Planning & Zoning Commission Meeting
Tuesday, September 28, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
   a. September 14, 2021
6. Application Z-21-150
   a. Variance; New River
7. Application Z-21-151
   a. Certificate of Appropriateness; New River
8. Draft Zoning Code
   a. Article 34 - Signs
9. Other Business
10. Adjourn

Vision Statement: The Village of Johnstown is dedicated to providing a secure community environment that fosters cultural, recreational, educational and economic opportunities while preserving our unique historical character

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

1. Call to Order

   Committee Chairman Ryan Green called to order the Planning and Zoning Commission meeting for Tuesday, September 14, 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: Joe Lamparyk - Pulte, Mary Queen Cool, Chyrel Cool, David Cool

3. Pledge of Allegiance

4. Public Comment

   1. David Cool; Representing Leafy Dell Condos

   - Regarding the Leafy Dell apartment complex plan; said their issues are still the same.
   - setbacks
   - building height is over thirty feet
   - erosion control starts on their street, should be set back to protect it
   - ...start of comment unintelligible…protection and power service uses their streets and property, they are not supposed to do that
   - their private streets are presumed available for project use and they are not so they have blocked them off to the extent they can
   - open space does not appear adequate
   - pavement is greater than twenty percent and the structures appear more than thirty-five percent
   - wet spots on Coughlin property, he questions the adequacy of the pond, don't want water runoff directed onto their property
   - Three of their buildings closely view the property, don't want people on a second floor balcony watching them on their patios; would like shielding of trash, parking, vehicles, A/C equipment and a second floor overlook
   - Said their project was originally intended to have thirty-six units, currently sixteen, is room for forty-three units on a single floor, would be happy to get from eighty units to forty-three

5. Approval of Minutes

a. August 24, 2021
Chairman Green asked if all were in favor of approval; no objection, minutes passed 5-0.

6. Variance Application Z-21-126

a. Pulte Homes 225 Whitetail Trail
Pulte Homes is requesting a variance to reduce the side setback from the original design to accommodate a ten foot underground easement and allow a house to be built on this lot. The reduced setback on one side will affect the overall square footage of the lot, the minimum lot size for UR-2 zoning district is 7500 square feet, this would reduce the lot by twenty square feet to 7480 square feet.

Joe Lamparyk representing Pulte Homes was present for the application. Ryan Green said there has been an issue with fire over there before and with the houses being very close together that is going to be an issue but not much can be done to solve that. Mr. Blair said Concord East has five foot setbacks, it is not unprecedented, it would be one house out of one hundred and ninety-two. Mr. Lamparyk said the storm easement drove the need because it ended up on the property line instead of closer to the back of the other lot.

Ryan Greene said he heard there were new designs brought in for that back half; Mr. Lamparyk said they are just a different version of the same, same footprint with some some elevation and design element changes.

Ron Danne said he does not think we are allowed to move or change a side yard setback on a legally recorded Platt; said maybe another way to do this is to allow a variance for an encroachment, not changing the Platt itself, just allowing them to go over. Also asked if they can get a little closer on the number, that the email requested three feet, the survey shows five and the application says four and a half. Mr. Jamparkyk clarified that the ask is for a three foot encroachment into the side yard; instead of seven and a half, would be in a four and a half side yard. Mr. Danne said the side yard setback changes but the lot itself does not change.

Ben Lee reviewed the planning consideration questions and said for him it feels fine.

Mr. Danne said they just need to clarify that they are going to allow a thirty-six inch encroachment into the side yard instead of changing the side yard itself; Mr. Blair said he would change it.

Public Comment

1. Mary Cool

- Said she thought she read in the documents the whole reason was originally there was a plan for smaller homes and now those homes aren't offered anymore.

Dominion Homes had planned for smaller homes and platted accordingly then Pulte bought the property and is building larger homes.

Motion:	**ACTION:**	Ryan Green moved to Approve, staff to clarify language; Ron Danne seconded and the vote was as follows:
	AYES:	Jesse Coppel, Ben Lee, Ron Danne, Ryan Green, Jon Merriman
	NOES:	None
	ABSTAIN:	None

Passed 5 - 0

7. Legislation Draft Review & Recommendation

   a. ORDINANCE 32-2021 AN ORDINANCE AMENDING CHAPTER 1195 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

   This was already reviewed once by the Planning Commission and was forwarded to Council, Council asked the Police Chief to make some legal wording changes to the draft and send back to the Planning Commission for review of the changes.

   Ryan Green said he would like screening removed, it could force people to create something quickly and the cure might be worse than the problem we currently have. Ben Lee said under 1195.051(f) just remove the word screen and have verbiage that it is on the side or the rear of the home.

ACTION:	Ryan Green moved to Approve; Benjamin Lee seconded and the vote was as follows:
AYES:	Ben Lee, Ron Danne, Ryan Green, Jon Merriman, Jesse Coppel
NOES:	None
ABSTAIN:	None

Passed 5 - 0

8. Legislation Draft Review & Recommendation

   a. ORDINANCE 39-2021 AN ORDINANCE AMENDING CHAPTER 1155 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

   This Ordinance was a request to add hotels to GCC-1; hotels and motels are permitted uses in the new zoning draft, the ask for passage now is to help with Economic Development in the downtown area.

   Ron Danne said this would apply right now to GCC-1 zoning, where would it apply in the new zoning. Ms. Klimchak said in the new zoning it would apply to General Commercial,

which is a combo of GCC-1 and GCC-2, new zoning General Commercial/Central business. Ron Danne said there is some historical precedent, there was at least one or two hotels downtown.

Ryan Green said he is not in favor of doing this right now, thinks they should come back to this later, does not see a pressing need to do it right now. Jesse Coppel added that the section draft they have for approval has other uses he does not agree with, some outdated.

Mr. Greene said they should just take care of this as they go through the new zoning document, doesn't think they need to take care of it right now.

Ben Lee said there have been other things within the current code that we have passed that make sense in the here and now, it was noted the use is listed under permitted in the new zoning code. Looking at the Comprehensive Plan and Central Business space, a hotel or short term stay would fit and preserve historical aspects and promote walkability; under built environment the plan talks about infill and business development which fits; also talks about marketing the village center to the region as an attractive location, he thinks promoting the downtown space for visitors would be achieved by having some kind of hotel or motel in that space relative to the precedence that has already been set. Mr. Lee said the fact that it fits within those discussions and is already in the updated zoning code, he does not see the harm in updating what we have right now.

Jon Merriman recalled past conversations on short term rentals, Air B&B etc. and that he does not feel like the discussions they had line up with the language they put in. Discussion on hotel and motel definition, Bailey Klimchak noted in 1169.03 it is allowed under conditional.

Ryan Green said he would be more in favor of a conditional use but more in favor of tabling this for a larger conversation; if he was in favor of a hotel it would be under conditional use, he doesn't want to see just any hotel built wherever, it would have to fit. Mr. Lee said he would be in favor of conditional if that is what moves this forward.

Discussion on the former bed and breakfast, bed limits as well as some other uses that should go under conditional. Chairman Green again said he was OK with tabling to have the conversation later.

ACTION:	Ryan Green moved to table; Jesse Coppel seconded and the vote was as follows:
AYES:	Ron Danne, Ryan Green, Jon Merriman, Jesse Coppel
NOES:	Benjamin Lee
ABSTAIN:	None
	Passed 4 - 1

A member of the public asked to make a comment.

Chairman Green opened the floor to the public.

1. Mary Queen Cool

- Said she was looking at Ghostwriter Public House Facebook page that says "we are ready to book your rooms, come on in, giving tours and are ready to be rented October 2nd" posted several days ago so she thinks we have a hotel and nobody seems to know that.

Jim Blair said no, we know that, it was not originally planned to be a hotel and as they developed it and finished off the building they changed their position on what they wanted to do with it. Ms. Cool said, knowing that we don't allow hotels currently? Mr. Blair said apparently so, it was not discussed as a hotel.

Chairman Green said currently it is not allowed, if you wanted to have a hotel you would have to come in for a variance or conditional use; there is a mechanism for that, so currently it would not be allowed to operate. Currently it comes down to enforcement.

9. Zoning Ordinance Draft – Article 34 Signs

Bailey Klimchak said they have discussed incorporating the sign section that Kim Littleton wrote into the Design Guidelines that we had him remove. Ben Lee was very helpful in bringing the two sections together; he provided an edited red line version of Article 34 and said that he incorporated pieces taken out of the design reg from Kim Littleton, the current sign code and the proposed sign code; said the intent of his review is to narrow down the focus of what the village is looking for and what is not wanted. Commission review of sign types and styles; began review of Mr. Lee's draft beginning with Section 34.01; Ms. Klimchak edited as reviewed. Discussions on building murals, artwork, signs posted for garage sales etc. Commission worked through Section 34.08; draft will be forwarded to commissioners for individual review. Agreement to ask Kim Littleton to provide some visual examples for the sign section, Ms. Klimchak to reach out.

10. Zoning Inspector

a. August 2021

Review of zoning summary report. Mr. Coppel brought up sidewalk maintenance, Commissioner discussion on how it could be enforced equitably, biggest issue is capital expense and how to recoup. Mr. Lee noted that the topic is still in Safety and Service Committee.

Mr. Blair reviewed new businesses opening in Johnstown.

Mr. Green asked if there were updates on Concord, Ms. Klimchak said the HOA and

developer have a meeting this week, may see application at next meeting.

11. Other Business

1. Dog Park is about sixty percent complete.

2. Jesse Coppel said since it has now come to their attention that there will be hotel operations happening, he would encourage the owners to apply for a variance, said we have been very supportive of their businesses and he would be happy to approve a variance for a hotel. Mr. Green said he would encourage any business that wants to come to town and is a non-conforming use to file a variance and they can look at it.

12. Adjourn

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

Passed 5 - 0

Meeting adjourned at 8:34 pm

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

Public Notice

The Village of Johnstown Planning and Zoning Commission will consider a Variance application (Chapter 1133) to allow a partial unpaved parking lot at the rear of 10 Enterprise Drive for a Fleet Vehicle Repair and Maintenance Facility (Chapter 1175) and a reduction in the amount of the required paved parking spaces. (Chapter 1175.10 (d) (1))

The application will be heard on Tuesday September 28, 2021 at 6:30 p.m. in the Johnstown Council Chambers at 599 S. Main Street. (Auditors Pin number 053-174144-00.003)

For more information contact:
Jim Blair
Johnstown Zoning Department
740.967.3177
jblair@johnstownohio.org

Site Data

Site Zoning: LM- Light Manufacturing

Site Area +/- 41.0 ac

Proposed Uses
- Corporate Office Building ± 50,100 sf
  - 2 Story Office Wing- ± 33,850 sf total
  - 1 Story Training Wing ± 16,250 sf
- Fleet Vehicle Repair and Maintenance Building ± 32,400 sf
  - 1 Story- High Bay Space ± 32,400 sf footprint
  - 6 vehicle repair bays

Parking Provided +/- 236 sps
- Corporate Office (1 sp/250 sf)
  - 201 car parking spaces
  - Includes 7 ADA Spaces
- Fleet Vehicle Repair/Maintenance Building
  - 35 car parking spaces
  - Variance requested based on user need.
  - Includes 2 ADA Spaces
  - Additional Paved and Gravel Area for truck maneuvering and parking for equipment under repair.

Proposed Setbacks
- Duncan Plains + Enterprise Drive: 75' Building and 25' Parking Setback
- West Property Line: 50' Building and 25' Parking Setback
- North and East Property Lines: 50' Building and Parking Setback

Lot Coverage 25 %
- Buildings, Sidewalks, Pavement and Paved Parking Areas

Notes:

- All dimensions are approximate. Detailed plans, landscaping, grading plans etc. will be provided with Final Engineering.
- See Schematic Architectural Elevations for Building Details

Key:

1. Proposed Corporate Office Building
2. Entry Plaza
3. Entry Drop-off
4. Office Parking Lot
5. Stormwater Management Area
6. Fleet Vehicle Repair/Maintenance Building
7. Gravel Parking Area
8. Possible Future Training Area
9. Landscaping and/or Mounding
10. Trash Enclosure
11. Walking Path

20210356
SEPTEMBER 14, 2021

ILLUSTRTIVE PLAN

NEW RIVER ELECTRICAL CORPORATION

CORPORATE OFFICE AND FLEET VEHICLE REPAIR/MAINTENANCE FACILITY

VILLAGE OF JOHNSTOWN, LICKING COUNTY, OHIO

EMH&T

NEW RIVER ELECTRICAL CORPORATION

Variance Statement
(Zoning Use Permit)

New River Electrical Corporation
Corporate Office and Fleet Vehicle Repair and Maintenance Facility
10 Enterprise Drive

September 14, 2021

Project Description:

New River Electrical Corporation is proposing to construct a new Corporate Campus consisting of a +/- 50,100 square foot Corporate Office Building and a +/- 32,400 square foot state of the art Fleet Vehicle Repair and Maintenance Building. This campus will serve as the home for New River Electrical Company and will be located at 10 Enterprise Drive on approximately 41 acres on the North Side of Duncan Plains Road, east of Johnstown Road/US 62.

The Two Variances Being Sought:

New River Electrical Corporation is seeking two variances from Code section 1175- Off Street Parking and Loading Facilities for the campus. These variances are being sought for the Fleet Vehicle Repair and Maintenance Facility only.

A variance is being sought from Code Section 1175.02 PAVING:

> *"The required number of parking and loading spaces as required in Section 1175.10 together with driveways, aisles and other circulation areas, shall be improved with six inches of asphalt or 4 inches of reinforced fiber concrete to provide a durable and dust free surface."*

Details of the Paving Variance:

New River would like to construct a gravel area to park vehicles in need of repair at the Fleet Vehicle Repair and Maintenance Building. These vehicles will be parked on the gravel lot until such time as parts and maintenance can be completed for each vehicle or piece of equipment.

The gravel parking area, not to exceed 6 acres, is necessary to serve the Fleet Vehicle Repair and Maintenance Facility. The gravel area will be located at the sides and rear of the proposed building on the back portion of the ± 41 acre property. Some equipment being serviced (bulldozers, track hoes, etc.) have steel tracks that tear up asphalt surfaces causing continual maintenance and costly repairs to the asphalt. New River will provide a crushed and rolled gravel spec at time of engineering that will be easier to maintain than asphalt and help keep dust down. Additional mitigation efforts include providing setbacks along the west, north and east property lines in excess of code requirements and providing screening, which will include mounding and landscaping along the east property line as generally shown on the Site Plan submitted with this application.

A variance is being sought from Code Section 1175.10 PARKING SPACE REQUIREMENTS:

(12) Vehicle Repair: 1 per 100 sq. ft. or 3 per each service bay, whichever is greater plus one per employee on the largest shift.

Details of the Parking Space Requirements Variance:

New River would like to request a reduction in the amount of paved required parking spaces (9'x18' min.) from 344 (calculation provided below) to 35 parking spaces for the proposed Fleet Vehicle Repair and Maintenance Building. Only 35 paved parking spaces are necessary to accommodate 20 employees, additional vehicles delivering parts and/or vehicle for maintenance drop off or pickup. These 35 spaces will be paved and are not included in the gravel parking area requested in the variance above.

If the applicant were to locate the required number of standard parking spaces sized at 9'x18' min. they could be provided in the gravel parking area. However, the standard parking space size will not accommodate many of the larger vehicles and equipment being serviced.

Code Calculation of Fleet Vehicle Repair and Maintenance Building: 344 Spaces required

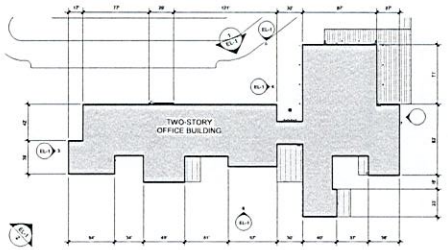
1sp/100 sf or 3/bay whichever is greater + 1/employee

- 32,400 sf/100 = 324 or 6 bays x 3 = 18
- 324 spaces + 20 employees = 344 spaces

Specific reasons why the two variances are justified:

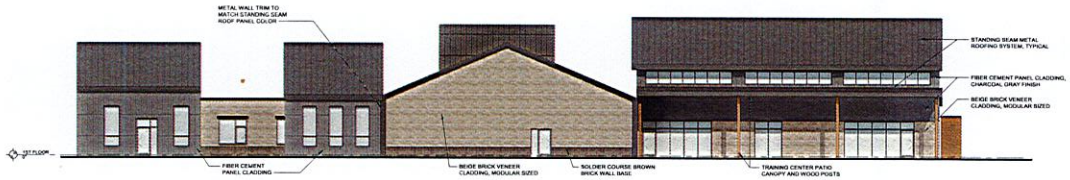
This variance is justified because of the following:

- The property in question has the ability to yield a reasonable return without the variance, however, if the variance is not obtained, the owner will endure continual and costly maintenance for asphalt repair and resurfacing for areas torn up by steel tracked vehicles and machinery. Additional pavement and more impervious surface area would increase the volume of stormwater runoff for the site which would be more impactful to downstream waterways.
- The variance is not substantial and does not create a hardship to the Village or adjacent property owners.
- The character of the neighborhood would not be adversely affected and would not suffer an adverse impact as a result of the variance because of the additional measures the owner is taking to provide a suitable surface that will limit dust and noise and also provide visual and physical screening from the adjacent properties to the east.
- The variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage.)
- New River has not yet purchased the property but has discussed the zoning restrictions with the Village of Johnstown on several occasions.
- The property owner's predicament can be obviated through some method other than a variance; however, if the entire parking area were required to be asphalt pavement, it would be costly to the owner and disruptive to the vehicle repair component of the campus and to the adjacent neighborhood to have asphalt trucks and asphalt finishing occurring on a continual basis on the property. The asphalt pavement would also add more impervious area and 344 standard parking spaces could be provided in the gravel area but the size will not accommodate the larger vehicles and equipment being serviced.
- New River feels the spirit and intent behind the zoning requirements would be observed by granting the variances.



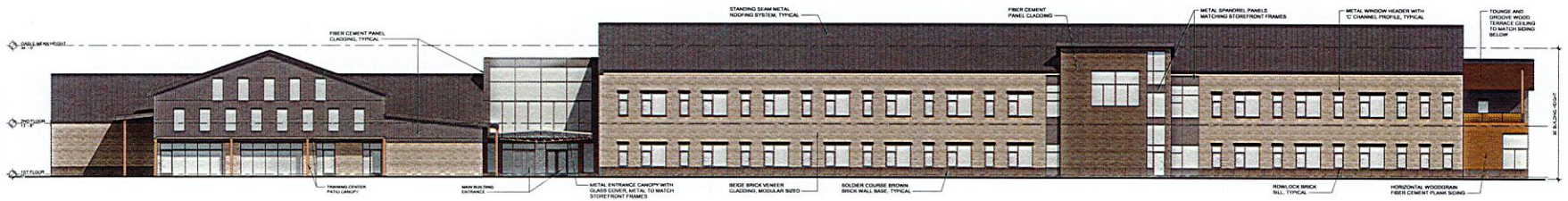
8 BUILDING KEY PLAN
SCALE: 1" = 50'-0"

NOTES:
1. SEE DETAILS 6 & 7 ON SHEET EL-2 FOR DUMPSTER ENCLOSURE ELEVATIONS TYPICAL TO CAMPUS
2. DIMENSIONS INCLUDED ARE APPROXIMATE AND INCLUDED FOR PURPOSES OF C.O.A. REVIEW ONLY

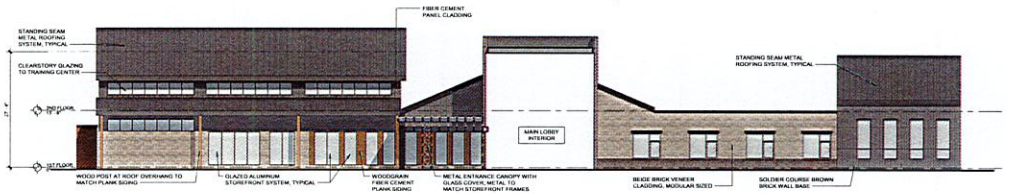


7 EAST BUILDING ELEVATION
SCALE: 1" = 16'-0"

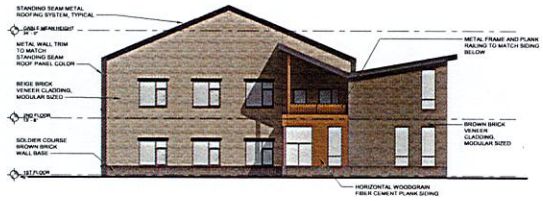
6 SOUTH BUILDING ELEVATION
SCALE: 1" = 20'-0"



5 NORTH BUILDING ELEVATION
SCALE: 1" = 20'-0"



4 LOBBY SECTION / ELEVATION
SCALE: 1" = 16'-0"



3 WEST CONCEPT ELEVATION
SCALE: 1" = 16'-0"

2 PERSPECTIVE VIEW - LOOKING SOUTH AT MAIN BUILDING ENTRANCE
SCALE

1 PERSPECTIVE VIEW - LOOKING EAST FROM SOUTH WEST CORNER OF PROPERTY
SCALE

GAI

GUNZELMAN
ARCHITECTURE + INTERIORS
333 Stevens Avenue
Columbus OH 43206
P 614.574.6566

PJT # : 21-160

New River Electrical Development

REVISIONS
A DATE

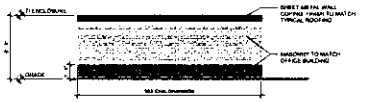
BUILDING ELEVATIONS - OFFICE BUILDING

PHASE :
Certificate of Appropriateness

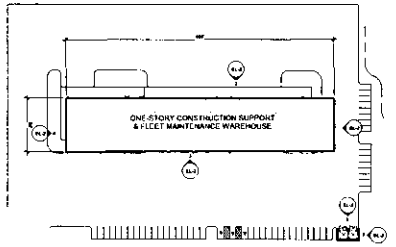
DATE : 09/13/2021

EL-1

6 TYPICAL DUMPSTER ENCLOSURE ELEVATION - FRONT



7 TYPICAL DUMPSTER ENCLOSURE ELEVATION - SIDE/REAR



5 BUILDING KEY PLAN

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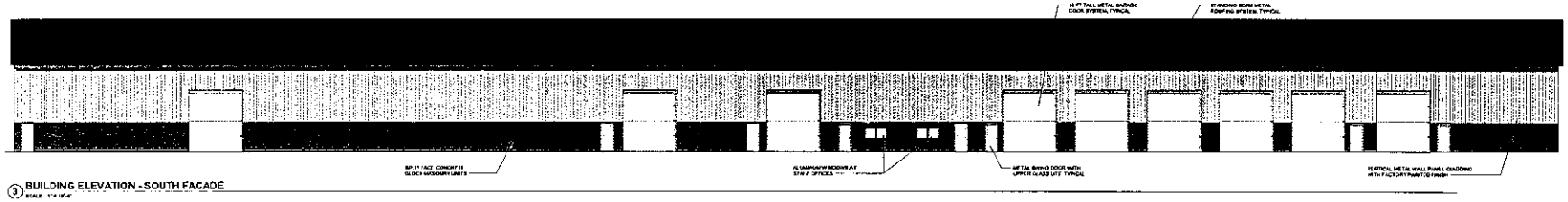
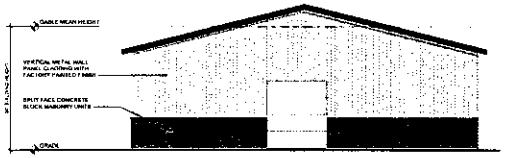
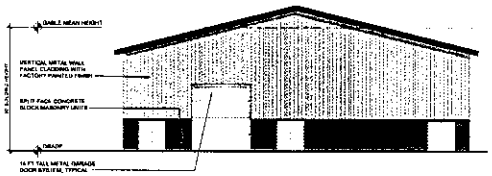


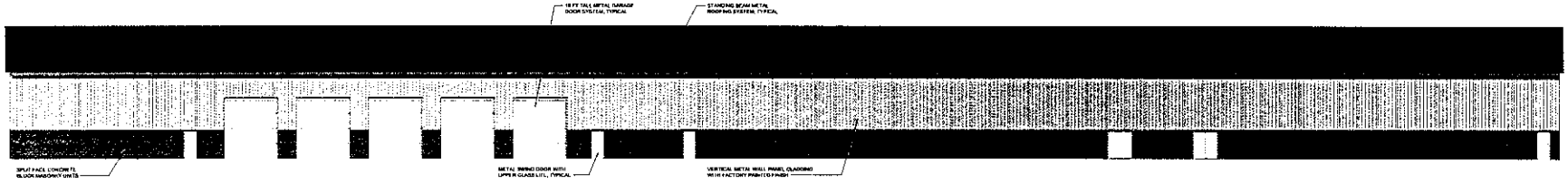
3 BUILDING ELEVATION - SOUTH FACADE



4 BUILDING ELEVATION - WEST FACADE



1 BUILDING ELEVATION - EAST FACADE



2 BUILDING ELEVATION - NORTH FACADE

GAI

GUNZELMAN

PJT # : 21-160

New River Electrical Development

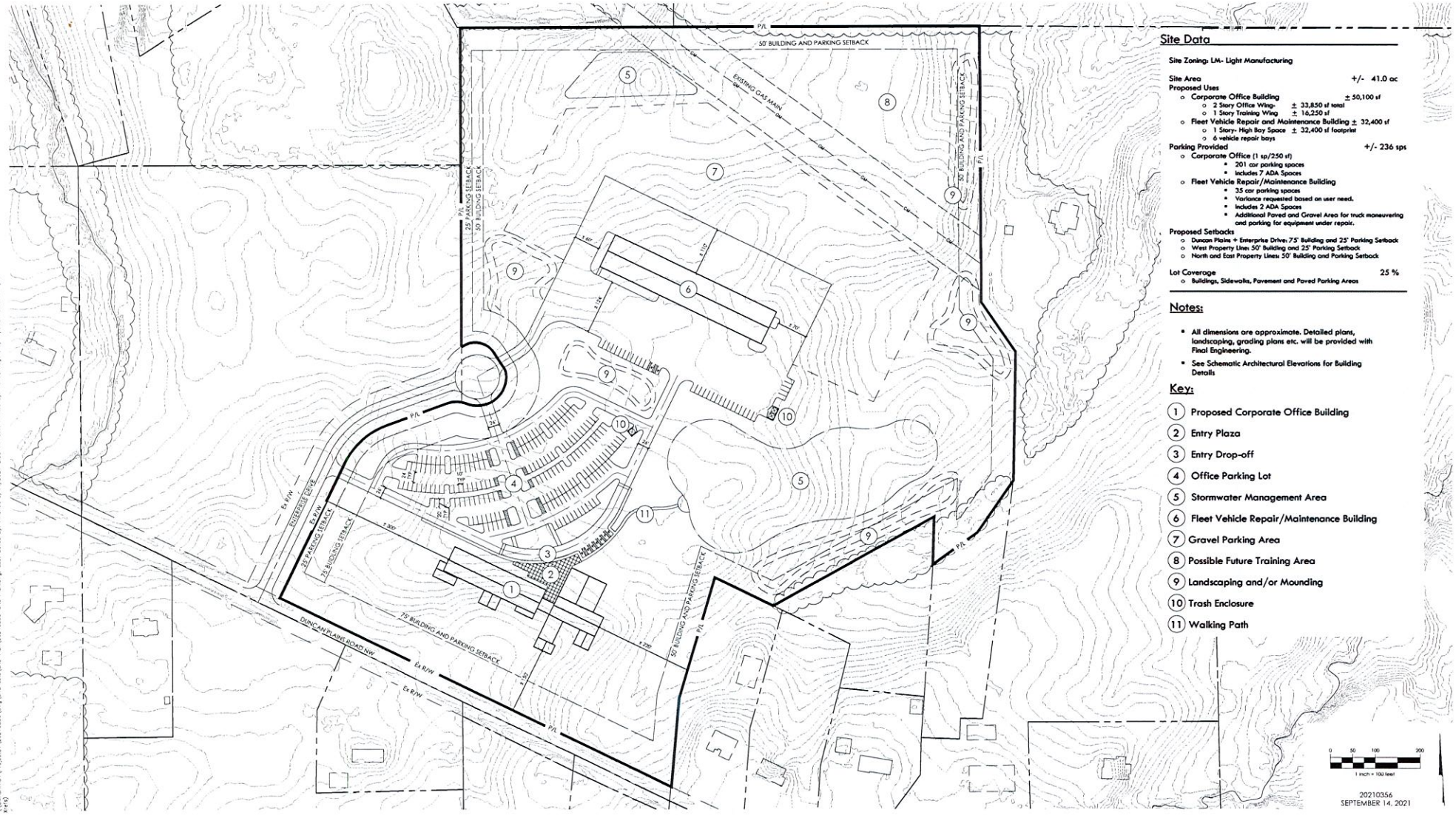
BUILDING ELEVATIONS - FLEET VEHICLE REPAIR FACILITY

REVISIONS

PHASE : Certificate of Appropriateness

DATE : 06/13/2021

EL-2



Site Data

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Notes:

- All dimensions are approximate. Detailed plans, landscaping, grading plans etc. will be provided with Final Engineering.
- See Schematic Architectural Elevations for Building Details

Key:

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2. Entry Plaza
3. Entry Drop-off
4. Office Parking Lot
5. Stormwater Management Area
6. Fleet Vehicle Repair/Maintenance Building
7. Gravel Parking Area
8. Possible Future Training Area
9. Landscaping and/or Mounding
10. Trash Enclosure
11. Walking Path

SITE PLAN

NEW RIVER ELECTRICAL CORPORATION

CORPORATE OFFICE AND FLEET VEHICLE REPAIR/MAINTENANCE FACILITY

VILLAGE OF JOHNSTOWN, LICKING COUNTY, OHIO

EMH&T

Zoning Use Permit

Z-21-150

Submitted On: Sep 14, 2021

Applicant

Linda Menerey
614-775-4710
@ lmenerey@emht.com

Location

10 Enterprise Drive
Johnstown, OH 43031

Project Information

Application for:

Conditional Use

--

Non-Conforming Use

--

Variance

true

Home Occupation

--

Ordinances(s) the application applies to:

1175.02 Paving and 1175.10 Parking Space Requirements

Description and nature of request

Request for a gravel parking lot and reduction in parking spaces for a Fleet Vehicle Repair and Maintenance Facility

List of Contiguous Property Owners

Name	Address
Jeremy Severance ✓	11508 ✓ 11510 Duncan Plains Johnstown Oh 43031
John and Connie McCoy ✓	11522 Duncan Plains Johnstown Oh 43031
Dale and Laurie Cannister ✓	11580 Duncan Plains Johnstown Oh 43031
Michael and Corrina Rush ✓	11577 Duncan Plains Johnstown Oh 43031
Laurel L Coleman ✓	11605 Duncan Plains Johnstown Oh 43031
Michael and Carol Day ✓	11671 Duncan Plains Johnstown Oh 43031

Name	Address
John K Scott	11713 Duncan Plains Johnstown Oh 43031

Name	Address
Duncan Plain Ltd.	3891 Minks Rd NW Johnstown Oh 43031

Name	Address
Lindsay Wright Leasing Co	2555 Dutch Land NW Newark Oh 43055

Name	Address
Richard S. Donahey Jr	495 S. High Street Ste 300 Columbus Oh 43215

Name	Address
Jill and Richard Alvord	11578 Duncan Plains Rd Johnstown OH 43031

Name	Address
Rene Castillo Landscaping and Maintenance	3983 Cypress Creek Dr. Columbus, Ohio 43228

Authorization

I certify the information contained in this application and attachments are true and accurate.

true

VILLAGE OF JOHNSTOWN
STAFF REPORT - Variance

Application Number: Z-21-150
Property Address: 10 Enterprise Drive
Commission Date: 09/28/2021

Applicant: Linda Menery
Zoning District: LM

Project Narrative:
The applicant wishes to construct a corporate office building as well as a fleet vehicle repair and maintenance building on two parcels consisting of approximately 42 acres. The parcels are part of the newly established Johnstown Enterprise Center and are located on Enterprise Center Drive. There are no structures currently located on either parcel. The cost of the investments to be made in connection with the project by the Developer is estimated to be approximately $12,000,000.00 and will include the construction of new buildings (exclusive of any amounts for acquisition of furniture and fixtures) to contain approximately 51,000 square feet of finished office space and 32,000 square feet of fleet maintenance and construction support space.

The Developer will create at the project site 55 full-time permanent employee positions with an aggregate annual payroll of at least $7,900,000.00 upon issuance of a certificate of occupancy by either hiring new employees or relocating current employees from Developer's existing location to the project site.

The applicant is requesting two variances. The first is a variance to Section 1175.02 of the Johnstown Codified Ordinances to allow the construction of a gravel parking lot to the sides and behind the fleet vehicle repair and maintenance garage. The parking lot will be located at the rear of the property, away from Enterprise Drive and Duncan Plaines Road. The purpose of the gravel lot is to store equipment being maintained at the garage and some of that equipment will tear up a paved lot. The applicant has proposed crushed and rolled gravel that will keep dust levels low and has provided ample screening along property lines.

The second variance is regarding Section 1175.10 of the Johnstown Codified Ordinances. This section is listed below and would require 344 parking spaced for the vehicle repair building located at the rear of the property in question. The applicant is requesting a reduction of the amount of paved parking spaces. The plan currently provides 35 spaces for the vehicle repair building for 20 employees and any visitors or delivery vehicles during the day.

Zoning Ordinance - Section 1175.02 Paving

The required number of parking and loading spaces as required in Section 1175.10 together with driveways, aisles and other circulation areas, shall be improved with six inches of asphalt or 4 inches of reinforced fiber concrete to provide a durable and dust free surface.

Zoning Ordinance – Section 1175.10 (d)(1) Parking Space Requirements

d) Industrial.

1) All types of manufacturing, storage and wholesale uses permitted in any industrial district: One for every two employees on the largest shift for which the building is designed, plus for each motor vehicle used in the business.

Planning Considerations:

The following factors shall be considered and weighed in the review and the public hearing of an application for variance.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
2. Whether the variance is substantial;
3. Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental 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; and
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Recommendation: Staff recommends **APPROVAL** of the variance application.

VILLAGE OF JOHNSTOWN
STAFF REPORT - COA

Application Number: 2Z-21-151
Property Address: 10 Enterprise Drive
Commission Date: 9/28/2021

Applicant: Linda Menery
Zoning District: LM

Project Narrative:
The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a corporate office building as well as a fleet vehicle repair and maintenance building. The cost of the investments to be made in connection with the project by the Developer is estimated to be approximately $12,000,000.00 and will include the construction of new buildings (exclusive of any amounts for acquisition of furniture and fixtures) to contain approximately 51,000 square feet of finished office space and 32,000 square feet of fleet maintenance and construction support space.

The Developer will create at the project site 55 full-time permanent employee positions with an aggregate annual payroll of at least $7,900,000.00 upon issuance of a certificate of occupancy by either hiring new employees or relocating current employees from Developer's existing location to the project site.

The proposed office building will be approximately 50,100 square feet and the vehicle maintenance building will be approximately 32,400 square feet. The office building will hold a two story office wing as well as a one story training wing. 201 car parking spaces, including seven ADA spaces, will be provided for the corporate office building. The fleet vehicle repair and maintenance building will be one story and will have six repair bays. 35 parking spaces are planned for the building, including two ADA spaces. With all buildings and paved areas added up, 25% of the lot will be covered.

The exterior design of the corporate office building will feature natural colors in browns, tans and grays. The siding will consist of a mix of materials including brick and cement. The roof will be a standing seam metal roof. Metal side panels and window headers will also be used. Dumpster enclosers will be sontructed using masonry to match the main building with metal gates.

The exterior design of the vehicle repair and maintenance building will feature metal paneling, split face concrete, metal doors and a standing seam metal roof. Natural colors of tans and grays are also planned for this structure.

1187.08 Criteria for Evaluation of Application for Certification of Design Appropriateness

In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or Village staff member shall consider the following, as a part of its review:

a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.
b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.
f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.
i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.
l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Recommendation: Staff recommends **APPROVAL** of this Certificate of Appropriateness application.