



Planning & Zoning Commission Meeting
Tuesday, November 9, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. October 26, 2021
6. Application Z-21-187
 - a. Certificate of Appropriateness; 539 E. Coshoscton St.
7. Application 2021-143-Z
 - a. Preliminary Plat Concord Crossing East
8. Legislation Draft Review & Recommendation
 - a. Ordinance 34-2021 Tree Preservation Ordinance
9. Zoning Ordinance Draft
 - a. [Articles 35, 36, 37](#)
10. Zoning Inspector
 - a. October 2021 Summary
11. Other Business
12. Adjourn



Planning & Zoning Commission
Tuesday, October 26, 2021 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for October 26, 2021 at 6:30 p.m.

2. Roll Call

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

Staff present - Bailey Klimchak - City Planner, Yazan Ashrawi - Law Director, Mayor Chip Dutcher, Cheryl Robertson - Council, Marvin Block - Council, Doug Lehner - Council, Abe Haroon - Chief of Police, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Terry Henson, Joe Ciminello, Lewie Main, Charlie Campbell, Mary Queen Cool, + 3 not signed in.

3. Pledge of Allegiance

4. Public Comment

None

5. Approval of Minutes

a. October 12, 2021

ACTION: Ryan Green moved to Approve as written; Ron Danne 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. Application Z-21-160

a. Certificate of Appropriateness; 670 W. Coshocton

Property owner Terry Henson was present for the application. Jim Blair said Mr. Henson is proposing to build a 50 x 200 foot all steel building on the property, unsure what it will be used for at this time, right now he just wants to get approval to put up the shell. Mr. Henson said he has interest from people wanting to rent, some are current tenants wanting more

space.

Jesse Coppel asked if this was in one of the design corridor districts, Chairman Green said it was and asked if in the future this would be something the Design Review Board would see, Bailey Klimchak indicated it was but that they were not up and running yet, the Planning Commission will see these until they are. Jesse Coppel asked Mr. Henson if he had reviewed the Design Review Standards for the District in conjunction with the plans for the building yet; Mr. Henson was unclear on what that meant, Mr. Coppel explained new design standards were in place for districts and said he might want to take a look at them. Mr. Henson said it will be an all steel building, concrete inside and offered the color and material samples. Ron Danne asked if there were any restrictions on the number of buildings on a commercial property in GCC-2, Ms. Klimchak said no. Commissioners reviewed setbacks. Addressing Mr. Henson, Chairman Green said before, this was being built for storage, but now saying there will be businesses in there? Mr. Henson said he does not know. Mr. Lee reviewed the overhead plan to ensure there was enough drive lane room around the building relative to the new building and the previously approved addition to the axe-throwing business. Discussion on stormwater, parking and other businesses there currently. Mr. Coppel asked what is the parking requirement based on the square footage of all these buildings now; Mr. Blair said because each business is separate, all added up he counted eighty with the building in place but he thinks it is more like one hundred available parking spaces; Mr. Coppel asked if that was a hundred they would need or a hundred left over, Mr. Blair said a hundred left over. Mr. Coppel asked if he did the math based on the square footage, Mr. Blair said he did not do the math on this one, most of the businesses keep all cars in the building. Mr. Coppel asked about tree requirements; board consensus was not applicable on this. Mr. Blair said it is a multi-tenant building really no different than the Johnstown Square shopping center, the businesses will vary. Chairman Green said this is up in the air not knowing what is going in, it is hard to come up with a zoning strategy. Discussion on accessory structures and ultimate building use. Jesse Coppel disagreed this was an accessory structure and noted variation in maximum width and depth of building allowed by design guideline standards.

Public Hearing:

1. Lewie Main; 132 N. Main

- Asked where the fire hydrant was, if no hydrant in the back, could be a lot of loss

No further public comments, Chairman Green closed the floor.

Mr. Lee said for him, he just needs to understand how this is being defined, if it is an accessory structure and if so, in GCC is a business able to be run out of this building. Ms. Klimchak said yes, she thought it was a storage building. Chairman Green said he also was told it would be storage for cars. Mr. Lee referenced 1171.03 Accessory Structures that says they are permitted in association with the principal use or structure; but within the principal structure, there are multiple businesses and said he can't nail down whether or not it is permitted as an accessory structure. Chairman Green asked when this came to zoning staff, what was the point of the building, was it storage? Mr. Blair said yes but Mr. Henson said he also might rent some of it. Mr. Lee said if it is used as storage the parking piece is really moot but if it is going to be used as a business is where the parking

conversation comes in.

Law Director Yaz Ashrawi stated that procedurally the Certificate of Appropriateness (COA) for a structure is a different question than the land use. If the structure goes up and then a land use comes before the commission or council, that is a different question. Ms. Klimchak said he does not have a zoning certificate so before any zoning certificate can be approved he has to have a COA. Mr. Lee said then the question to be asked or condition to be applied is that the COA would be approved as a storage unit, anything else would have to come back; does not sound like there is any issue with the design part, it is the use of it and how that factors in to other discussions that would need to be had to make it permissible in that space. Mr. Henson asked for clarification. Chairman Green said they will look at the building first and then the use comes second to that, but now there should be a good idea of what the building can be used for. Mr. Lee said if the building is going to be used for anything other than storage then it sounds as if there would need to be additional conversation with the city with respect to use; the way it is being entertained tonight is as a storage building, not a separate use. Mr. Blair said it cannot be built without an approved zoning certificate. Ms. Klimchak said they can approve the design of the building, they cannot approve the actual application that says it can be built and the use. Once the COA is received he would have to apply for a zoning certificate that says that structure can be built and approve the use. Further discussion and clarification on procedure.

ACTION: Benjamin Lee moved to Approve Application Z-21-160; Jon Merriman seconded and the vote was as follows:
AYES: Jesse Coppel, Ben Lee, Ron Danne, Chairman Green, Jon Merriman
NOES: None
ABSTAIN: None

Passed 5 - 0

7. Application 2021-143-Z

a. Concord Crossing East Preliminary Plat

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

Passed 5 - 0

Planner Bailey Klimchak said there were concerns when this application was last seen. One concern was lot frontages which the applicant has addressed in some of the lots, another concern was traffic. Ms. Klimchak added that the property is zoned PUD and the Law Director is present for legal questions.

Law Director Yazan Ashrawi swore in all who planned to testify about the application.

Joe Ciminello was present for the application. He said they have done a lot of work with the HOA specifically with the lot sizes, they had fifty foot lots and have taken those out, the minimum frontage is fifty-five foot and they have gone from one hundred seventy-four lots to one hundred and sixty-five; he said the HOA is happy with the lot size and configuration of the neighborhood. Mr. Ciminello said the main issue the HOA and neighbors have is the secondary access; he has spent a considerable amount of time with the village, the Evans Foundation and the HOA looking at ways to make the emergency access shown on the plat right now a full access. They looked at tunnels, bridges, bridging the bike path but the village and Evans Foundation, if that is where an access has to be, want that to be emergency only and would also serve as a leisure path. He has reached out to companies on Commerce Drive, continuing to work on getting road access to the new section; it could be a parklike road, like the access off of Douglas would be, more like a metro park, could consider limiting truck traffic but there is no answer as of tonight. If everything else is in order, he asks the Planning Commission to recommend approval to Council conditional that they get that access; said he was open for questions.

Some questions on road names on the plat. Callout that sidewalks are still listed as four foot, change to five foot. Chairman Green asked Mr. Ciminello what had changed since they tabled it last. Mr. Ciminello reviewed saying that the fifty-foot lots are now fifty-five foot lots where the neo-traditional lots were, around the community center. Also some addition of green space to Lot #1 per request of the HOA. Mr. Lee asked if that would be HOA public space or absorbed into the corner lot; Mr. Ciminello said he didn't know, they would do that on the final plat, but if it was part of that lot it would be a no build area. Mr. Lee asked who the electric provider would be, consensus was that The Energy Cooperative was the provider for others in subdivision. Mr. Lee asked if the conversations with the HOA had been positive, Mr. Ciminello said they had been very positive, that they have worked together to come up with resolutions; added that the desire of the village and Evans Foundation is that Douglas not be a full crossing, he is optimistic they will work something out to the north. Discussion on open space, leisure path connecting to the bike path and desire to be in the same HOA but no final deal on that yet. Mr. Lee asked what the open space percentage was, Mr. Ciminello said he did not know, but that this has significant more open space than the other approved preliminary plat, they have added at least ten to twenty percent more open space. Mr. Lee said he did not know that there had been an approved preliminary plat; Mr. Ciminello said the preliminary plat they had approved in 2004 or 2005 is part of the village documents and it is how the existing Concord Crossing has developed, they had to come in to match the preliminary plat to get the final plat so they do have an approved preliminary plat already. Mr. Lee said the only thing that was platted finally is what is being developed now; Mr. Ciminello said correct, and so what they are asking now is to amend the existing preliminary plat. Mr. Lee said there is an existing basin shared by multiple parcel owners and asked if there was any indication on how that would be managed. Mr. Ciminello said they would not be discharging any of their stormwater directly into that basin, it goes into the other two and then into that basin. Mr. Lee asked if there had been conversations with that property owner on any kind of MOU with respect to maintenance; Mr. Ciminello said if part of it is on their property, they would have the right to it, they have not reached out to them. Mr. Lee said for him, a traffic study is going to be conditional upon anything discussed tonight, for impact of traffic on Concord and Concord and SR37. Mr. Lee said he appreciates the increase in lot sizes, the biggest things that hold him up are the ingress and egress down Commerce Drive, the traffic

studies, he knows that stormwater management is a part of the next phase if this preliminary plat is approved, the HOA is also a conditional aspect with respect to green space and other asks; asked if there had been any discussion on adding to that, playgrounds etc., increasing some of the active rec space in the area where the clubhouse and pool are, said he doubts an increase in one hundred sixty five homes would be sustained by what is there right now.

Mr. Coppel said it looked to him like the PUD expired and this is zoned agricultural, asked if this would need to be rezoned before approving a preliminary plat. Law Director Ashrawi said he has not seen a zoning map that says this is agricultural; said the history of this parcel is that in 2000 it was annexed into the then village and rezoned PUD, prior to that it was zoned in the township and it is unclear what township zoning was.

Chairman Green opened the floor for comments. Law Director Ashrawi explained the difference between public comments and testimony.

Public Comments

1. Abe Haroon; 330 Fondriest, Johnstown Chief of Police

- Lives in Concord East, it is and will continue to be a small subdivision. He likes it, it is quiet and there is an expectation from him and his neighbors to know who is coming and going from the subdivision.
- Opposes a second entrance, said they use a single exit now, it enhances the security within the subdivision and lowers undesirable traffic in and out and helps all recognize vehicles that do not belong.
- Connecting Concord East to Douglas would be a mistake; should never sacrifice safety for convenience, noted safety for those using the bike path, even emergency vehicles passing over this area is dangerous, crossing path of Douglas should not be allowed. He is for a walkway entrance.
- Connecting Commerce Drive would be even worse; any inconveniences in traffic will cause a cut-through of the subdivision. If people know a cut-through is accessible they will use it, they will speed through the neighborhood. The majority of areas he receives speed complaints from are neighborhoods that have cut-throughs.
- Has commuted in and out of that neighborhood for nearly two years now and does not see a problem with the vehicles entering and exiting the subdivision.

2. Dave Douglas; 321 Fondriest

- On the HOA board; enjoys their small neighborhood and hopes to continue with a small neighborhood but he understands growth is occurring and they want to make sure the growth is managed in a thoughtful reasoned manner.
- They have met with Joe (Ciminello), the developer, on numerous occasions and he has tried to meet some of their requirements as far as lot sizes; would like to have fewer and larger lots but understands the economics of development.
- The second access from Commerce Drive would get the Fire Department quicker access to their development, would save half the run time. They are in favor of

looking at that, maybe not as through traffic but as some sort of emergency access to save run time.

- Have talked to Joe the developer about stormwater runoff but have not come to any conclusions
- Have talked to him about additional space for the clubhouse and for other areas but have not come to any conclusions on that either.
- Understands the Chief's point of view; for emergency access thinks it would be nice to have something quicker from the Fire Department.

3. Charlie Campbell; 306 Middleburn

- Lives there, Middleburn is a raceway already, people speed and don't stop at the stop sign at the end. Said there is another project being planned on the other side of Concord, not sure how far along; looking at one hundred sixty five homes on his side and one hundred and some on the other side coming into the one intersection of Concord and Botteccia; said there will be three or four hundred cars coming into their area with no control.
- Coming off of Commerce, why would it be made like a park entrance and not a regular road; EMS should not use time to go all the way around the village
- Concern for HOA joining the other one, said their HOA is doing well but would be impacted by new areas to take care of. Questions if the HOA and money coming in give them enough to take care of those areas, they have to pay taxes on it, cut grass and maintain everything that goes with it; we have a pool and greenspace and they are not providing anything, we are giving them our assets.
- He thinks there needs to be more discussion, particularly on the one entrance and one exit, it is nice for what they have now but surely not when they are going to double the size of their complex.

Mr. Lee asked what he was referring to on development on the other side of Concord, Mr. Campbell said someone had been in and out bunch of times. Ms. Klimchak said the annexation had been denied. Mr. Lee said there are no plans that we are aware of for that space sitting here today.

- Mr. Campbell added that something would need to be done for traffic at SR 37 and Concord if adding all the extra homes.

Chairman Green closed public comment

Chairman Green opened the floor to those entering evidence and testimony.

1. Marvin Block; 225 Edwards Rd

- Said he would like to present evidence from the auditors office; September 20, 2004 Johnstown Land Holdings purchased a property. May 11, 2006 they sold a portion of the land to 84 Lumber Co. July 31, 2008, 84 Lumber sold it to Brand Homes. In 2009 the first house was purchased.
- PUD was established when it was annexed, it was never built on through all those

years, thinks it would revert back to farm land.

- Provided some auditor property sheets to the board.
- There are concerns with the HOA. Don't know anything about the traffic study or the stormwater.
- Said the original developers were going to redo Douglas Street, take it down to the base and redo it, it never happened. They were also supposed to take Concord Road down to the base and build it back, that never happened; they were supposed to take care of the pond, they didn't. Concord Road cost the village over two million dollars; the pond and court costs cost the village \$55,000 to straighten out. We are continually spending taxpayer money to straighten out things the developers are supposed to do and now they want to go back to 2002-2004 and complete the same scenario again, they have not followed through on anything they have told us verbally.
- Staff report says Council confirmed the PUD zoning, asked when that happened? Ms. Klimchak said it was her understanding that Council came to an agreement on the PUD zoning.

Law Director Ashrawi provided some factual background:

1. This property was annexed and rezoned to PUD in 2000
 2. There was a preliminary plat in 2004 for both phases
 3. There was a final plat approved for phase one, not phase two. Phase one is plated on the auditors site and there has been construction on it. Phase two has not, there was a preliminary plat but not a final; there has been no subdivision of property and now there is a request for a different preliminary plat which is ok to request.
 4. The plat is different than the zoning. In terms of the PUD zoning, the code says if no construction has begun within two and a half years after approval is granted of a PUD, the approval shall be void and the land shall revert to the district regulations in which it is located.
 5. Two unknowns; when that provision was created and what district this property is in.
 6. Because the platting was separated in phases, the zoning was for both.
- Mr. Block said there was no action on the property for more than two years so the PUD died. Mr. Ashrawi said again, another open ended issue, what happens to the existing homes? Are they in an agricultural zoning district and nonconforming?
 - Mr. Block said he is violently opposed to letting them come across Douglas Street, the village has spent over a million dollars on that park since it's been in existence and doesn't think we should allow it to be used for anything else except what we are using it for.
 - Asks what has been done with the wetland. Ms. Klimchak answered that we have a letter from the EPA that says the applicant has made his first set of payments into their wetland program.
 - Mr. Block asked the board to vote the whole application down and start it over again, he doesn't think it is good for Johnstown, if they'd have been good they would have done it twenty years ago; said it's his opinion and he asks the board to listen to it and listen to the community.

2. Lewie Main; 132 N. Main

- Gave some history on the first village annexations; said they were zoned at the same time based upon the actual usage, where there was no usage and open fields, they zoned it what was contiguous to it.
- When this property came in, three owners were Potter, Hatch and Patrella; the property was rural and we did not know how the township had it zoned. The property owners wanted to annex it, sat down with Planning Commission and explained what they wanted to do; it started off with what we know as Concord Crossing West. Property owners parted ways and Potter built the condos. Roger Hatch was going across the railroad tracks to do Concord Crossing East, Johnstown thought it looked good and that was phase one, he did not know what he was going to do about phase two at the time but he ran into health and financial problems, that is why the area laid fallow after it was annexed and zoned.

Joe Ciminello said he was not a part of Concord Crossing West and to tie the two developments together, it is not the same entity, that was Roger Hatch and Steve Potter. Said that is who the issues were with on the pond; the promises that were made on Concord he knows nothing about, he knows it was not part of Concord Crossing East; said those accusations cannot be put on this development. Added that the time to question the zoning was at the time of their preliminary plat. Their zoning and preliminary plat were done at the same time and almost became part of the same document, they asked for UR-1 or 2 with certain variances and all those are listed on the preliminary plat and if we wouldn't be here tonight, they would just be filing a final plat; their preliminary plat covered all of existing Concord and still does to this day. Mr. Ciminello said if we need to come in and develop under that preliminary plat, we're not going to have the larger lots, the streets don't work out well because of the wetlands issues, things would be left blank, it isn't the best solution for the neighborhood. It is their legal right to come in under the approved preliminary plat that doesn't expire but he is simply here tonight to ask for an amendment to redo their preliminary plat. Said they could build one hundred ninety five more lots, they could build more neotraditional; the question of zoning was back when the preliminary plat was done around 2004 or 2005 and if memory served that was when it was zoned as well. He said it doesn't matter if who zoned or preliminary platted it commences construction, construction commenced within the time frame. Mr. Ciminello said he doesn't want to get litigious about it, they have an approved preliminary plat, they can come in and develop under that. Their commitment was, and it is shown on the preliminary plat, the road extending from Douglas, says they will improve Douglas up to Kasson and they are prepared to do that. Said they have been trying to honor the neighbors wishes, they feel the emergency access will be fine, they were trying to work with the HOA. He has met with city staff and discussed extending Commerce Drive; that would introduce cut through traffic and is why he talked about making it more like a park road with 15mph and speed bumps. Mr. Ciminello said they are trying to be responsive to the village and the HOA, if they want them as part of the HOA, they have offered and have talked about improvements to the existing facilities, have not gotten the final numbers yet. He said they also understand that if they are not part of existing HOA, their HOA will be responsible for all the greenspace seen on the screen today. He thinks they have developed a good relationship over the past few months with the HOA and is optimistic they will work something out.

Jim Blair said the process to get an approved Concord Crossing East preliminary plat took almost three years, it was approved on January 14, 2004 signed by the Chairman of Zoning at that time then construction started on the underground. On the plat plan it says current zoning PUD, there were seven variances approved on the preliminary plat; the original contractor started on the underground, he was slow and went bankrupt, that was the beginning of the downturn in the building industry. A second contractor worked on it in 2005 and he went bankrupt; went to a third one that finished it in 2006/2007 and all that time there was activity there, there might be gaps with no activity for six months, it wasn't a high priority project with no deadline and 84 Lumbers failed to manage it at all. Even to the point that the area Schlabach is building out now, the underground was in but had to be redone. Mr. Blair said keeping all that in mind, there has been activity on site since the preliminary plat was approved as a PUD.

Some comments from audience not heard on mic.

Mr. Ciminello said so where we are today, they thought this would be a better adjustment to the preliminary plat but if people feel it's not they will have to develop under their existing preliminary plat.

Mr. Danne asked for copies of the original preliminary plat, Mr. Blair provided for the board to look at. Some discussion on water capacity from the Impact Analysis report. Mr. Block commented on some more history and that this is a new application, the land laid fallow and he thinks it should be scrapped. Mr. Lee asked if there had been any consideration for a buffer given to lots abutting commercial. Mr. Ciminello said those lots are about ten foot deeper than the rest in the neighborhood, there is a storm line going through, there is room to plant trees in the rear; he did not know if he could make that commitment on a preliminary plat.

Mr. Lee asked what next steps would be. Ms. Klimchak said a preliminary plat goes to Council for a final say, one that is anything else ends here; the Board can recommend approval, approval with conditions or deny.

Discussion on conditions; traffic studies to look at a second entrance, Concord and Bottecchia, Concord and SR37 and Fondriest and US62. Some sort of MOU with the owner(s) of the balance of the pond for usage and maintenance. MOU agreement with current HOA of Concord Crossing East with respect to active green space and clubhouse/pool. Mr. Ciminello said a traffic study is not required for a preliminary plat, it was done at time of zoning, Mr. Green noted that was twenty years ago, Mr. Ciminello said the alternative is to just get a final plat on the plan he has but they are trying to work with everybody; he could look into it. Mr. Ciminello said the four parcels now don't have an MOU, so now they will rely on four other people that have never figured anything out about the pond - thinks that general property ownership laws cover, wants to look into that himself a little more. Thinks coming to resolution with the HOA is reasonable because the whole neighborhood was planned together, was preliminary platted as one and developed in phases; will probably develop this in phases, not all one hundred sixty five lots at one time, may have different sections and different builders. Hears the conditions and will do their best to try to fulfill those. Does not think an MOU with adjoining properties is under the purview of zoning or platting, but he will reach out to them.

Mr. Coppel referred to Chapter 1179 and considerations for approval. Law Director Ashrawi said those application requirements were for a PUD and the consideration here is an application for a Preliminary Plat.

Chairman Green continued through criteria considerations of 1179.02(b) and said he does not feel like they have anything drastically different from when they tabled this initially.

Law Director Ashrawi said that is in the staff report and are considerations for PUD generally but the considerations for Preliminary Plat are included in Chapter 1105; he read the requirements for Preliminary Plat and approval.

Some further discussion of the board; comments/discussion from audience not heard on recording. Mr. Coppel expressed concern for school district capacity.

Chairman Green asked for a motion to approve with the conditions.
Mr. Danne asked the Clerk to read the conditions.

1. A traffic study at Commerce Drive, Concord and Boteccia; Concord and SR37
2. An MOU with four owners of the existing pond/basin for usage and maintenance
3. An MOU or agreement to be a part of the current HOA or not relative to green space

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

Failed 3-2

ACTION: Ryan Green moved to recommend that Council deny the application; Jon Merriman seconded and the vote was as follows:
AYES: Ryan Green, Jon Merriman
NOES: Ron Danne, Jesse Coppel, Ben Lee
ABSTAIN: None

Failed 3-2

Law Director Ashrawi said right now there is a recommendation of approval to Council without conditions.

Motion: Jesse Coppel moved to reconsider the second motion to deny. There was no second and the motion died; original motion stands. Application goes to Council.

8. Zoning Ordinance Draft

Due to length of meeting, there was no work session started on the draft.

9. Other Business - None

10. Adjourn

ACTION: Ryan Green moved to Adjourn; Benjamin 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 9:03 pm

Certificate of Appropriateness · Add to a project



Expiration Date

Active



Z-21-187



Details

Submitted on Nov 1, 2021 at 2:30 pm



Attachments

1 file



Activity Feed

Latest activity on Nov 1, 2021



Applicant

Bill Johnson

0



Location

539 E COSHOCTON ST, JOHNSTOWN, OH 43031

Timeline

Add New ▾

Internal Review

In Progress



Permit Fee

Due Now

Nov 14

Planning and Zoning Commission Review

Review



Permit Issuance

Document

Office Use Only

Application Received By

Date of P&Z Commission Hearing

11/09/2021

Additional Comments or requirements, reason approved or denied, conditions on approval:

Jim Blair Signature

☐

Ryan Green Signature

☐

Bailey Klimchak Signature

☐

General Information

Business Owner ?

Tech International, Johnstown LLC

Business Name

Tech International

Principle Business Activity

Tire Repair Manufacturing

Property Information

Zoning District

LM

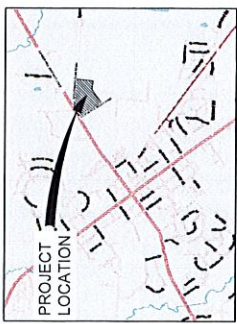
Existing Use of Property *

Warehousing

Square Footage of Proposed Building *

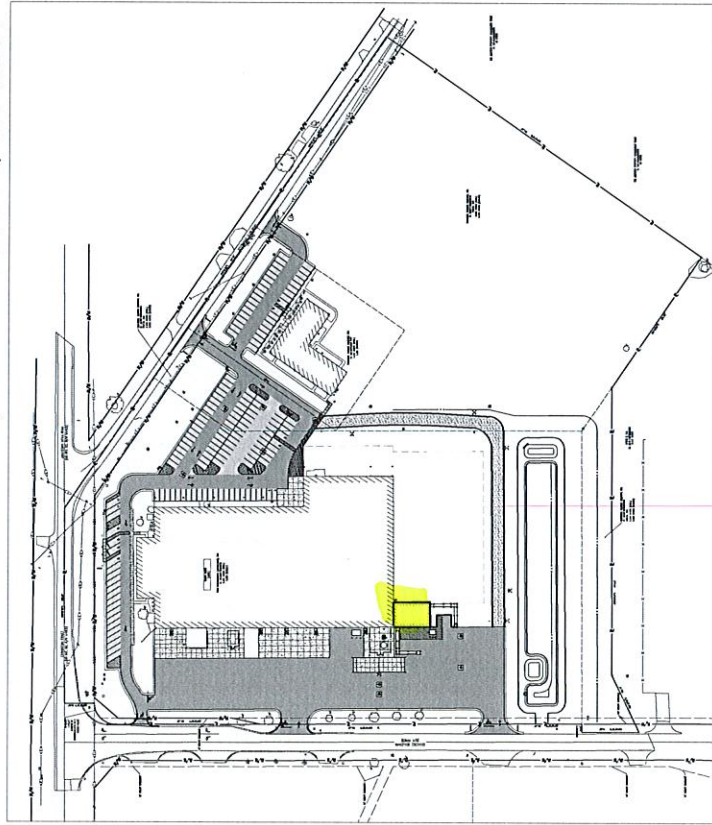
2,400

	
CONSULTANTS	
SEAL ON THIS DOCUMENT AUTHORIZED BY:	
PROJECT INFORMATION:	Tech International One Roof Project Johnstown, Ohio Phase I
SEAL ID: DATE:	
CLIENT INFORMATION:	
TECH INTERNATIONAL 539 East Coshocton Street Johnstown, OH 43031	
CLIENT PROJECT NO.	
NO.	
1	DESIGN REQUESTED BY/INTERIMTS
NO.	PROJECT
REVISION OR ISSUE	
SSOE Inc. 100A Madison Avenue New York, NY 10017-2005-NYB	
PROJECT NO.	019-01272-00
PROJECT MANAGER:	D. SCHUCHENOFF
CHECKED BY:	G. HOFFMAN
DATE:	01/20/2008
DRAWING TITLE: COVER SHEET	
DRAWING NO. CS-000	



TECH INTERNATIONAL
ONE ROOF PROJECT (PHASE I)
539 EAST COSHOCTON STREET

VILLAGE OF JOHNSTOWN, LICKING COUNTY, OH 43031



ISSUED	DATE	DWG. NO.	DRAWING TITLE	DRAWING INDEX
X		CS-001	CONCRETE FLOOR SLAB	
X		CS-002	CONCRETE WALLS	
X		CS-010	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	
X		CS-011	SOIL EROSION AND SEDIMENT CONTROL PLAN AREA 1	
X		CS-012	SOIL EROSION AND SEDIMENT CONTROL PLAN AREA 2	
X		CS-013	SOIL EROSION AND SEDIMENT CONTROL PLAN AREA 3	
X		CS-014	SOIL EROSION AND SEDIMENT CONTROL PLAN AREA 4	
X		CS-100	OVERALL DEMOLITION PLAN	
X		CS-101	DEMOLITION PLAN AREA 1	
X		CS-102	DEMOLITION PLAN AREA 2	
X		CS-103	DEMOLITION PLAN AREA 3	
X		CS-200	OVERALL LAYOUT PLAN	
X		CS-201	SITE LAYOUT PLAN AREA 1	
X		CS-202	SITE LAYOUT PLAN AREA 2	
X		CS-300	OVERALL GRADING PLAN	
X		CS-301	GRADING PLAN AREA 1	
X		CS-302	GRADING PLAN AREA 2	
X		CS-303	GRADING PLAN AREA 3	
X		CS-304	GRADING PLAN AREA 4	
X		CS-400	OVERALL UTILITIES PLAN	
X		CS-401	UTILITIES PLAN AREA 1	
X		CS-500	PRE-WORK PLAN & PROFILE	
X		CS-501	PRE-WORK PLAN AREA 1	
X		CS-502	PRE-WORK PLAN AREA 2	
X		CS-503	PRE-WORK PLAN AREA 3	
X		CS-504	PRE-WORK PLAN AREA 4	
X		CS-600	STORM SEWER PLAN & PROFILE	
X		CS-601	STORM SEWER PLAN AREA 1	
X		CS-602	STORM SEWER PLAN AREA 2	
X		CS-603	STORM SEWER PLAN AREA 3	
X		CS-604	STORM SEWER PLAN AREA 4	
X		CS-605	STORM SEWER PLAN AREA 5	
X		CS-606	STORM SEWER PLAN AREA 6	
X		CS-607	STORM SEWER PLAN AREA 7	
X		CS-608	STORM SEWER PLAN AREA 8	
X		CS-609	STORM SEWER PLAN AREA 9	
X		CS-610	STORM SEWER PLAN AREA 10	
X		CS-611	STORM SEWER PLAN AREA 11	
X		CS-612	STORM SEWER PLAN AREA 12	
X		CS-613	STORM SEWER PLAN AREA 13	
X		CS-614	STORM SEWER PLAN AREA 14	
X		CS-615	STORM SEWER PLAN AREA 15	
X		CS-616	STORM SEWER PLAN AREA 16	
X		CS-617	STORM SEWER PLAN AREA 17	
X		CS-618	STORM SEWER PLAN AREA 18	
X		CS-619	STORM SEWER PLAN AREA 19	
X		CS-620	STORM SEWER PLAN AREA 20	
X		CS-621	STORM SEWER PLAN AREA 21	
X		CS-622	STORM SEWER PLAN AREA 22	
X		CS-623	STORM SEWER PLAN AREA 23	
X		CS-624	STORM SEWER PLAN AREA 24	
X		CS-625	STORM SEWER PLAN AREA 25	
X		CS-626	STORM SEWER PLAN AREA 26	
X		CS-627	STORM SEWER PLAN AREA 27	
X		CS-628	STORM SEWER PLAN AREA 28	
X		CS-629	STORM SEWER PLAN AREA 29	
X		CS-630	STORM SEWER PLAN AREA 30	
X		CS-631	STORM SEWER PLAN AREA 31	
X		CS-632	STORM SEWER PLAN AREA 32	
X		CS-633	STORM SEWER PLAN AREA 33	
X		CS-634	STORM SEWER PLAN AREA 34	
X		CS-635	STORM SEWER PLAN AREA 35	
X		CS-636	STORM SEWER PLAN AREA 36	
X		CS-637	STORM SEWER PLAN AREA 37	
X		CS-638	STORM SEWER PLAN AREA 38	
X		CS-639	STORM SEWER PLAN AREA 39	
X		CS-640	STORM SEWER PLAN AREA 40	
X		CS-641	STORM SEWER PLAN AREA 41	
X		CS-642	STORM SEWER PLAN AREA 42	
X		CS-643	STORM SEWER PLAN AREA 43	
X		CS-644	STORM SEWER PLAN AREA 44	
X		CS-645	STORM SEWER PLAN AREA 45	
X		CS-646	STORM SEWER PLAN AREA 46	
X		CS-647	STORM SEWER PLAN AREA 47	
X		CS-648	STORM SEWER PLAN AREA 48	
X		CS-649	STORM SEWER PLAN AREA 49	
X		CS-650	STORM SEWER PLAN AREA 50	
X		CS-651	STORM SEWER PLAN AREA 51	
X		CS-652	STORM SEWER PLAN AREA 52	
X		CS-653	STORM SEWER PLAN AREA 53	
X		CS-654	STORM SEWER PLAN AREA 54	
X		CS-655	STORM SEWER PLAN AREA 55	
X		CS-656	STORM SEWER PLAN AREA 56	
X		CS-657	STORM SEWER PLAN AREA 57	
X		CS-658	STORM SEWER PLAN AREA 58	
X		CS-659	STORM SEWER PLAN AREA 59	
X		CS-660	STORM SEWER PLAN AREA 60	
X		CS-661	STORM SEWER PLAN AREA 61	
X		CS-662	STORM SEWER PLAN AREA 62	
X		CS-663	STORM SEWER PLAN AREA 63	
X		CS-664	STORM SEWER PLAN AREA 64	
X		CS-665	STORM SEWER PLAN AREA 65	
X		CS-666	STORM SEWER PLAN AREA 66	
X		CS-667	STORM SEWER PLAN AREA 67	
X		CS-668	STORM SEWER PLAN AREA 68	

[illegible]

DESCRIPTION	UNDESIGNED	DESIGNED
FINISHING		
HEAVY DUTY CONCRETE		
CONCRETE SIDEWALK		
HEAVY DUTY ASPHALT		
STANDARD QUALITY ASPHALT		
GRAVEL FINE LANE		
STORM SEWER		
SANITARY SEWER		
POTABLE WATER		
NATURAL GAS		
FIRE WATER		
TELEPHONE ELECTRICAL LINE		
ARROW GRADED		
UNGRADED		
RELIGIOUS		
COMMUNICATION LINE		
PROPERTY LINE		
EASEMENT		
RIGHT-OF-WAY		
GRADE POST		
SETBACK		
EDCH OR SWALE		
CONTOUR		
SPOT ELEVATION		
BE-NCH MARK		
CONTROL POINT		
CATCH BASIN		
MANHOLE OR STATION BOX		
CURB CUT		
HEADWALL		
PIPING FITTING		
PISTON VALVE		
VALVE AND BOX		
POWER POLE		
GUY WIRE		
LIGHT POLE		
TREE		
GUARD POST		
DOWNSPOUT		
INVAZ LITE		
GROUND LITE		
ELECTRIC BOX		
TRANSFORMER		

SITE LAYOUT ZONING REQUIREMENTS:

USE, ZONING DESIGNATION	MIN. LOT DEVELOPMENT STANDARDS	MIN. EIGHT MANUFACTURING DISTRICT
ZONING DISTRICT DEVELOPMENT STANDARDS:		
MINIMUM LOT AREA	NONE	
MINIMUM LOT FRONT YIELD	NONE	
MINIMUM FRONT BUILDING SETBACK	40 FEET (MIN.)	
MINIMUM SIDE BUILDING SETBACK	35 FEET (MIN.)	
MINIMUM REAR BUILDING SETBACK	35 FEET (MIN.)	
MINIMUM PARKING SETBACK	15 FEET (MIN.)	
MINIMUM LOT COVERAGE	25 PERCENT	
BUILDING HEIGHT	NO STRUCTURE SHALL EXCEED 30 FEET.	NO STRUCTURE SHALL EXCEED 30 FEET.

VILLAGE ENGINEER APPROVAL:

THE VILLAGE OF JOHNSTOWN SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

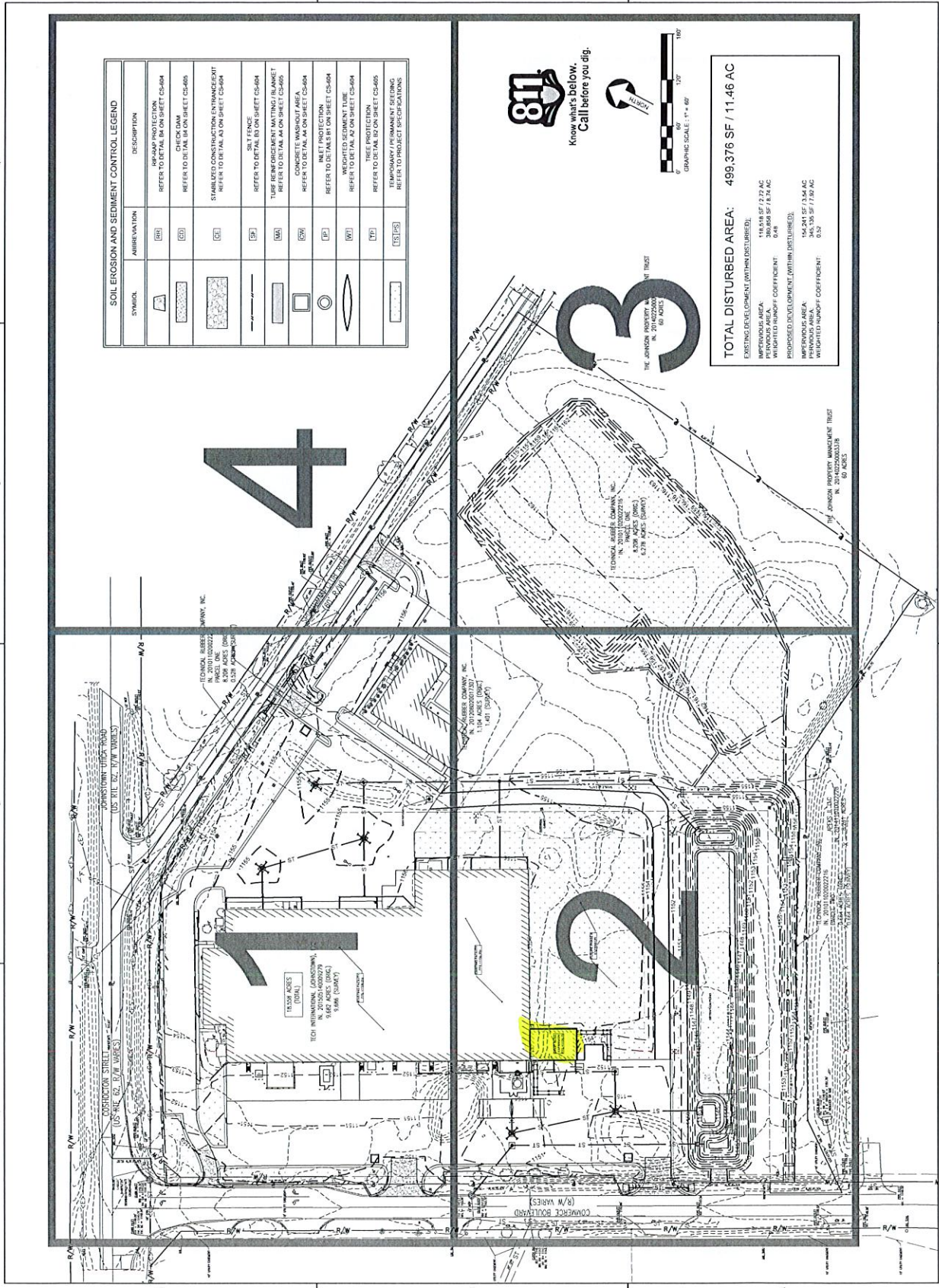
VILLAGE ENGINEER

DATE _____

1 OF 1

JGIM

[illegible]



SOIL EROSION AND SEDIMENT CONTROL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	SPRINK PROTECTION REFER TO DETAIL ON SHEET CS-404
[Symbol]	SEEDING PROTECTION REFER TO DETAIL ON SHEET CS-405
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-406
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-407
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-408
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-409
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-410
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-411
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-412
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-413
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-414
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-415
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-416
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-417
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-418
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-419
[Symbol]	STABILIZED SOIL PROTECTION REFER TO DETAIL ON SHEET CS-420

TOTAL DISTURBED AREA: 499,376 SF / 11.46 AC	
EXISTING DISTURBED AREA (DISTURBED)	11,114 SF / 0.25 AC
PROPOSED DISTURBED AREA	388,262 SF / 8.84 AC
WEIGHTED RUMPT COEFFICIENT	0.48
PROPOSED DEVELOPMENT (WITH DISTURBED)	14,241 SF / 3.24 AC
WEIGHTED RUMPT COEFFICIENT	0.52

GENERAL NOTES:

SEAL ON THIS DOCUMENT AUTHORIZED BY:

SSOE, INC.
1000 W. 10th Street
Johnstown, OH 43031

TECH
INTERNATIONAL
539 East Coshocton Street
Johnstown, OH 43031

PROJECT INFORMATION:

PROJECT NO: 019-01272-00

PROJECT MANAGER: D. SCHUCHENBERG

PROJECT ENGINEER: D. SCHUCHENBERG

PROJECT CHECKER: D. SCHUCHENBERG

PROJECT DATE: 01/27/2021

PROJECT TITLE: OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN

DRAWING NO: CS-010

Description of Planned Project *

The ultimate goal of Tech's project is to move its entire manufacturing operation from 200 East Coshocton Street to 539 East Coshocton Street. This will be accomplished in two construction phases. Phase one is moving chemical and adhesive manufacturing and phase two is the tire repair manufacturing process. This submission is for chemical and adhesive manufacturing.

Phase 1: Construction of a chemical and adhesive manufacturing facility that will be attached to the existing warehouse facility. The 2,400 square foot expansion will house adhesive mixing equipment as well as filling equipment to fill gallon, five gallon and 55 gallon containers. The 2,400 square foot expansion is a H2 facility that is Class 1, Div 1 in the lower level where pumps will be located and Class 1 Div. 2 at the working level. The working level is where mixers will be loaded and containers will be filled.

The 2,400 square foot expansion will be constructed with blast walls along the north side (40') and east side (60') of the room. Blast walls will be 12" block that are reinforced to meet the PSI requirements for a blast wall. Along the west and south sides there will be insulated metal release panels that are designed to fail in case of explosion. There will be a steel blast door between the existing structure and the 2,400 SQ. FT. expansion. This construction does follow code requirements for an flammable adhesive manufacturing facility.

Inside the existing structure we will be constructing interior walls for a canning room as well as a PLC controls room that will also serve as the Supervisor's office.

A fire wall will extend beyond the 2,400 square foot expansion along the south wall of the existing structure. The purpose of this wall is to protect the phase two building that will be added at a later date.

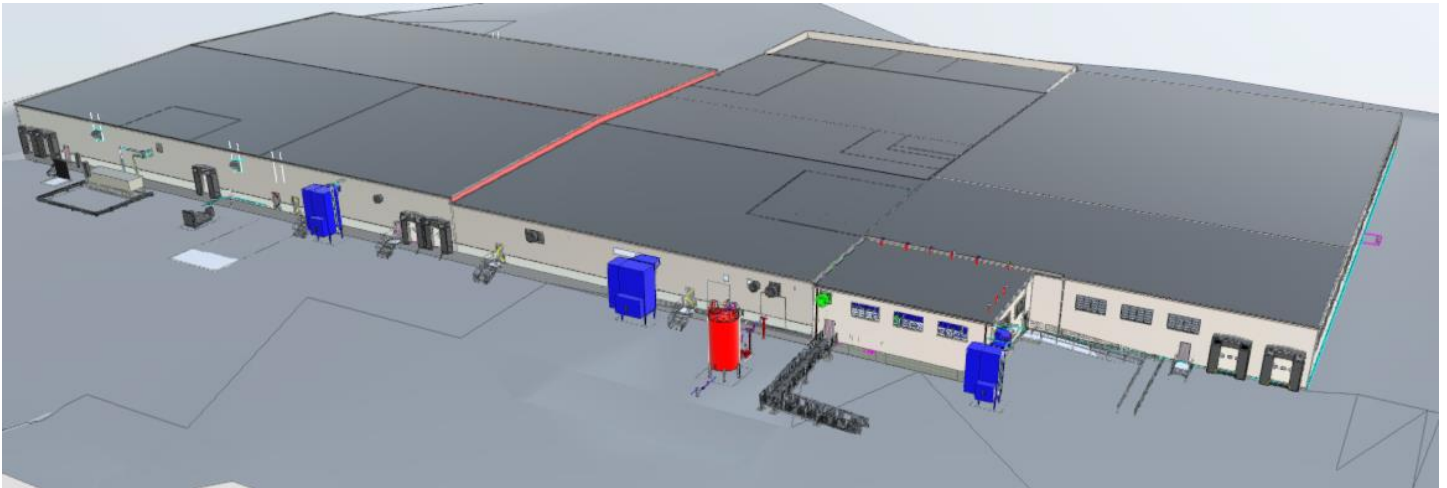
The canning room is classified as H2 and Class 1, Div. 2. The canning room will have proper ventilation and pressure so that the room remains safe as 8-ounce, pint and quart cans are filled and capped with adhesives and solvents. Sealed containers will exist the room where they will be packaged for shipment. All areas will be built with proper containment so that if a leak occurs the material stays within the building. All electrical connects and equipment are being designed to meet code requirements for Class 1, Div 1 operations.

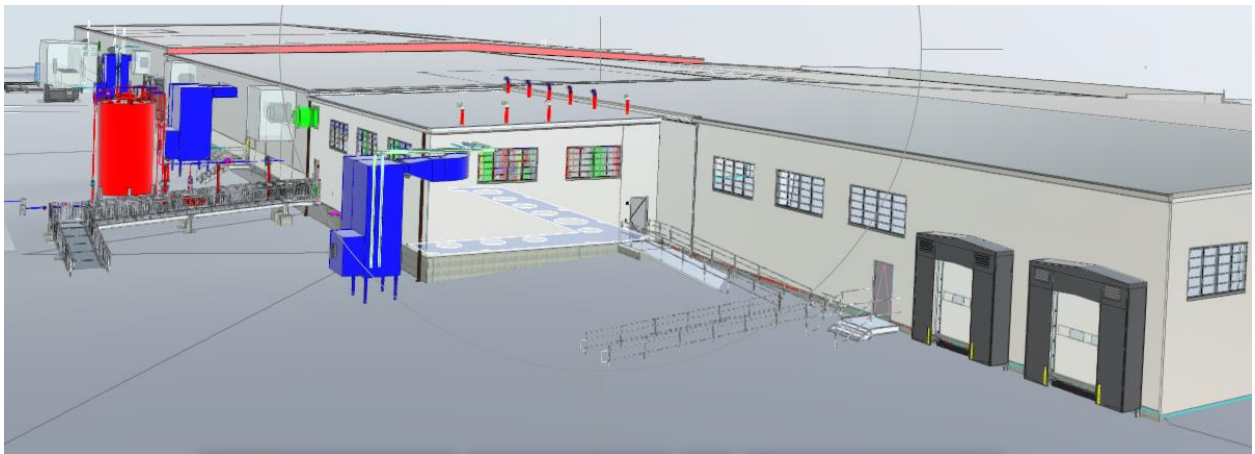
There will be manufacturing operations outside of the classified areas. These operations are processing of rubber, labeling and manufacturing of water based products.

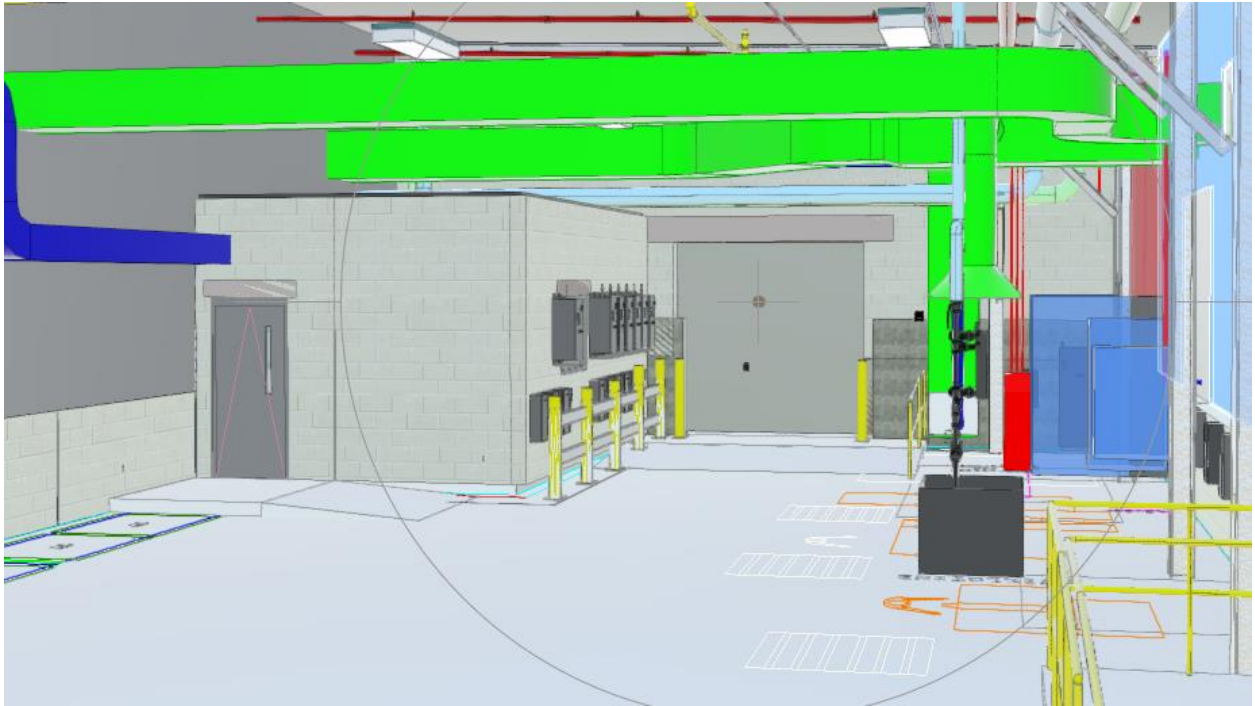
Authorization

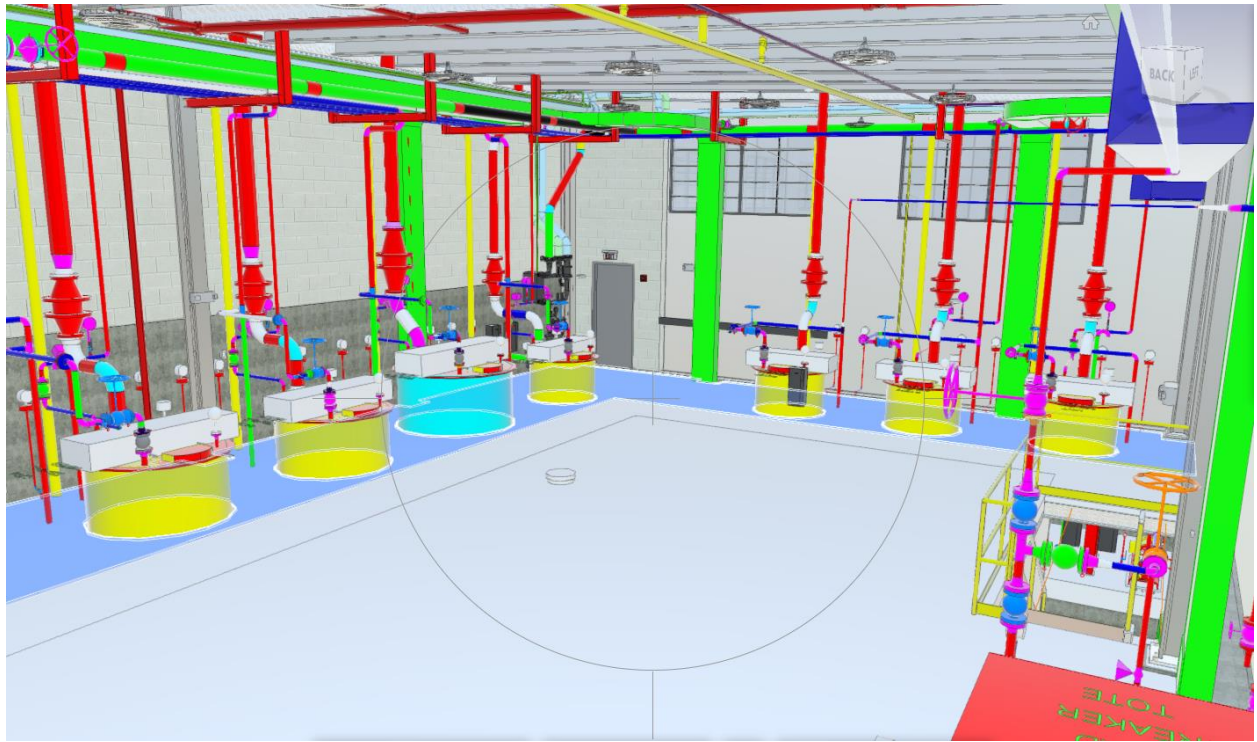
I certify the information contained in this application and attachments is true and accurate. *

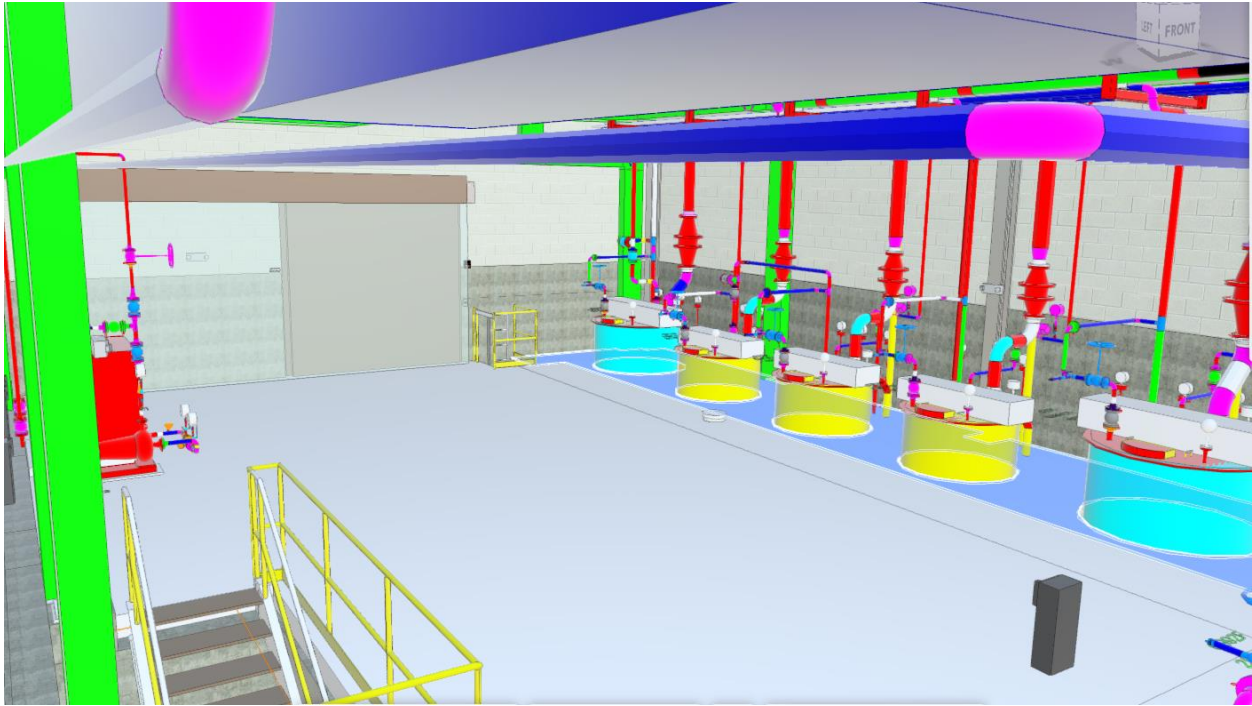
✓ William P. Johnson
Oct 28, 2021









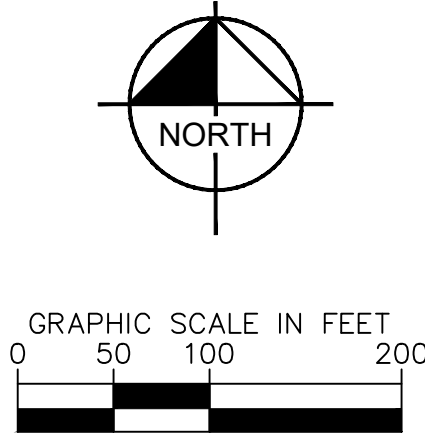


Drawing name: K:\CIE_LDE\190017003_Ciminello_Concord_Crossing_East\2 Design\CAD\PlanSheets\Preliminary Pln\Preliminary Plat.dwg Layout1 Nov 08, 2021 10:35am by: Todd-Houtman

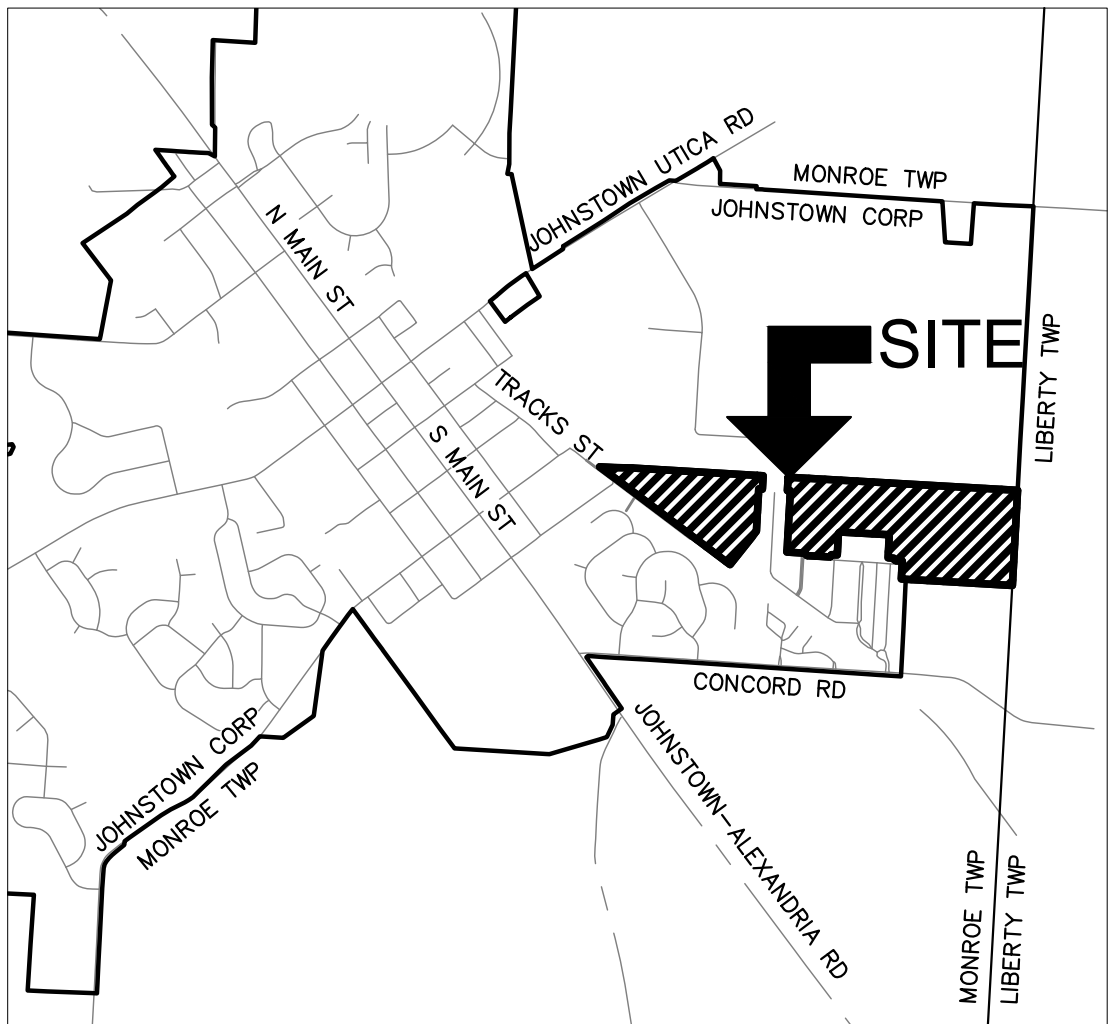
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

	EXISTING PROPERTY LINE		PROPOSED RIGHT-OF-WAY
	EXISTING PROPERTY BOUNDARY		PROPOSED PROPERTY LINE
	EXISTING STORM SEWER		PROPOSED EASEMENT
	EXISTING CURB INLET		PROPOSED STORM SEWER
	EXISTING CATCH BASIN		PROPOSED CURB INLET
	EXISTING HEADWALL		PROPOSED CATCH BASIN
	EXISTING STORM MANHOLE		PROPOSED HEADWALL
	EXISTING WATERLINE		PROPOSED STORM MANHOLE
	EXISTING FIRE HYDRANT		PROPOSED WATERLINE
	EXISTING SANITARY SEWER		PROPOSED FIRE HYDRANT
	EXISTING SANITARY MANHOLE		PROPOSED SANITARY SEWER
	EXISTING WATER BODY		PROPOSED SANITARY MANHOLE
	EXISTING WETLAND		PROPOSED CENTERLINE



MATCHLINE - SEE SHEET 2



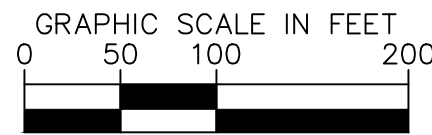
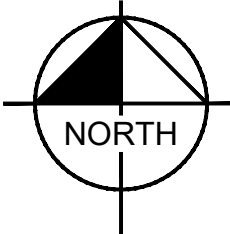
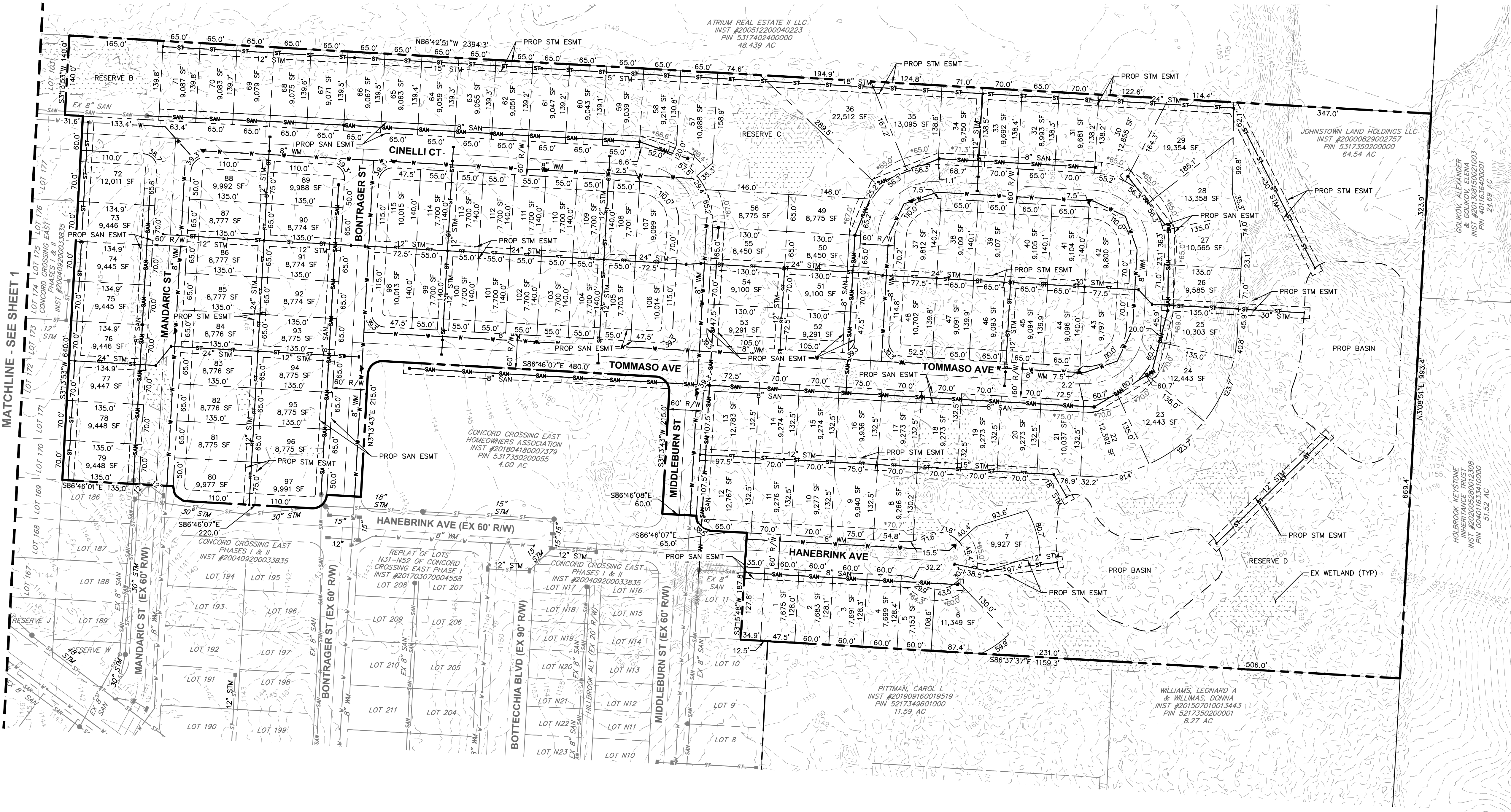
VICINITY MAP
SCALE: 1"=2000'

NOTES

- THIS DRAWING REPRESENTS A PRELIMINARY PLAT OF 64.76 ACRES LOCATED IN THE VILLAGE OF JOHNSTOWN CURRENTLY OWNED BY JOHNSTOWN LAND HOLDINGS LLC, CONTAINING 166 LOTS AND ROAD RIGHT-OF-WAY.
- INFORMATION COMPILED ON THIS PLAN IS BASED ON LICKING COUNTY GIS AND DEEDS AND NOT FROM A FIELD SURVEY.
- CURRENT VILLAGE OF JOHNSTOWN ZONING: PLANNED UNIT DEVELOPMENT (PUD)
- PLANNED UNIT DEVELOPMENT ZONING SUMMARY:
- MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 25'
MINIMUM SIDE SETBACK: 5'
- PROPERTY OWNER:
JOHNSTOWN LAND HOLDINGS LLC
POTTER HOMES CO
PO BOX 312
LEWIS CENTER, OH 43035
- DEVELOPER:
JOE CIMINELLO
567 LAZELLE RD
WESTERVILLE, OH 43081
TEL: (614) 207-7607
EMAIL: CIMINELLO@AOL.COM
- PLAT PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, STE 200
COLUMBUS, OH 43235
TEL: 614-454-6699
- CURRENT SITE LAYOUT - 157 PROPOSED LOTS MEETING PUD ZONING REQUIREMENTS.
- PROPOSED ROADWAY - 28' WIDE PAVEMENT WITH CURB & GUTTER. 4' SIDEWALK ACROSS ALL LOT FRONTAGES. 60' RIGHT-OF-WAY SHOWN.
- RESERVES A, B, C AND D SHALL BE RESERVED AS OPEN SPACE.
- * DENOTES FRONTAGE AT SETBACK

SHEET NUMBER		1		OF 2	
KHA PROJECT NO. 190017003		ORIGINAL ISSUE: 11/08/2021			
		CONCORD CROSSING EAST JOHNSTOWN, OHIO			
PRELIMINARY PLAT					
SCALE: AS NOTED		DESIGNED BY: MOR		DRAWN BY: TJH	
CHECKED BY: MOR		DESIGNED BY: MOR		DRAWN BY: TJH	
KIMLEY-HORN AND ASSOCIATES, INC. 1000 HARTS CREEK DRIVE, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM		KIMLEY-HORN AND ASSOCIATES, INC. 1000 HARTS CREEK DRIVE, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM		KIMLEY-HORN AND ASSOCIATES, INC. 1000 HARTS CREEK DRIVE, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM	
No.		REVISIONS		DATE	
BY		DATE		APR DATE	
APR BY		APR DATE		APR BY	

MATCHLINE - SEE SHEET 1



NOTE

RESERVES A, B, C AND D SHALL BE RESERVED AS OPEN SPACE.

* DENOTES FRONTAGE AT SETBACK

LEGEND

---	EXISTING PROPERTY LINE	---	PROPOSED RIGHT-OF-WAY
---	EXISTING PROPERTY BOUNDARY	---	PROPOSED PROPERTY LINE
ST SF SF	EXISTING STORM SEWER	---	PROPOSED EASEMENT
■	EXISTING CURB INLET	ST SF ST	PROPOSED STORM SEWER
■	EXISTING CATCH BASIN	■	PROPOSED CURB INLET
■	EXISTING HEADWALL	■	PROPOSED CATCH BASIN
●	EXISTING STORM MANHOLE	●	PROPOSED HEADWALL
---	EXISTING WATERLINE	●	PROPOSED STORM MANHOLE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATERLINE
SAN SAN SAN	EXISTING SANITARY SEWER	---	PROPOSED FIRE HYDRANT
●	EXISTING SANITARY MANHOLE	SAN SAN SAN	PROPOSED SANITARY SEWER
---	EXISTING WATER BODY	●	PROPOSED SANITARY MANHOLE
---	EXISTING WETLAND	---	PROPOSED CENTERLINE

SCALE: AS NOTED

DESIGNED BY: MCR

DRAWN BY: TJH

CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
11/08/2021
KHA PROJECT NO.
190017003

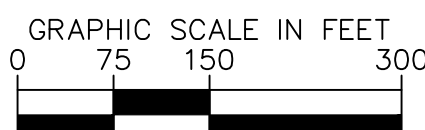
SHEET NUMBER

2
OF 2

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HURON STREET, SUITE 200
COLUMBIANA, OHIO 43085
PHONE: 614-454-6866
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY	APR DATE	APR BY



JOHNSTOWN, VILLAGE OF
INST #201610130022455
PIN 5317402400003
3.065 AC

HEALTHY REALTY INVESTMENTS LLC
INST #201802210003257
PIN 5317402400002
28 566 AC

ATRIUM REAL ESTATE II LLC
INST #200512200040223
PIN 5317402400000
48,439 AC

ATRIUM REAL ESTATE II LLC
 INST #200512200040223
 PIN 5317402400000
 48,439 AC

CONCORD CROSSING EAST HOME
OWNERS ASSOCIATION
INST #201804180007379
PIN 5317350200054
2.91 AC

CONCORD CROSSING EAST
HOMEOWNERS ASSOCIATION
INST #201804180007379
PIN 5317350200055
4.00 AC

CONCORD CROSSING EAST
PHASES I & II
INST #200409200033835

REPLAT OF LOTS
N31-N52 OF CONCORD
CROSSING EAST PHASE,
INST #201703070004558

CONCORD CROSSING EAST
PHASES I & II
INST #200409200033835

PITTMAN, CAROL L
INST #201909160019519
PIN 5217349601000
11.59 AC

WILLIAMS, LEONARD A
& WILLIMAS, DONNA
INST #201507010013443
PIN 5217350200001
8.27 AC

LEGEND

- | | |
|--|----------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING STORM SEWER |
| | EXISTING CURB INLET |
| | EXISTING CATCH BASIN |
| | EXISTING HEADWALL |
| | EXISTING STORM MANHOLE |
| | EXISTING WATERLINE |
| | EXISTING FIRE HYDRANT |
| | EXISTING SANITARY SEWER |
| | EXISTING SANITARY MANHOLE |
| | EXISTING WATER BODY |
| | EXISTING WETLAND |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED PROPERTY LINE |
| | PROPOSED EASEMENT |
| | PROPOSED WATER BODY |
| | 55' FRONTAGE |
| | 60' FRONTAGE |
| | 65' FRONTAGE |
| | 70' FRONTAGE |

Drawing name: K:\CLB_LDEV\190017003_Ciminello_Concord_Crossing_East\2 Design\CAD\Exhibits\Frontage Exhibit.dwg Nov 08, 2021 10:16am by: Mike.Reeves

his document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc., shall be without liability to Kinley-Horn and Associates, Inc.

SCALE: AS NOTED

DESIGNED BY: MCB

DRAWN BY: TJH

CHECKED BY: MCR

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

LOT FRONTAGE EXHIBIT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
11/08/2021

KHA PROJECT NO.
190017003

SHEET NUMBER

1

26 of 5

CITY OF JOHNSTOWN

STAFF REPORT

Application Number: 2021-143-Z
Parcel #: 053-173502-00
Commission Date: 11/9/2021

Applicant: Joseph Ciminello
Zoning District: PUD

Project Narrative:

The applicant has submitted a preliminary plat to develop approximately 65 acres of land into single family homes. The land is located off of Concord Road at the back of the Concord Crossing East subdivision and is currently undeveloped. The plan features 165 new lots ranging in size, a reduction of 10 lots since Planning and Zoning last reviewed the plat in April 2021. Frontages start at 55 feet and also range up in size to 70 feet. The roads in the new addition will connect to the existing roads in Concord Crossing East and will all have sidewalks. A nature preserve is located on the west side of the property with a leisure path and emergency access road that will connect to the bike path and Douglas Road.

The density of the preliminary plat up for consideration today is 2.71 units per acre. In 2004, a variance was granted to decrease the minimum lot area from 7,500 to 5,000 square feet for the neo-traditional lots. Those lots can be seen on page 2 of the preliminary plan. The majority of the lots match the 7,500 square foot minimum. In addition to the minimum lot area variance, the following variances were granted in 2004:

- a. Reduce the side yard from 7.5 feet to 5 feet for all lots
- b. Reduce the minimum lot width from 55 feet to 50 feet for neo-traditional lots
- c. Reduce the minimum front yard from 30 feet to 6 feet for neo traditional lots
- d. Reduce the minimum front yard from 30 feet to 20 feet for all traditional lots
- e. Reduce the minimum rear yard from 25 feet to 15 feet for neo-traditional lots
- f. Increase the maximum lot coverage from 35% to 50% for neo traditional lots
- g. Allow fences to be erected closer than 10 feet from a structure

The following preliminary plat must meet all requirements listed in 1105.05, provided below.

1105.04 CONTENTS.

- a) The preliminary plat shall contain the following:
 1. The scale, with a minimum of one inch to equal one hundred feet;
 2. The proposed name of the subdivision;
 3. Key map showing location within the City;
 4. Names and addresses of owners, developers and the surveyor who made the plat;
 5. Date; and
 6. North point.
- b) The following existing conditions shall be shown on the plat:
 1. Boundary lines and approximate acreage;

2. Locations, widths and names of all existing or previously platted streets or alleys, railroad and utility rights of way, parks and public open spaces, permanent buildings and structures and all section and corporation lines within or adjacent to the tract;
 3. Existing sewers, water mains, culverts and other underground facilities within the tract, including pipe sizes, elevations and grades, if readily available, and locations, if known or available;
 4. Boundary lines of adjacent tracts or unsubdivided and subdivided land;
 5. Existing zoning restrictions;
 6. Existing contours, with intervals of five feet where the slope is greater than ten percent (10%) and not more than two feet where the slope is less than ten percent (10%); and
 7. Drainage channels, wooded areas, watercourses and other significant physical features.
- c) All elevations on the preliminary plat shall be based on sea level datum.
- d) The following proposed conditions shall be shown:
1. Layout of streets and right-of-way widths;
 2. Easements;
 3. Layout, numbers and dimensions of lots;
 4. Parcels of land intended to be dedicated or temporarily reserved for public use;
 5. Building setback lines shown graphically with dimensions;
 6. Indication of any lot on which a use other than residential is proposed by the owner;
 7. Names of new streets which shall not duplicate names of any existing dedicated street within Licking County and/or its incorporated areas; and
 8. New streets which are extensions of or in alignment with existing streets; which shall bear the names of the existing streets of which they are extensions or with which they are in alignment.
- e) All new streets shall be named in the following manner and shall be subject to the approval of the Planning and Zoning Commission:

<u>General Direction</u>	<u>Over 1000 feet in Length</u>	<u>Under 1000 feet in Length</u>
North and South	Street	Places
East and West	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Circles

1105.05 APPROVAL OF PRELIMINARY PLAT.

When a plat is filed with the Manager, he shall examine it to determine whether or not it complies with the requirements of Sections [1105.02](#) through [1105.04](#), inclusive. The Manager shall refer the examination of the plat to the Village Engineer. If the plat does not meet the requirements, the Manager shall return it to the owner who shall revise and refile it. If the plat meets the requirements, the Manager shall lay it before the Planning and Zoning Commission at its next meeting. The Commission shall thereupon examine it

and approve it within thirty days if it is satisfied that it complies in all respects with this chapter. The approval of the Planning and Zoning Commission shall be indicated in writing on two copies of the preliminary plat which will be returned to the owner and surveyor. The remaining four copies bearing the notation of approval shall remain on file in the office of the Manager, available to the public. The approval of a preliminary plat shall be effective for a maximum period of twelve months, unless extended in writing by the Planning and Zoning Commission.

Recommendation: Staff recommends approval of the Preliminary Plat.

CITY IMPACT ANALYSIS

Concord Crossing East Buildout

November 9, 2021

Prepared by Bailey Klimchak, City Planner

Contents

Concord Crossing East Buildout	1
Buildout Project Details	3
Water and Sewer Impact	3
Income Tax Impact.....	4
Density	5
School District	5
Property Tax Income.....	5
Other Potential Affected Services.....	6

Buildout Project Details

Property Size: 64.54 Acres

Proposed Single Family Units: 157

Zoned: PUD

Background

In 2004, the development was approved under UR-2 zoning with Phase 2 consisting of 200 lots. Planning and Zoning approved a number of variances for the development on January 7, 2004. The number has been reduced by 43 lots to 157. Phase 1 of the subdivision is in the process of being built out.

Water and Sewer Impact

At complete buildout, the City will receive approximately \$2,441,350 in capacity and tap fees (water and sewer) based on the current rate charged by the City (\$15,550 per ¾" connection).

$$\text{\$15,550 capacity fee} \times 157 \text{ units} = \text{\$2,441,350}$$

Using 2021 rates and assuming each unit uses the minimum water amount (up to 2,000 gallons a month) the City will receive \$61,249 in water and sewer revenue each year at full build out. In 2020, Council approved a rate increase schedule for water and sewer rates. Those rates and the reflected yearly revenue has been calculated in the table below.

$$157 \text{ units} \times \text{\$32.51 per month} \times 12 \text{ months} = \text{\$61,249}$$

Year	Rate	Buildout Revenue
2021	\$32.51	\$61,249
2022	\$34.13	\$64,301
2023	\$35.84	\$67,523
2024	\$37.63	\$70,895
2025	\$39.51	\$74,437
2026	\$41.49	\$78,167
2027	\$43.56	\$82,067
2028	\$45.74	\$86,174
2029	\$48.03	\$90,489

At full project build out, water usage will increase by 3.768 million gallons per year. Our current facility produces 365,000,000 gallons of water per year. The City will see a 1% increase in water consumed per year. Waste water is going to be comparable but hard to quantify because the City does not meter waste water.

$$157 \text{ units} \times 2,000 \text{ gallons a month} \times 12 \text{ months} = 3,768,000 \text{ gallons per year}$$

The water and sewer facilities are unique in that the capacity charge collected goes towards the upgrade of the new facility. Having money on hand helps reduce the amount of funds needed to borrow in the future. Any new development removes capacity from the facility but the City charges a fee to recover (via a new facility) the capacity in the future.

Currently, the City serves approximately 2286 customers at 700,000 gallons a day (70% capacity). This number includes the New Day waterline, which came online in early 2021, and bulk accounts. The City experiences peak days in the summer when it produces approximately 800,000 gallons a day. The City has started on preparation of a new water facility and will begin construction of the new facility when 90% capacity is reached.

Assuming the remaining lots of Creekside Preserve (84), Leafy Dell (14), and Raccoon Creek Estates (4) come online as well as the remainder of Concord Crossing East (157) we will be able to accept 276 new housing units before reaching 80% capacity at our water facility. The City provides water to 2730 customers and we are at 65% capacity at our water treatment facility. The 157 units proposed for the Concord Crossing East buildout will generate \$2,441,350 in water facility capacity fees at the current rate. Our current water treatment facility was constructed in 1995 for \$2,000,000.

Future Water Customers	Units	
Creekside Preserve	84	
Concord East	157	
Maronda/Leafy Dell	14	
Raccoon Creek Estates	4	
Total Potential Customers	259	
Total Current Customers	2286	70%
Total Customer Capacity	3265	100%
Total Current and Potential Customers	2545	78%
Build new facility at 90%	2939	
New Customers until 90% capacity used	653	

Income Tax Impact

The City's median income for owner occupied housing units in 2019 was \$57,500. The City collects a 1% income tax on those living within the City. When complete, the Concord Crossing East buildout will generate \$90,275 annually in income tax.

$$157 \text{ units} \times \$57,500 \times 1\% = \$90,275$$

Cost of Community Services studies have been completed across the United States to determine the fiscal impact of new development. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets. The median cost to provide public services for each dollar of revenue raised for residential use is \$1.16, commercial/industrial is \$0.30 and agriculture is \$0.37. This highlights the need to attract commercial uses that provide jobs and tax revenue but not place a burden on community facilities. When evaluating any development, you must look at the entire community and land use within. Taking a “residential only” and “zero sum” approach while evaluating a new neighborhood is fundamentally flawed. If this were the case, a community is overcharging commercial businesses that contribute more to the tax base than use in expenses.

Density

The proposed density for the Concord Crossing East buildout is 2.43. The table below shows the density of the proposed Concord Crossing East buildout compared to the City zoning districts.

Zoning	Density/Acre	Development Potential of 64.5 Acres
SR-1	2.17	139
CCEast Buildout	2.43	157
SR-2	3.22	207
UR-1	4.58	295
UR-2	5.80	374

School District

Analyzing the student data from October 2019, the buildout will produce 128 students at full build out utilizing the Leafy Dell neighborhood student ratio (.86 student per unit).

$$157 \text{ units} \times .82 \text{ students} = 128.7 \text{ students}$$

As of fiscal year 20, the Johnstown-Monroe School District has an enrollment of 1,686 students living in the district and attending district facilities. The additional 128 new students represents an increase of 7.5%.

Property Tax Income

The amount of property tax received by the City will be dependent on the valuation imposed by the Licking County Auditor. The City receives 4% of the collected income tax. Property tax levies are voted upon by the public. Real estate tax bills are allocated according the voted levies.

Other Potential Affected Services

There are other governmental and quasi-governmental agencies that may be effected by the completion of the Concord Crossing subdivision. They receive property tax dollars generated from any increase in property value.

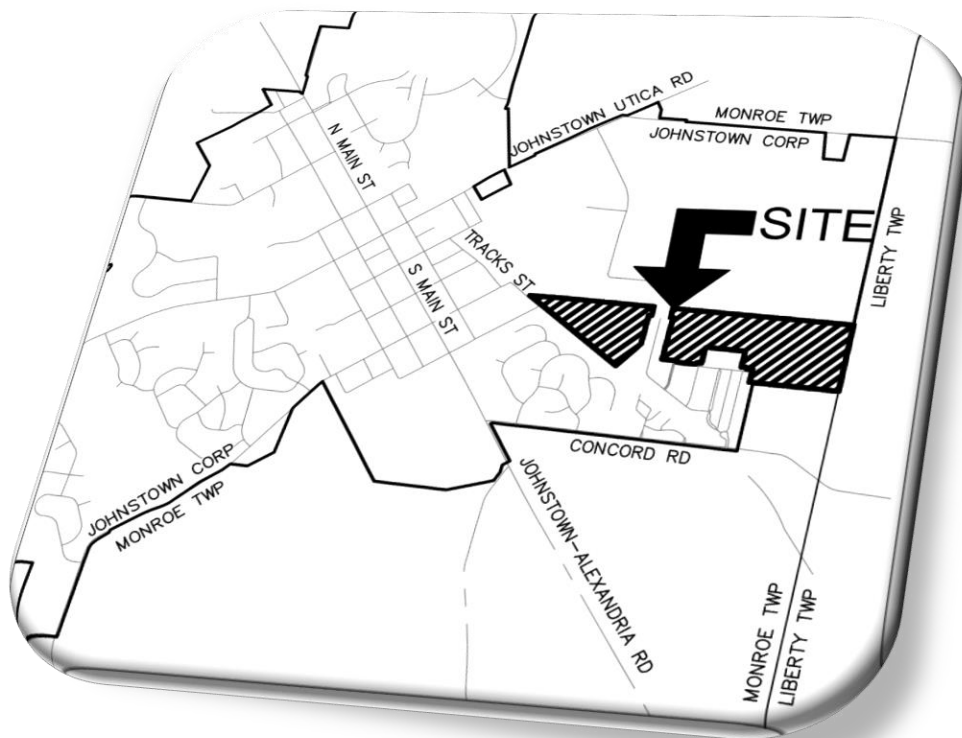
- Licking Park District
- Licking County Library System (Mary E. Babcock Library)
- Licking County Mental Health Board
- Licking County Developments Disability Levy
- Licking County Senior Citizens
- Licking County Children Services
- Licking County General Fund
- Licking County Joint Vocational School (CTEC)
- Monroe Township General Fund
- Monroe Township Fire Department

Concord Crossing- Traffic Projections

Developer: Joe Ciminello

Johnstown, OH

November 2021



Prepared By: Perry Morgan, P.E.

Kimley-Horn | 7965 N. High Street, Suite 200, Columbus, OH 43235

Direct: 614 472 8551 | Mobile: 614 582 7838 | www.kimley-horn.com

Kimley»Horn

Introduction

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Joe Ciminello to perform a traffic volume analysis for a proposed single-family housing development in Johnstown, Ohio. The development would include a total of 274 single-family residential housing units and is split into two separate design phases. Phase 1 is in progress and includes 110 single-family homes. Phase 2 is proposed and is planned to include 164 single-family homes. Access to the residential subdivision includes a full access intersection at the existing Concord Road and Bottecchia Boulevard intersection, south of the proposed housing.

Area Land Uses & Existing Roadway Characteristics

The study area for this analysis includes the intersection of Concord Road and Bottecchia Boulevard

Concord Road is a 2-lane rural collector generally running east-west in the site vicinity and provides one travel lane in each direction. This roadway has a posted speed limit of 35 miles per hour. A sidewalk is present on the north side of Concord Road, and the Evans Foundation Bike path crosses Concord Road west of the Bottecchia Boulevard intersection.

Bottecchia Boulevard is a 2-lane rural collector generally running north-south in the site vicinity and provides one travel lane in each direction. This roadway has a posted speed limit of 25 miles per hour. A sidewalk is present on the west side of Bottecchia Boulevard.

Existing Traffic Volumes

Kimley-Horn and Associates, Inc. (Kimley-Horn) set out Miovision traffic cameras at the Concord Road and Bottecchia Boulevard Intersection to obtain existing traffic volumes during peak traffic conditions. The data collection schedule is outlined in **Table 1**.

Table 1: Traffic Camera Summary

Location	Weekday	Date	Period 1		Period 2	
			Start	End	Start	End
Concord Rd & Bottecchia Blvd	Saturday	17-Apr-21	11:00 AM	1:00 PM	3:00 PM	4:00 PM
	Sunday	18-Apr-21	10:00 AM	12:00 PM	-	-
	Tuesday	20-Apr-21	7:00 AM	9:00 AM	4:00 PM	6:00 PM

Trip Generation

To project traffic volumes associated with the Concord Crossing residential subdivision, data was referenced from the Institute of Transportation Engineers (ITE) manual titled Trip Generation, Tenth Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 2**.

Table 2: ITE Trip Generation Data - Average Rater per Single Family Housing Unit

ITE Land Use	Unit	Weekday			Saturday	Sunday
		Daily	AM Peak Hour	PM Peak Hour	Peak Hour	Peak Hour
Single-Family Detached Housing (LUC 210)	Per Number of Dwelling Units	$\ln(T) = 0.92 \ln(X) + 2.71$ 50% in/50% out	$T = 0.71(X) + 4.80$ 25% in/75% out	$\ln(T) = 0.96 \ln(X) + 0.20$ 63% in/37% out	$T = 0.84(X) + 17.99$ 54% in/46% out	$T = 0.79(X) + 11.02$ 53% in/47% out

T – Site-generated trips

X – Number of Dwelling Units

Per these assumptions, site-generated traffic projections for 274 dwelling units are presented in **Table 3**.

Table 3: Site Generated Traffic Projections

Phase	Units	Weekday									Saturday			Sunday		
		Daily			AM Peak Hour			PM Peak Hour			Peak Hour			Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
1	110	1135	568	568	83	20	63	111	70	41	110	60	51	98	52	46
2	164	1639	820	820	121	30	91	163	103	60	156	84	72	141	75	66
Total	274	2628	1314	1314	177	44	132	237	150	88	221	119	102	202	107	95

The Weekday AM Peak, Weekday PM Peak, Saturday Peak Hour, Sunday Peak Hour, and Average Annual Daily Traffic (AADT) traffic volumes were calculated for a 2032 Build year. “Phase 1 Site Trips” represent ITE Trip Generation Calculations for 110 Residential single-family homes, and “Phase 2 Site Trips” represent ITE Trip Generation Calculations for 164 Residential single-family homes. The “Total Site Trips” represents the site generated trips of the completed (274 homes) residential development site. A 2% growth factor was applied to Background (thru) traffic volumes to convert to the Build Year. **Tables 3-7** provide an overall summary of the traffic volumes.

The projected volumes total approximately 300 entering vehicles for the 2032 peak hours. This indicates that the intersection of Concord Road and Bottecchia Boulevard will function at an acceptable level of service.

Table 3: Weekday AM Peak – Traffic Volume Projection Summary

Weekday AM Peak	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
Existing Count	11	25	35	0	0	15
2021 Background		25	35			
2032 Background	0	30	42	0	0	0
Phase 1 Site Trips	21			0	0	63
Phase 2 Site Trips	30			0	0	91

Total Site Trips	50			0	5	145
2032 Build	50	30	42	0	5	145

Table 4: Weekday PM Peak – Traffic Volume Projection Summary

Weekday PM Peak	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
Existing Count	20	43	36	0	1	15
2021 Background		43	36			
2032 Background	0	52	43	0	0	0
Phase 1 Site Trips	70			0	0	41
Phase 2 Site Trips	98			5		60
Total Site Trips	163			5	0	99
2032 Build	163	52	43	5	0	99

Table 5: Saturday Peak Hour – Traffic Volume Projection Summary

Saturday Peak Hour	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
Existing Count	12	57	38	2	0	10
2021 Background		57	38			
2032 Background	0	68	46	0	0	0
Phase 1 Site Trips	60			0	0	51
Phase 2 Site Trips	84			0	0	72
Total Site Trips	129			5	5	114
2032 Build	129	68	46	5	5	114

Table 6: Sunday Peak Hour – Traffic Volume Projection Summary

Sunday Peak Hour	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
Existing Count	18	34	29	1	5	18
2021 Background		34	29			
2032 Background	0	41	35	0	0	0
Phase 1 Site Trips	52			0	0	46
Phase 2 Site Trips	136			5	0	66

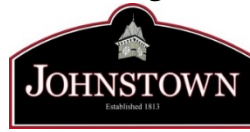
Total Site Trips	116			5	5	102
2032 Build	116	41	35	5	5	102

Table 7: AADT – Traffic Volume Projection Summary

AADT	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
2021 Background		410	410			
2032 Background	0	492	492	0	0	0
Phase 1 Site Trips	558			10	10	558
Phase 2 Site Trips	800			20	20	800
Total Site Trips	1300			25	25	1300
2032 Build	1300	492	492	25	25	1300

AADT	Eastbound		Westbound		Southbound	
	L	T	T	R	L	R
2021 Background		410	410			
COVID Adj.	0	422	422	0	0	0
2032 Background	0	515	515	0	0	0
Phase 1 Site Trips	558			10	10	558
Phase 2 Site Trips	800			20	20	800
Total Site Trips	1300			25	25	1300
2032 Build	1300	515	515	25	25	1300

VILLAGE OF JOHNSTOWN



ORDINANCE 34-2021

AN ORDINANCE AMENDING CHAPTER 1183 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1183 of the Village of Johnstown Codified Ordinances (the “Codified Ordinances”) governs landscaping in the Village of Johnstown; and

WHEREAS, The Village of Johnstown would like to establish tree preservation rules to promote public health, safety, and general welfare of all residents and visitors; and

WHEREAS, preservation, replacement, and planting of trees lessens air pollution, intercepts airborne particulate matter, reduces noise and light glare, moderates air temperature, moderates storm water runoff, reduces erosion and sedimentation, maintains wildlife habitats, provides visual screening, provides natural shading, protects property values, and enhances the natural beauty of Johnstown; and

WHEREAS, By a 4-0 vote at the July 27, 2021 meeting, the Tree Commission voted in favor of forwarding this Ordinance to the Planning and Zoning Commission for consideration; and

WHEREAS, By a 4-0 vote at the August 10, 2021 meeting, the Planning and Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the Village of Johnstown desires to amend Codified Ordinance Chapter 1183 Contents.

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

Section 1. That Chapter 1183 is amended; additions are *italicized*.

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 17, 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

DRAFT

Chapter 1183

Landscaping

1183.01 PURPOSE.

The purpose of these landscaping, open space and natural feature requirements is to promote and protect the public health, safety and welfare through the preservation of the environment by recognizing the vital importance of tree growth, green space and sensitive environmental features in the ecological system. It is further the purpose of this section to specifically encourage the preservation and replacement of major trees removed in the course of land development, and to encourage the effective utilization of landscaping as a buffer between particular land uses, and to minimize noise, air and/or visual pollution and artificial light glare. (Ord. 22-2010. Passed 11-16-10.)

1183.02 DEFINITIONS

As utilized in this section, the following words and phrases shall have the meaning ascribed herein:

- a) *"Caliper" is the diameter of the trunk of trees measured in inches at breast height, or four and one half feet above ground.*
- b) *"Canopy Tree" means a large tree which provides canopy over streets and other areas, both paved and unpaved. At maturity, such a canopy tree will achieve a canopy spread of forty or more feet in diameter.*
- c) *"Crown" means the upper mass or head of a tree.*
- d) *"Cultivar" means a cultivated variety of plant material grown for its special form and characteristics.*
- e) *"Heavily Wooded Site" means a site which has an existing tree canopy coverage prior to development of sixty percent (60%) or greater.*
- f) "Landscaping" means the use of trees, shrubs, grass, ground covers and other plant materials.
- g) "Major tree" means a living tree with a trunk diameter of not less than six (6) inches, measured twenty-four (24) inches above ground level.
- h) "Opacity" means the state of being impervious to rays of light measured by observation of any two (2) square yard area lying between two (2) and ten (10) feet from the ground.
- i) *"Registered Professional" means a registered landscape architect or other allied landscape professional, such as an arborist, horticulturist, nurseryman, or forester, certified in their respective field and with experience in plant materials and proper planting design.*
- j) *"Two Growing Seasons" means two full summer seasons, with summer ending on September 30 of every year.*

1183.03 PRESERVATION OF NATURAL FEATURES

- a) Good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking areas shall be laid out to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens.
- b) If an area is determined to be a wetland, it shall be preserved or mitigated in compliance with Federal regulations.
- c) All streams with a drainage area greater than 50 acres and their riparian corridors shall be preserved. The corridor width shall be a minimum of 100 feet, with at least 25 feet on each side of the centerline of the stream.
- d) Floodplain areas should be incorporated into the open spaces and are encouraged to be made publicly accessible.

(Ord. 22-2010. Passed 11-16-10.)

1183.04 PRESERVATION OF TREES AND WOODED AREAS.

- a) *All major trees shall be preserved unless exempted, as follows: the City Arborist as designee of the Village Manager may approve the cutting down, removal or destruction of a major tree when the tree interferes with the proper development of a lot, provided that the lot is the subject of application for approval of a zoning certificate, a site plan, a development plan, a variance, or a conditional use permit and one of the following applies:*
 - 1. *The tree will be located within a public right-of-way or easement.*
 - 2. *The tree is located within the area to be covered by proposed structures or within twelve feet from the perimeter of structures, and the proposed structures cannot be located in a manner to avoid removal of the tree at the same time permitting desirable and logical development of the lot.*
 - 3. *The tree will be located within a proposed driveway designed to service a single-family home.*
 - 4. *The tree is damaged, diseased or a safety hazard.*
 - 5. *The tree is an undesirable species in its present location.*
- b) *Preservation of Wooded Areas. When preparing and reviewing subdivision plans and landscaping plans, good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking areas shall be laid out to avoid the unnecessary destruction of heavily wooded areas or outstanding tree specimens. Developers of land are encouraged to designate heavily wooded areas as park reserves.*

1183.05 TREE REPLACEMENT.

- a) *During the course of development of a single lot or a subdivision, excepting for heavily wooded sites, the developer or owner shall be required to replace major trees removed pursuant to Section 1183.04 in accordance with the following schedule with trees having a trunk diameter of at least three inches, measured six inches above the ground level:*
 - 1. *Major trees having a trunk diameter up to twelve inches are to be replaced on a two-for-one basis;*

2. Major trees having a trunk diameter of twelve inches up to eighteen inches are to be replaced on a three-for-one basis;
 3. Major trees having a trunk diameter of eighteen inches up to twenty-four inches are to be replaced on a four-for-one basis;
 4. Major trees having a trunk diameter of twenty-four inches up to thirty inches are to be replaced on a five-for-one basis; and
 5. Major trees having a trunk diameter of thirty inches and over are to be replaced on a six-for-one basis; and
- b) *Replacement Schedule for Heavily Wooded Sites.* In lieu of the provisions in Section 1183.05(a) above, the developer or owner of a heavily wooded site shall, during the course of development, be required to retain or replace major trees pursuant to Section 945.05 in accordance with the following provisions:
1. A minimum of forty percent (40%) of the development site shall remain under canopy coverage.
 2. At the conclusion of development and installation of landscaping, a sufficient number of large canopy trees shall have been planted or retained so as to return the development site to the percentage of canopy coverage existing prior to development. The canopy coverage shall be achieved over a thirty year period.
 - i. For calculation purposes, a canopy tree will achieve a canopy spread at maturity of forty feet (40') or more in diameter--a radius of twenty feet (20') or more. The canopy coverage for one mature tree will be πr^2 or $3.1416(20)^2 = 1,257$ square feet. Total canopy coverage on one acre is equal to $43,560/1257 = 35$ large canopy trees per acre.
 - ii. The requirement for tree canopy coverage shall be considered as being in addition to any other landscaping required.
 3. Replacement canopy trees shall have a trunk diameter at planting of at least three inches, measured six inches above the ground level.
 4. In the event that the developer or owner of a heavily wooded site is unable to plant the number of trees required to achieve the canopy outlined above, said developer or owner shall replace such trees in compliance with (c) below.
- c) *Where it is impractical or not feasible to replace all of the trees on the affected lot or within the affected subdivision, staff may approve one, or any combination of, the following alternatives as a means of meeting the tree replacement requirements:*
1. Replace as many trees as is practical on the affected lot;
 2. Replace as many trees as is practical within this affected subdivision phase;
 3. Replace as many trees as is practical within the affected subdivision;
 4. For those trees that cannot be replaced through steps one through three above, the developer or owner shall be required to replace the trees elsewhere in the City; or
 5. Pay a fee per tree in accordance with the Memorial Tree Fund adopted by the City Council to support the City's effort to plant and replace trees. The calculated cost will cover both the tree and the cost of planting.

6. *Use larger caliper replacement trees to achieve a planting of equal or greater value with fewer numbers. This option would require approval of the Planning Commission.*
- d) *Failure to replace a major tree as required by subsection (a) or a canopy tree as required by subsection (b) hereof within one year of the approval of the application referred to in Section 1183.04 is a violation of the Codified Ordinance, subject to the penalties described in Section 1183.99.*

1183.06 PROCEDURE.

- a) *Any person seeking a zoning certificate, a variance, a conditional use permit, subdivision plat approval, development plan approval or site plan approval, shall file with his application a landscaping plan prepared by a registered professional, which, by plot plan and description shall include:*
 1. *The present location and size of all major trees, with a designation of major trees sought to be removed. In the case of a heavily wooded site, a recent aerial photo, or other format acceptable to the City Landscape Architect, delineating the existing canopy coverage and the canopy coverage to be removed may be required in lieu of the above.*
 2. *The location, size and description of landscaping materials proposed to be placed on the lot in order to comply with this chapter.*
 3. *The location and size of any structures presently on the lot, and those proposed to be placed on the lot.*
 4. *The proposed location and description of screening proposed to be placed on the lot in order to comply with this chapter.*
- b) *The City Landscape Architect shall either approve or disapprove a landscape plan for any conditional use permit, subdivision plat, development plan or site plan application.*
- c) *The City Landscape Architect shall either approve or disapprove all landscaping plans submitted as part of a Zoning Certificate application within 30 days of their filing. On reviewing the application and receiving suggestions or recommendations from the Landscape Architect, the applicant may agree to modify his application including the plans and specifications submitted. The Zoning Certificate will not be issued until plans reflecting the agreed upon changes are submitted to the Landscape Architect. An applicant may appeal a decision of the Landscape Architect disapproving his landscaping plan to the Planning and Zoning Commission. Notice of appeal must be filed with the City Clerk within 15 days after the decision of the Landscape Architect is provided to the applicant.*
- d) *No variance, zoning certificate, development plan approval, site plan approval or conditional use permit shall be granted or issued until final approval of the landscaping plan.*

In the event of failure to install the required landscaping, written notice shall be served to the property owner. Such notice shall state that the failure to install the landscaping as required

shall result in the forfeiture of approval and that such failure shall be deemed an implied consent for the City to cause said landscape to be installed.

1183.07 STREET TREE REQUIREMENTS.

The planting of trees along roadways for all new development shall be according to the following Street Tree Requirements:

- a) Deciduous canopy trees (street trees) shall be planted no less than 24 feet and no more than 36 feet on center unless otherwise approved by the Village Engineer.
- b) Street trees must be planted in the tree lawn, between the sidewalk or leisure trail and the road pavement. Tree lawns shall be a minimum width of six feet.
- c) Street trees shall be a minimum of three (3) inches caliper (trunk diameter at 4.5 feet above the ground).
- d) Any tree on the list of undesirable species in Section [1183.09](#) shall not be planted as street trees.
- e) Street trees shall be located so that a twenty-five (25) foot sight triangle is maintained at street intersections.
- f) Street trees shall be located not less than ten (10) feet from fire hydrants, street lights, and/or utility poles.
- g) The developer/owner shall be required to maintain all street trees for a period of two (2) years after the tree is planted and to replace any tree which dies within such two (2) year period.
- h) Street trees should be of the same genus and species planted continuously along the length of each street.
- i) No person shall, as a normal practice, top any tree within the public right-of-way. "Topping" means the severe cutting back of limbs within the tree's crown to such a degree so as to remove the normal canopy or disfigure the tree.
- j) Street tree limbs extending over a sidewalk shall be trimmed to such an extent that no portion of the same shall be less than seven (7) feet above the sidewalk. Tree limbs extending over streets shall be trimmed so that no portion of the same shall interfere with the normal flow of traffic.
- k) The Village, or any licensed utility, shall have the right to but will not be required to plant, prune, maintain and remove trees, plants, and shrubs within the established right-of-way lines of all streets, highways, and alleys as may be necessary to ensure public safety, enhance the symmetry and beauty of such public grounds, or remove such trees as may be injurious to sewers, electric power lines, gas lines, water lines or other public improvements.
- l) No person shall, by any type of construction, reduce the area of a tree lawn within the street right-of-way.
- m) On all properties within the Downtown area, to avoid interference with pedestrian traffic, only approved street trees may be planted. Such trees shall conform to the size, spacing, and placement of similar trees already in place on adjacent and nearby properties. In

addition to the approved street trees, tree wells may also contain flowers or other ground cover plantings.

(Ord. 22-2010. Passed 11-16-10.)

1183.08 LANDSCAPING SCREENING.

- a) Screening of Service Areas. For commercial, industrial, office, institutional and multiple-family uses, all areas used for service, loading and unloading activities shall be screened on those portions of the lot which abut districts where residences are a permitted use. Screening shall consist of walls, landscaped earthen mounds, fences, natural vegetation or an acceptable combination of these elements, provided that screening must be at least seven (7) feet in height. Natural vegetation screening shall have a minimum opaqueness of seventy-five percent (75%) during full foliage. The use of year-round vegetation, such as pines or evergreens, is encouraged. Vegetation shall be planted no closer than three (3) feet to any property line.
- b) Screening of Trash Receptacles. For commercial, industrial, office, institutional, and multiple-family uses, all trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view. Container systems shall not be located in front yards, and shall conform to the side and rear yard pavement setbacks in the applicable zoning district. The height of such screening shall be at least six (6) feet in height. Natural vegetation shall have a maximum opaqueness of seventy-five percent (75%) at full foliage. The use of year-round vegetation, such as pines and evergreens, is encouraged.
- c) Buffering and Screening Requirements. For commercial, industrial, office and institutional uses which abut districts where residences are a permitted use, a buffer zone with a minimum width of 25 feet should be created. Such screening within the buffer zone shall consist of natural vegetation planted no closer than three (3) feet to any property line. Natural vegetation shall have an opaqueness of seventy-five percent (75%) during full foliage and shall be a variety which will attain at a minimum ten (10) feet in height within five (5) years of planting.
- d) Maintenance of Shrubbery and Hedges. No shrubbery or hedge shall be planted, in any district, in such a manner that any portion of growth extends beyond the property line. The owner or occupant of property on which there is shrubbery, hedges, or trees so located as to affect the vision of drivers on adjacent streets shall keep shrubbery and hedges trimmed to a maximum of thirty (30) inches in height, and keep trees trimmed so as to avoid creating traffic hazards.
- e) Minimum Trees. The following minimums are required, based upon total ground coverage of structures and vehicular use areas:
 - 1. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to one inch in tree trunk size for every 2,000 square feet of ground coverage.
 - 2. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus

one-half inch in tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage.

3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet in ground coverage.

(Ord. 22-2010. Passed 11-16-10.)

1183.09 PARKING LOT LANDSCAPING.

(a) Parking Lot Islands.

(1) Large, unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape area shall be smaller than 350 square feet.

(2) For each 100 square feet, or fraction thereof, of parking area, a minimum total of five square feet of landscaped area shall be provided.

(3) Parking areas should contain a minimum of one deciduous canopy tree for every ten parking spaces.

(4) Trees used in parking lot islands shall have a clear trunk of at least five feet above the ground, and the remaining areas shall be landscaped with shrubs, or ground cover, not to exceed two feet in height.

(b) Buffering. Parking lots shall be screened from primary streets, residential areas, and open space by a 3.5-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings.

(Ord. 22-2010. Passed 11-16-10.)

1183.10 LANDSCAPE MATERIALS.

Landscape materials utilized in meeting requirements of this section should complement the form of existing trees and plantings, as well as the general design and architecture of the developed area. The type of sun or shade should be considered in selecting plant materials. Artificial plants are prohibited. All landscape materials shall be living plants and shall meet the following requirements:

- a) Quality. All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under state regulations.
- b) Type. Added landscape elements shall observe and respect the size, placement, character and type of such materials employed on adjacent or nearby properties.
- c) Deciduous Trees. Trees which normally shed their leaves in the fall shall be species having an average mature crown spread of greater than fifteen (15) feet and having trunks which can be maintained with over five (5) feet of clear wood in areas where visibility is required, except at vehicular use intersections where the clear wood requirement shall be

eight (8) feet. A minimum of ten (10) feet overall height, or a minimum caliper (trunk diameter as measured six inches above ground) of at least two (2) inches immediately after planting shall be required. Trees of undesirable species, as listed in Section [1183.07](#) are prohibited.

- d) Evergreen Trees. Evergreen trees shall be a minimum of five (5) feet high with a minimum caliper of one and one-half (1 1/2) inches immediately after planting.
- e) Shrubs and Hedges. Shrubs shall be planted at least two (2) feet in average height when planted and shall conform to opacity and other requirements within four (4) years after planting.
- f) Vines. Vines shall be at least twelve (12) inches high at planting and generally used in conjunction with walls or fences.
- g) Grass or Ground Cover. Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns, and may be sodded or seeded. In swales or other areas, reducing net or suitable mulch shall be used; nurse grass shall be sown for immediate protection until complete coverage otherwise is achieved. In certain cases, ground cover consisting of rocks, pebbles, sand or similar materials may be approved.
- h) Maintenance and Installation. All landscaping materials shall be installed in a sound and competent manner, according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free of refuse and debris at all times. All unhealthy or dead plant material installed pursuant to this section shall be replaced within one (1) year.

(Ord. 22-2010. Passed 11-16-10.)

1183.11 WET AND DRY STORMWATER BASINS.

The following regulations shall apply to the design of wet and dry stormwater basins:

- a) Wet and dry stormwater basins shall be designed by a Engineer in conjunction with a professional engineer to ensure that the basins have a natural shape and are graded and planted in an attractive manner.
- b) Wet and dry stormwater basins shall be designed in compliance with the ODNR Rainwater and Land Development Manual, latest edition, to meet water quality requirements.
- c) For safety, maintenance, and aesthetic purposes, wet and dry stormwater basins shall have side slopes (above normal pool elevation) that are generally no steeper than 6:1 and no more gradual than 20:1 (horizontal:vertical).
- d) The use of fountains and other plainly visible aeration devices shall be subject to the approval of the Village Engineer.
- e) Landscape treatments at the perimeter of wet and dry stormwater basins shall be designed either with maintained turf to the pond's edge or a naturalized planting of native landscape material, subject to approval of the Village Engineer. The landscape plantings shall be in large masses and drifts, and shall not include decorative landscape boulders,

large mulch beds, or specimen plantings. Under no circumstances shall the landscape design conflict with any of the safety, maintenance, or engineering requirements set forth in the Codified Ordinances or reference documents.

- f) Temporary on-site wet or dry stormwater basins shall not be subject to the regulations in divisions (a), (b), (c) and (e) of this section. Temporary basins shall either be removed or replaced with a permanent basin prior to acceptance of infrastructure improvements when installed as part of new subdivisions or completion of the final engineering punch list in the case of single site developments. The time frame in which to install a permanent basin may be extended for good cause by the Village Manager or his designee. In the case of a time extension, a performance bond must be provided to the Village in an amount to cover removal of the temporary basin and installation of the permanent basin. State and Federal safety and engineering regulations apply to all temporary ponds.

(Ord. 22-2010. Passed 11-16-10.)

1183.12 UNDESIRABLE SPECIES.

- a) In meeting the planting and maintenance requirements of this chapter, the following species of trees shall be considered undesirable species, and shall not be utilized.
 - 1. Box-Elder (*Acer negundo*). (Breakage and insect pests)
 - 2. Silver Maple (*Acer saccharinum*). (Breakage; surface roots)
 - 3. Catalpa (*Catalpa speciosa*). (Messy flowers and seed pods; insect pests)
 - 4. Tulip Tree (*Liriodendrum tulipifera*). (Insect pests; leaves drop in dry periods)
 - 5. Mulberry (*Morus alba*). (Fruit objectionable on street)
 - 6. Poplars (all kinds) (*Populus*). (Breakage; insect pests, disease-prone)
 - 7. Willows (all kinds) (*Salix*). (Breakage; insect and disease-prone; surface roots)
 - 8. Siberian Elm (*Ulmus pumila*). (Breakage)
- b) No tree planting may interfere with any public utility.

(Ord. 22-2010. Passed 11-16-10.)

1183.13 FENCES.

All landscaping requirements must be in agreement with Chapter [1185](#).

(Ord. 22-2010. Passed 11-16-10.)

1183.99 PENALTY.

Whoever violates any provision of this chapter shall be guilty of a minor misdemeanor and shall be fined not more than one thousand dollars (\$1000.00). Each day that such violation continues shall constitute a separate offense.

VILLAGE OF JOHNSTOWN OHIO



October 2021 Zoning Inspector Summary

Total new homes permitted YTD as of October 2021: (92)

Total new homes permitted in October 2021: (8)

Total permit applications received by type for October 2021: (26)

Total October property code enforcements entered OpenGov (3)

New Permits for October:

1. Zoning Certificates: 9
2. Curb cut, CO, Sidewalk 8
3. Certificate of Appropriateness: 1 (670 W Coshocton)
4. Fence: 5
5. Decks: 1
6. Shed: 1
7. Signs: 0
8. Variance: 0
9. Zoning Map Amendment: 0
10. Lot Split 0
11. Food Trucks 1
12. Building addition 0

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

1. Trash cans left at Edwards Rd address ongoing problem, might need to take to court, Pending.
2. Numerous yard signs removed.
3. Flag banner, received as a complaint at Bull Frog Auto Detailing, contacted them, flag has been removed.
4. 133 S. Main property and sidewalk conditions: Certified Letter sent to property owner also provided her with a list of local concrete contractors. Several phone calls to her about Property Maintenance Code Violations. Some improvement removing overgrown vegetation. Pending
5. S. Main Parking in front yard Certified letter sent.

6. 137 S. Main disabled SUV in back lot, Certified letter sent to property owner after several unreturned phone calls.
7. Boat and trailer parked off the driveway in the front yard. Certified letter sent, has been removed.
8. Utility trailer parked in front yard off the driveway, Certified letter sent, met with the property owner onsite to discuss options for permanent storage.
9. Couch in front yard on Pratt St. contacted the property owner by phone, it was temporarily removed and the next week, it set out for trash pickup.

Other business and actions:

1. Inspections completed: sidewalks, deck framing, fence post holes (5)
2. Final Occupancy permits issued: (4)
3. 70 Stevens St. large shed permitted by Johnstown Zoning required LCBC building permit they will inspect on site once it is installed.
4. Auto Zone discussed replacing the existing pole sign with a monument sign with a sign contractor.
5. Marathon Oil Corporate called to discuss replacing their existing monument sign with a 22' pole sign. They were notified that pole signs are prohibited.

Jim Blair
Johnstown Zoning and Property Code Official