the street and the building, clarified private street; Ryan Green said he would think not. Ben Lee said he would hazard against a guess, they would have to look up, private streets are a gray space, does not know off hand.
- Said she knows how wide that lot is and it is impossible to fit the buildings onto that chunk of land behind the condos.
- Referenced paving and parking spot requirements; discussion on space and two-way drive size, said they have reduced them.

3. Carolyn Fallon; 106 Maple Leaf Drive

- Asked who determines whether a variance is needed. Ryan Green said if a project is outside of our zoning a variance would be needed.
- Asked if zoning requirements are not being met on the plat, who determines that. Bailey Klimchak said the engineers, then the applicant would have to decide if they want to fix it or apply for the variance.
- Said that Bailey Klimchak should have responded and asked that the applicant submit a plat that adheres to village zoning. Ms. Klimchak said it has not been submitted and she has not reviewed it. Carolyn said apparently she had because twenty three questions were asked. Ms. Klimchak said they have not had the engineers review anything. Jesse Coppel asked who sent the questions, Bailey said Jim (Blair) and her.
- Asked why they did not ask for a plat map that adhered to current zoning.

Mr. Blair said he is not an engineer, it is not up to him to determine how much fits on a space, that is done by engineers; they just did a quick "down and dirty", looked at what they thought were good questions and submitted them. Jesse Coppel said part of the confusion is if they were submitted a plan, looked at it, and returned questions back that means they have reviewed it, it seems dishonest to say they have not reviewed it. Ms. Klimchak stated that they have not reviewed the plans; applicant has not paid for the plans, and they have not sent them to engineering. Mr. Coppel said but they have been looked at and were asked questions back so plans have been looked at. Ms. Klimchak said she looks at a lot of things all day and asks questions all day and gets millions of plans like these. Mr. Coppel said it would be more accurate then to respond saying plans had not been reviewed but had been looked at, they might feel that was more honest. Some further back and forth on procedure once plans are submitted.

- Said apparently there is a lack of communication between the board and staff.
- Will bring up to Council that right now Zoning Commission has no power, they are just figure heads; asked if once something is zoned multi-family, do they have no say so on the plat. Further explanation on procedure...Ben Lee said he would call what was submitted a site plan, offered some correction on terminology.

- Asked Ms. Klimchak if she works for the village not for Coughlin, Ms. Klimchak said she works for Council; asked if Ms. Klimchak was being paid or subsidized by Coughlin in any way, Ms. Klimchak said absolutely not. Carolyn said then she would expect (Bailey) to represent the village and zoning, when she looks at stuff, be above board let people know what is going on, she will go to City Council, thinks she has been deceptive, should represent the village, put Johnstown's interest above any developer in the area.
- Asked for contacts for the Village Engineer
- Asked if they can get a copy of the site-plan once approved. Ms. Klimchak said they can go through the clerk and a public records request.

Some further back and forth explanation on staff and engineering procedure.

4. Mary Queen Cool; 120 Maple Leaf

- Said if you guys had not asked any questions, you'd have an argument, you asked questions but missed the big ones, when questions were answered you started this, by given them and us the indication you reviewed them.
- Are they going to see what comes into this office regarding this project or does she need to do a public records request every single week. Chairman Green said other than coming to council meetings and asking questions, they may need to go the public records request route. Public Records request procedure explained.
- Said they are being pretty generous because they have been lied to, there are other steps they could be taking, thinks they can do everything possible that some people don't stay with the Village of Johnstown because their performance is horrible.

Chairman Green said they want to work with them, there is more discussion that will happen on this, he welcomes them to come in and ask questions, submit emails, submit public records requests, he welcomes their opinion and statements and want to work with them to make sure he and they are getting the most up to date information.

There were no further comments and Chairman Green closed the floor.

5. Approval of Minutes

a. August 10, 2021

ACTION:	Ryan Green moved to Approve as written; Jon Merriman seconded and all were in favor.
AYES:	Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 – 0

6. Zoning Ordinance Update

a. [Article XXXIII](#) Sections 33.01 - 33.04 Off Street Parking

Zoning Commission continued review of the Zoning Ordinance draft beginning with Section 33.01, working through 33.04.

Discussions on parking spaces and maneuvering lane dimensions; Residential District parking limitations with larger discussion on campers/RV's and trailers restrictions.

John Luke; 6 Westview Drive

- Referencing the discussion on parking and trailer and recreational vehicle weight limits on residential property, asked what was the harm to the village on upping to 10,000 pounds from 5,000.

Jesse Coppel said for him it is aesthetics and the size of the vehicle. Ryan Green said some of it is aesthetics, some of it is weight and wear and tear on the driveway, can affect infrastructure, that is why they stopped massive semis coming through. Ben Lee said his point in initially equivocating the two was that the conversation around commercial trucks was aesthetics to a point but also talked about daily wear and tear, effect on infrastructure, usage, curbs, sidewalks etc.; the frequency of use absolutely affects how that is going to impact infrastructure, so the lower weight limit makes sense in that case. A recreational vehicle wherein the frequency may be less but the impact to the infrastructure is still there, the wiggle room in his opinion is more relevant to the frequency of use and type of vehicle but if it is not something that is causing a major issue at the moment he does not see the need to increase it by two times. Some further board discussion and decision to separate commercial vehicles from recreational vehicles and limit recreational vehicles to thirty-foot length and remove the weight limit.

Discussion around the required number of off-street parking spaces schedule along with consideration for mobility hub, shared spaces, electric vehicle chargers etc.

Bailey Klimchak noted all edits to the draft.

Jim Hill; 49 Concord Court

- Referenced landscaping and property owner maintenance thereof; would like the zoning code to give an allowance for an adjacent property owner to have the ability to cut limbs of trees etc. that impede onto their property, at the property line without the owners O.K.
- Reports his neighbor has a trip wire going down the property line with a metal stake next to the sidewalk.

Village Planner to come up with verbiage on landscaping extending across a property line and ask Law Director for a legal opinion.

- Said PUD does not have a lot of “muscle”; said there are site plans that look very dense and if there could be something in the PUD section citing a side setback it would space out the dwellings; there is a way of handling density before a plan is submitted.

Ben Lee said the mechanism they landed on to address density in PUD is a percentage of required open space to promote a conservation type design which limits infrastructure.

7. Other Business

1. Jim Blair said the Curaleaf building in the commerce park will be expanding by 45,000 square feet.

8. Adjourn

Chairman Green moved to adjourn; Ben Lee seconded and all were in favor, motion passed 5-0. Meeting adjourned at 8:36 pm.



Public Notice

The Village of Johnstown Planning & Zoning Commission will consider a Variance Application (Chapter 1133) to reduce the minimum one side setback requirement for a new home at the Creekside Preserve a Pulte development. The property address is 225 Whitetail Trail Johnstown, Ohio 43031. The Variance will be heard by the Planning Commission at their regular meeting on Tuesday September 14, 2021 at 6:30 p.m. at 599 S Main Street. (Auditor Pin 053-177534-00.196)

Within forty-five days after the public hearing a recommendation will be made by the Commissioners.

**For more information contact:
Jim Blair Zoning Inspector
740.281.7405
jblair@johnstownohio.org**

JOHNSTOWN STAFF REPORT

Variance Application Number: Z-21-126
Property Address: 225 Whitetail Trail
Auditor Pin# 053-177534-00.196
Subdivision: Creekside Preserve

Applicant: Pulte Homes
Pulte representative: Adam Pychewicz
Zoning District: UR-2
Commission Date: September 14, 2021

Background: The Creekside Preserve Development is a Centex Home Community and is owned by Pulte Homes. The Zoning District is an UR-2 the total side set-back required is 15'. Pulte is requesting to reduce the minimum set-back on one side of this lot from 7.5 feet to 4 feet six inches. The total of the side set-backs will remain at 15'.

The minimum lot size in an UR-2 Zoning District is 7500 square feet. By reducing the side set-back this will reduce the lot size to 7480 square feet.

The lots were platted many years ago and recorded. Due to some underground changes a 10' easement was required, as a result the lot size was reduced to allow the ten feet easement on one side.

Pulte owns all contiguous properties and at this time there are no contiguous houses being constructed and none have been permitted.

Planning Considerations:

The Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 2. Whether the variance is substantial;
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)
 5. Whether the property owner purchased the property with knowledge of the zoning restriction;
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
 7. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance.
- "No single factor controls a determination of the practical difficulties test."***

Staff Recommendation: Granting the Variance.

**Village of Johnstown
Creekside Preserve – Lot 195 Side Yard Setback Variance**



TO: Village of Johnstown
FROM: Adam Pychewicz, Land Development Manager
DATE: August 18th 2021
RE: Creekside Preserve

Request is for a 3'-0" side yard setback on the north side of the property of lot 195 as shown in the attached preliminary plot plan. Due to the 10' easement on the opposite side of the lot the building area is condensed down to where none of the home options offered in this community is able to be built. The preliminary plot plan shows one of our smaller house sizes and the request would allow us to build 2-3 options by having the 3'-0" reduction to the sideyard setback.



LANDMARK SURVEY GROUP, INCORPORATED

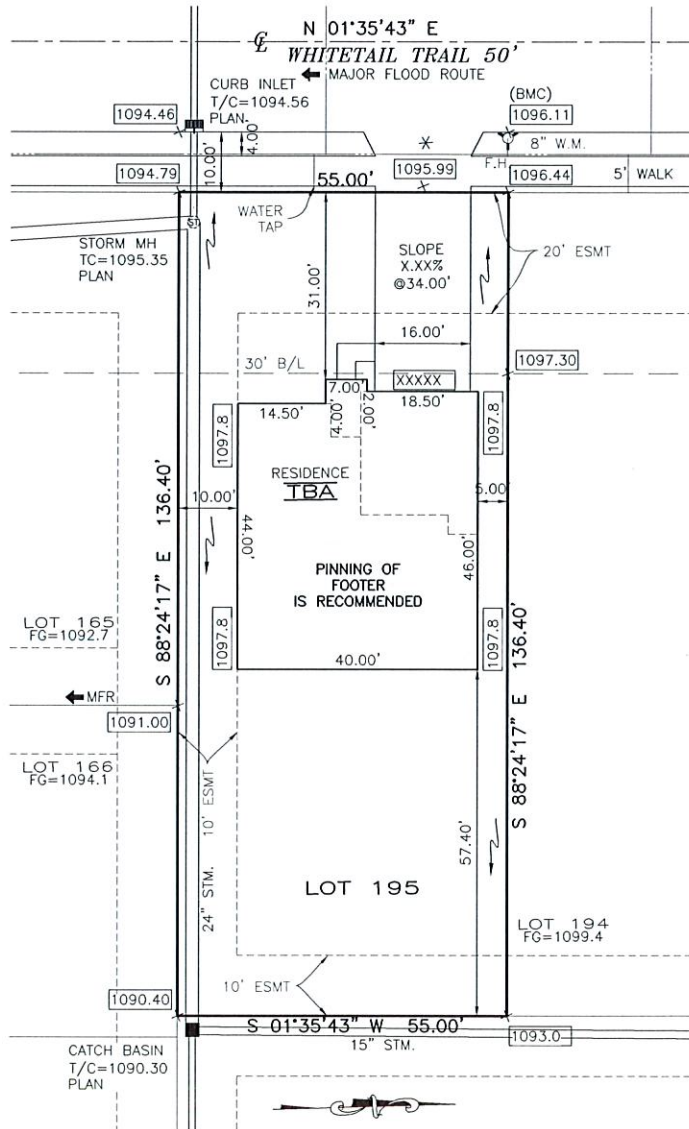
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS DESCRIPTION

ORDER NO. 2856.21

DATE: 08/11/21

FOR PULTE HOMES HOUSE STYLE MITCHELL HR1B COUNTY OF LUCKING
LOT/SUBDIVISION LOT 195 / THE PRESERVE AT RACCOON CREEK (CREEKSIDE PRESERVE, SECTION 2) CITY/TWP OF JOHNSTOWN
ADDRESS WHITETAIL DRIVE SCALE 1"= 20' DRAWN BY: PY
MINIMUMS: R: 25' S: 7.5' MINIMUM/15' TOTAL INST: 200607260021790



LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

* STABILIZE CONSTRUCTION ENTRANCE.

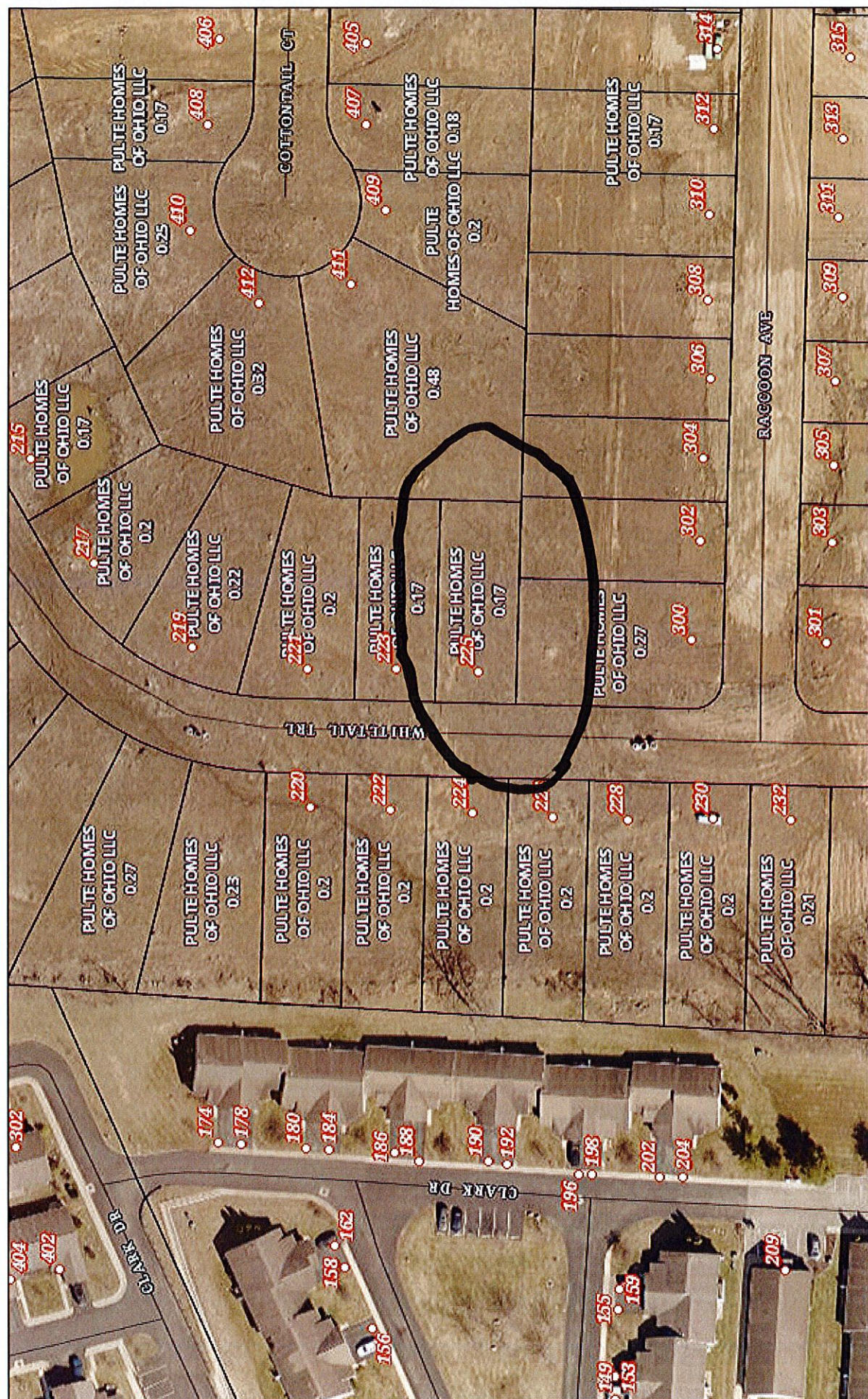
PULTE
POURED WALLS= 9
FINISH FLOOR= 2.35
TOP OF FOUNDATION= 1.17
FINISH GRADE= 0.00
GARAGE PAD= 0.50
BASEMENT FLOOR= -7.54
TOP OF FOOTER= -7.83
DRIVE SLOPE DISTANCE= 34.44

PRELIMINARY

SIDE SETBACKS DO NOT MEET MINIMUM REQUIREMENTS

THIS PROPERTY IS LOCATED IN FLOOD ZONE X/ AE
MAP NO. 39089C 0139H
EFF. DATE: 05/02/2007

OnTrac Property Map



August 19, 2021

August 19, 2021

 Centerline Labels

 Street Number Only

0 94 Feet
Township Road

Interstates

LICKING COUNTY TAX MAP

Municipal Corporations

Jurisdictional Townships

Driveway

Licking County Auditor GIS



AN ORDINANCE AMENDING CHAPTER 1195 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1195 of the Village of Johnstown Codified Ordinances (the “Codified Ordinances”) governs General Requirements in the Village of Johnstown; and

WHEREAS, Section 1195.05 of the Village of Johnstown Codified Ordinances (the “Codified Ordinances”) governs Garbage, junk, litter and rubbish in the Village of Johnstown; and

WHEREAS, By a **X-X** vote at the September 14, 2021 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance for Council consideration; and

WHEREAS, the Council of the Village of Johnstown desires to amend Codified Ordinance Section 1195 to govern trash and recycle containers.

NOW THEREFORE, be it ordained by the Council of the VILLAGE OF JOHNSTOWN, Licking County, Ohio as follows:

Section 1. That Section 1195.05 is amended; deletions are ~~struck~~; additions are *italicized*

1195.05 DEFINITIONS.

As used in this section

- (a) "Ashes" means the residue of combustion of such fuels as wood, coal, coke, charcoal and the like.***
- (b) "Curtilage" means an area of a residence or residential structure, between the front door and the sidewalk, where the daily activities of the residence or residential structure take place.***
- (c) "Front of house" means the foremost section of a residence or residential structure that faces the street, road, or public access way.***
- (d) "Garbage" means all putrescible wastes, including vegetable and animal offal, carcasses of dead animals and the like, but excluding recognized industrial byproducts.***
- (e) "Litter" means garbage, trash, waste, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, automobile parts, furniture, glass or anything else of an unsightly or unsanitary nature.***
- (f) "Litter receptacle" means a dumpster, trash can, trash bin, garbage can or similar container in which litter is deposited for removal.***
- (g) "Waste" means all trash, rubbish, garbage, offal and other refuse or discarded matter required to be removed from private and public places. It shall not include recognized by-products of any business or industry having commercial value and regularly handled in the ordinary course of business, unless such by-products, or the handling of them, shall become a nuisance or menace to the public health.***

~~1195.05~~ ***1195.051*** GARBAGE, JUNK, LITTER ***ASH*** AND RUBBISH.

- (a) Accumulation of Garbage, Junk, Litter and Rubbish.*** All exterior ~~properties~~ ***property*** and premises, ~~and~~ the interior of every building, dwelling ~~or~~ ***and*** structure, shall be kept free from any accumulation of rubbish, ***junk, litter, ash,*** or garbage.
- (b) Disposal of Garbage, Junk, Ash, Litter and Rubbish.*** Every owner a building, dwelling or structure shall dispose of all garbage, junk, ***ash,*** litter and rubbish in a clean and sanitary manner by placing such

materials in approved *litter receptacle* containers, and shall require all occupants of said building, dwelling or structure to do the same. Every occupant of a structure shall dispose of *waste* garbage in a clean and sanitary manner by placing such *waste* garbage in an approved garbage disposal facility or *litter receptacle* garbage containers.

(c) *Occupied Buildings Dwellings, Structures, or Premises. Disposal Facilities.* The owner of every occupied building, dwelling, structure or premises shall supply approved, covered *litter receptacle* containers for the disposal of garbage, junk, *ash*, litter and rubbish, and the owner of the premises shall be responsible for the removal of *waste*. ~~the same.~~

(d) *Garbage facilities.* The owner of every dwelling *building, dwelling or structure* shall supply at least one of the following: An approved mechanical food waste grinder in each dwelling unit; ~~an approved incinerator unit in the structure available to the occupants in each dwelling unit;~~ or an approved leak-proof, *tightly covered* ~~tightly covered, outside~~ *litter receptacle located outdoors and in compliance with subsections described in 1195.051.* ~~garbage container.~~

(e) *Litter receptacle Containers.* The owner of every business establishment shall provide, and at all times shall cause the business operator to utilize, approved, leak-proof *litter receptacle* containers provided with close-fitting covers for the storage of *rubbish, junk, litter, ash, or garbage* ~~waste materials~~ resulting from said business until removed from the premises for disposal.

(f) Waste, litter, ash, or garbage shall be controlled, and stored in a litter receptacle which shall be located in a manner to screen it from public view from the curtilage or front of house.

(g) All residential litter receptacles must be removed from the right of way (JCO 301.32) by 11:59 p.m., the day following collection.

(h) Litter receptacles shall be placed curbside no sooner than 12:01 a.m., the day prior to scheduled pickup.

(g) Whoever violates subsection (f) to (h) hereof is guilty of a minor misdemeanor on a first offense and a misdemeanor of the fourth degree for each subsequent offense.

Section 2. It is found and determined that all formal actions of this Village Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this Village Council and that meetings resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the VILLAGE OF JOHNSTOWN.

Date of Introduction: August 3, 2021

TABLED: August 17, 2021

TABLED: September 7, 2021

Public Hearing/Vote:

Effective:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director



AN ORDINANCE AMENDING CHAPTER 1155 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1155 of the Village of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the General Community Commercial 1 (GCC-1) district in the Village of Johnstown; and

WHEREAS, Section 1155.02 of the Village of Johnstown Codified Ordinances (the “Codified Ordinances”) governs permitted uses within the GCC-1 district; and

WHEREAS, this ordinance would add hotel and motel facilities to the list of permitted uses in the GCC-1 district; and

WHEREAS, By a **X-X** vote at the September 14, 2021 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, the Council of the Village of Johnstown desires to amend Codified Ordinance Section 1155 to govern the General Community Commercial (GCC-1) district.

NOW THEREFORE, be it ordained by the Council of the VILLAGE OF JOHNSTOWN, Licking County, Ohio as follows:

Section 1. That Section 1155.02 is amended; deletions are ~~struck~~; additions are *italicized*

1155.02 PERMITTED USES.

In a GCC-1 District, the following uses are permitted:

- a) General merchandise sales including:
 - 1) Department stores;
 - 2) Limited price or discount variety stores;
 - 3) Mail-order and miscellaneous general merchandise stores;
 - 4) Drug stores;
 - 5) Pet stores;
- b) Food sales including:
 - 1) Grocery, meat, fish, fruit or vegetable markets or any combination thereof;
 - 2) Dairy or bakery products;
 - 3) Specialty good stores;
- c) Apparel sales including:
 - 1) Clothing, furnishings and accessory items for men, women and/or children;
 - 2) Custom tailor shops, furriers, alterations and dry cleaning shops;
- d) Home furnishings sales including:
 - 1) Furniture, home furnishings and equipment stores;
 - 2) Household appliance stores;
 - 3) Radio, stereo, television and music stores;
- e) Food or beverage sales and consumption including:
 - 1) Package liquor stores;

- 2) Eating and drinking establishments excluding fast food and carry-out operations, but including those that sell alcoholic beverages or liquor by the glass;
 - 3) Cafe seating secondary to primary business; excluding outdoor alcohol consumption.
- f) Miscellaneous retail sales and services including:
- 1) Book, stationary, jewelry and antique stores;
 - 2) Gift, novelty and souvenir shops;
 - 3) Camera, photographic supply and optical goods stores;
 - 4) Tobacco, newspaper and magazine stores;
 - 5) Auto service;
 - 6) Shops for custom work whose articles or products are to be sold on the premises;
- g) Miscellaneous uses:
- 1) Post office;
 - 2) Newspaper or job printing;
 - 3) Funeral parlor;
 - 4) Theaters, assembly halls, billiard or pool parlors and bowling alleys;
 - 5) Telegraph office, express office and electrical substation;
 - 6) Laundries and laundromats;
 - 7) Banks, savings and loans, or other money investment or management businesses;
 - 8) *Hotel and motel facilities*
- h) Service station:
- 1) Motor vehicle repair.

Section 2. It is found and determined that all formal actions of this Village Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this Village Council and that meetings resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the VILLAGE OF JOHNSTOWN.

Date of Introduction: September 21, 2021

Public Hearing/Vote: October 5, 2021

Effective:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director

VILLAGE OF JOHNSTOWN OHIO



August 2021 Zoning Inspector Summary

Total new homes permitted as of August 2021: YTD (77)

Total new homes permitted in August 2021: (10)

Total permit applications received by type for July 2021: (37)

1. Zoning Certificates: 11
2. Curb cut, CO, Sidewalk 10
3. Certificate of Appropriateness: 0
4. Fence: 8
5. Decks: pool decks: 0
6. Shed: 0
7. Preliminary Plat Plan: 0
8. Signs: 1
9. Variance: 1 (Side set back reduction)
10. Zoning Map Amendment: 0
11. Lot Split 0
12. Food Trucks 2
13. Building addition 0
14. Above ground pool 0
15. Final Occupancies 5

Complaints, Property Maintenance Code Violations, ongoing, resolved or in process.

1. Trash cans left at road ongoing issue needs defined Ordinance language for enforcement, in process.
2. Numerous yard signs removed.
3. Grass: enforcement actions by phone calls or certified letters (7)
4. N Main damaged barn roof, letter sent to property owners, no response to date. Update: Certified letter sent.
5. Post Office Alley weeds and grass: Five properties in process
6. W Coshocton auto parts store the street trees are dead Update: tree replacement out for bid.
7. CVS Grass ongoing issues. Update: Scheduled the Johnstown Service Department to cut and weed the property. Cost will be added to the CVS property taxes.

8. Central Station Drive after receiving a certified letter about property conditions, the property owner is cleaning up the property, a slow process due to his personal circumstances, he has made progress. Pending
9. W Coshocton complaint: after inspecting the property a certified letter was sent to the owner, he has responded, there is a lot that needs to be done. Pending
10. Neon signs removed from one business windows.
11. Stevens St. complaints: after inspecting the property a certified letter was sent, the property owner has contacted me with his plans for repairs and clean-up. Pending
12. Barn conditions at Kasson and John. Working with property owners. They are comparing cost for repairs to replacement. Pending.
13. Ongoing property dispute on Concord Crossing Ct. L County Sheriff and JPD have been involved. Changes in process.

Other actions:

1. Inspections completed: sidewalks, deck framing, fence post holes
2. One new business opened at 333 W Coshocton, a Hair Salon.
3. Revised a Deck permit that was previously issued on Middleburn.
4. Met with property owners about a water drainage issue on Buena Vista.
5. Met with the HOA President at the Leafy Dell Condos and walked the property with him.

Jim Blair
Johnstown Zoning and Property Code Official

