



Planning & Zoning Commission Meeting
Wednesday, December 1, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Application Z-21-204
 - a. Conditional Use; 276 S. Main
6. Application Z-21-203
 - a. Certificate of Appropriateness (COA); 921 W. Coshocton St.
7. Other Business
8. Adjourn

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-21-204
Former Catholic Church Property
Property Address: 276 S. Main St.
Commission Date: 12.01.2021

Applicant: Logan Malone
Presenting: Logan Malone
Zoning District: UR-1
Property owner: COYFC Holding LLC

Background: The five properties are owned by the COYFC Holding LLC and have been recently used by the Youth for Christ. The property has a Single-family home, the former Catholic Church and a Single story detached fellowship hall. There are also two rear partials used for parking and one has a small barn.

The applicant Logan Malone has an agreement with the COYFC to take control of the five properties, contingent on the approval of a Conditional Use permit to allow the buildings to be used for events. His plan is to use the Church for weddings and eventually use the Fellowship Hall for wedding receptions, birthdays, anniversary and other gatherings.

1131.06 CRITERIA FOR APPROVAL.

The Planning and Zoning Commission shall review the particular facts and circumstances of each proposed Conditional Use and shall approve the application for a Conditional Use Permit only when it has determined that there has been adequate evidence presented to show that such use at the proposed location:

- (a) Is in fact a conditional use as listed in this Zoning Ordinance for the zoning district in which the site is located;
- (b) Will be in accord with the general objectives, or with any specific objective, of the comprehensive plan and the Zoning Ordinance;
- (c) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
- (d) Will not be hazardous or disturbing to existing or future neighboring uses;
- (e) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services;
- (f) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;
- (g) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
- (h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfare; and
- (i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Recommendation: The Johnstown staff recommends for APPROVAL



Public Notice

The City of Johnstown Planning and Zoning Commission will consider an application request for properties associated with 276 South Main St. Johnstown, Ohio 43031 for a Conditional Use Permit to allow the existing Church and Fellowship Hall to be used as event space. Conditional Use can be found in Chapter 1131 of the City of Johnstown Zoning Ordinances.

The Conditional Use Permit application will be heard on Wednesday December 1, 2021 at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-177514-00.000)

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

Zoning Use Permit**Z-21-204**

Submitted On: Nov 18, 2021

Applicant

 Logan Malone
 7409758558
 @ logan.malone8558@gmail.com

Location

276 S MAIN ST
JOHNSTOWN, OH 43031

Project InformationApplication for:**Conditional Use**

true

Non-Conforming Use**Variance**

--

--

Home Occupation

--

Description and nature of request

We are asking the City to consider a conditional use application to use the "Old Catholic Church" campus as a wedding and event venue. (Includes 276, 280 and 292 S Main Street.)

We will be updating the buildings starting with the church structure to be used for weddings upstairs in the sanctuary and receptions as well as birthday parties or other events in the basement, and plan on using the old "Fellowship Hall" building within the next 2-5 years also for parties and receptions. In the meantime the space will continue to be used by Central Ohio Youth for Christ until they find another space to move into.

We have included the home locted at 276 S Main in this request as well, as it shares an address with the church and is on the same campus. At this time we intend to keep it as a residential rental unit. But would like the option of using it as an accessory to the buisness if needed.

We also plan on using a large portion of the two lots behind both buildings as outdoor green space for weddings or receptions, weather permitting. And could use tents or other temporary structures.

List of Contiguous Property Owners**Name**

Jason Ratai

Address

266 S Main St

Name

Randall Martin

Address

273 S Main St

Name

Beth Campbell

Address

283 S Main St

Name

Gabriel & Leanne Walters

Address

291 S Main St

Name

Walter & Rita Raub

Address

320 S Main St

Name

Warren & Carol Butt

Address

269 Kasson St

Name

Charles & Norma Williams

Address

55 E Douglas St

Name

Alan & Lynn Salser

Address

280 Kasson St

Name

Cody & Samantha Bracken

Address

60 E Douglas St

Authorization

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

true

OnTrac Property Map



November 22, 2021

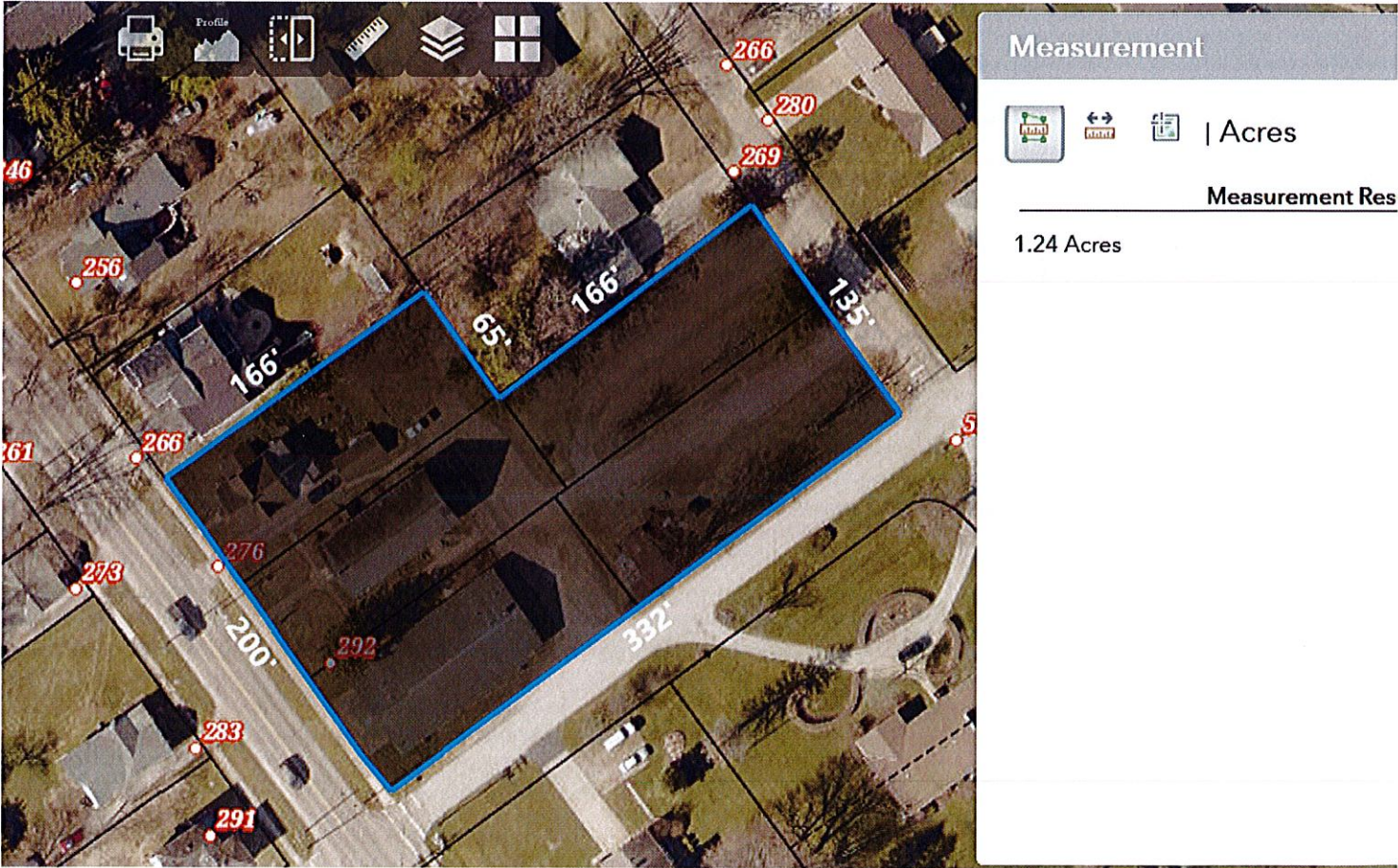
Street Number Only
Sales - 2021
Owner Name & Acres

Centerline Labels
Interstate/US/State Route
County Road

0 47 Feet
Township Road
Other Road Type
Driveway

Interstates
Municipal Corporations
Jurisdictional Townships

LICKING COUNTY TAX MAP





11/23/2021

Z-21-203

Certificate of Appropriateness

Status: Active

Date Created: Nov 17, 2021

Applicant

David Pontia
dpontia@dpaarchitecture.com
39 E Main Street
New Albany, OH 43054
6142458273

Location

921 W Coshocton Street
Johnstown, OH 43031

Owner:

Mike Dwyer
1220 County Line Rd Westerville, OH 43081

General Information

Business Owner

Mike Dwyer

Business Name

Ace Hardware

Principle Business Activity

Retail Sales

Property Information

Zoning District

GCC-2

Existing Use of Property

Vacant Land

Square Footage of Proposed Building

18,240

of Off-Street Parking Spaces Proposed

63

Description of Planned Project

New construction for Ace Hardware retail building

Authorization

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

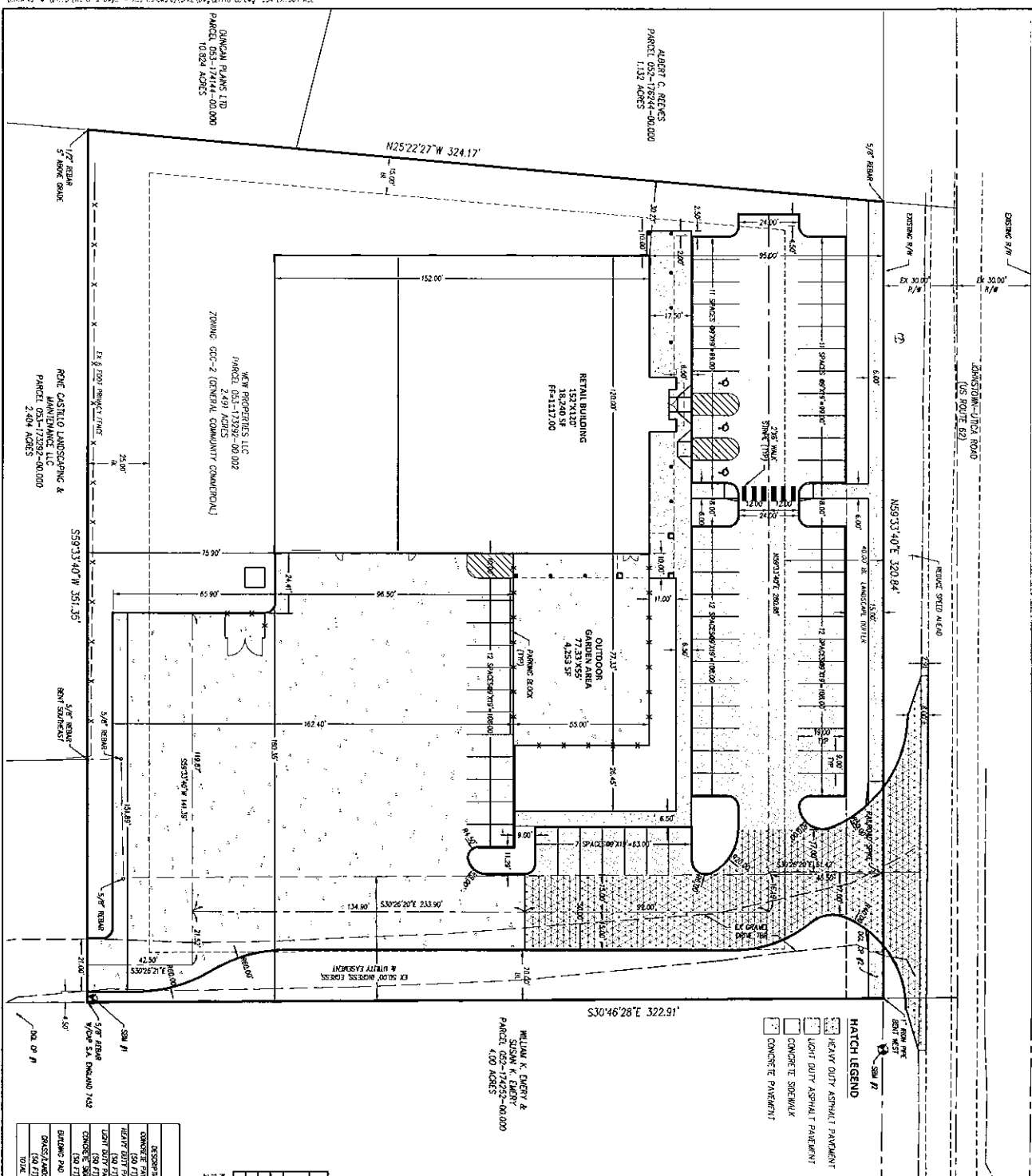
David Pontia
11/17/2021

Attachments

 AceHardware_Design-Review-Submittal.pdf
Uploaded by David Pontia on Nov 17, 2021 at 2:15 pm



ACE-3D-1.jpg
Uploaded by David Pontia on Nov 19, 2021 at 11:11 am

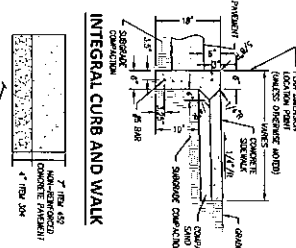


DESCRIPTION	LOT COVERAGE			
	EXISTING LOT	REQUIREMENTS	PROPOSED LOT	PERCENTAGE
GRASS OR PAVEMENT	0	0%	294.32	27%
DRIVEWAY	0	0%	10.70	1%
LIGHT BOLLARD FURNITURE	0	0%	10.00	1%
CONCRETE SIDEWALKS	0	0%	164.69	14%
CONCRETE DRIVE	0	0%	164.69	14%
BUILDING FOOTPRINT	0	0%	184.65	17%
PAVING MATERIALS	1068.87	100%	353.92	33%
TOTAL	1068.87	100%	1068.87	100%

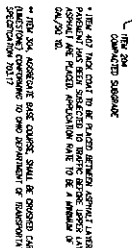
PARKING SPACE COUNT				
DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED	SPACES PROVIDED
OFFICE	12000	1:200	60	60
STORAGE	6140	1:2 GARAGE	3	3
TOTAL	18240		63	63

1. ADA SPACES ARE REQUIRED IN TOTAL SPACES
2. MANUFACTURING AND STORAGE REQUIRES 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT (6 EMPLOYEES)

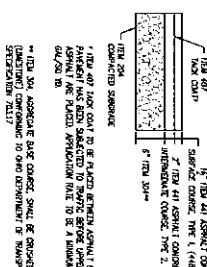
CONCRETE PAVEMENT SECTION



HEAVY PAVEMENT SECTION



LIGHT PAVEMENT SECTION



9		
8		
7		
6		
5		
4		
3		
2		
1		
NO	REVISION	DATE



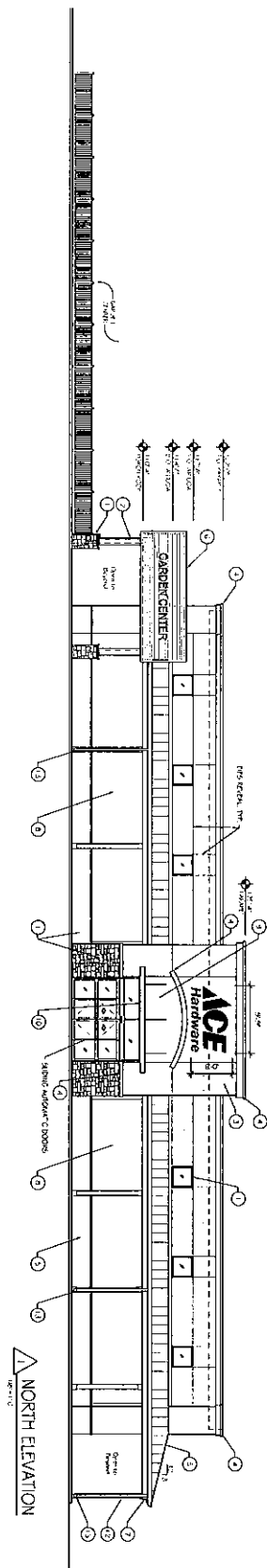
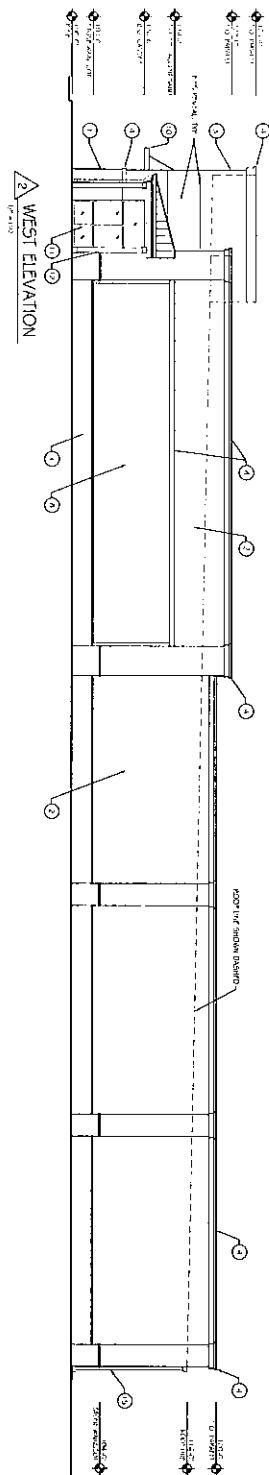
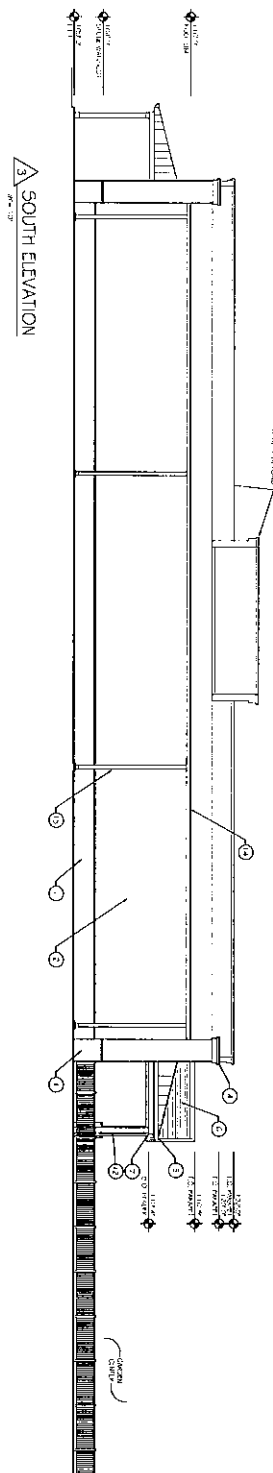
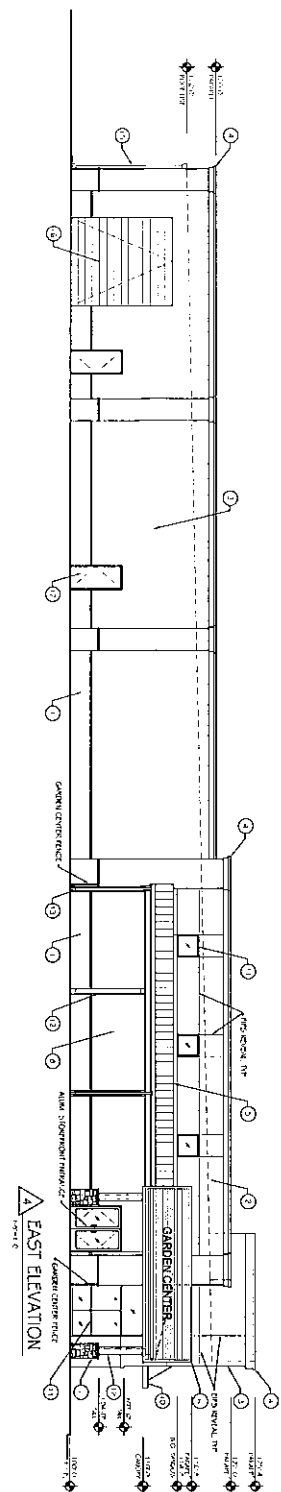
**ACE HARDWARE
RETAIL BUILDING**
921 W COSHOCTON STREET
JOHNSTOWN, OHIO 43031
LUCKING COUNTY
SECTION 18, TOWNSHIP 3N, RANGE 15W

LAYOUT PLAN



DGL
CONSULTING ENGINEERS, INC.

DGL CONSULTING ENGINEERS, INC.
3455 BRIARFIELD BLVD. SUITE B
MAUMEE, OH 43537
PHONE: 419.335.1015
www.dgl-inc.com



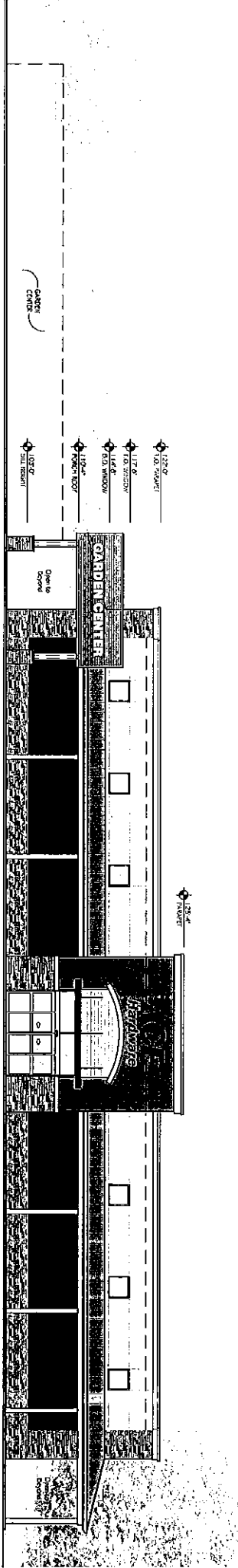
1. **ANALYZE** A MORE COMPLEX, COMBINED SENSE OF THE VERB "ANALYZE" IS USED IN THIS SENTENCE. (CLOZ 1)
2. **2.1.5. CLOZ 1** I HAVE TO GO TO CLOZ 2
3. **3.1.5. CLOZ 2** I HAVE TO GO TO CLOZ 3
4. **4.1.5. CLOZ 3** I HAVE TO GO TO CLOZ 4
5. **5.1.5. CLOZ 4** I HAVE TO GO TO CLOZ 5
6. **6.1.5. CLOZ 5** I HAVE TO GO TO CLOZ 6
7. **7.1.5. CLOZ 6** I HAVE TO GO TO CLOZ 7
8. **8.1.5. CLOZ 7** I HAVE TO GO TO CLOZ 8
9. **9.1.5. CLOZ 8** I HAVE TO GO TO CLOZ 9
10. **10.1.5. CLOZ 9** I HAVE TO GO TO CLOZ 10
11. **11.1.5. CLOZ 10** I HAVE TO GO TO CLOZ 11
12. **12.1.5. CLOZ 11** I HAVE TO GO TO CLOZ 12
13. **13.1.5. CLOZ 12** I HAVE TO GO TO CLOZ 13
14. **14.1.5. CLOZ 13** I HAVE TO GO TO CLOZ 14
15. **15.1.5. CLOZ 14** I HAVE TO GO TO CLOZ 15
16. **16.1.5. CLOZ 15** I HAVE TO GO TO CLOZ 16
17. **17.1.5. CLOZ 16** I HAVE TO GO TO CLOZ 17
18. **18.1.5. CLOZ 17** I HAVE TO GO TO CLOZ 18
19. **19.1.5. CLOZ 18** I HAVE TO GO TO CLOZ 19
20. **20.1.5. CLOZ 19** I HAVE TO GO TO CLOZ 20
21. **21.1.5. CLOZ 20** I HAVE TO GO TO CLOZ 21
22. **22.1.5. CLOZ 21** I HAVE TO GO TO CLOZ 22
23. **23.1.5. CLOZ 22** I HAVE TO GO TO CLOZ 23
24. **24.1.5. CLOZ 23** I HAVE TO GO TO CLOZ 24
25. **25.1.5. CLOZ 24** I HAVE TO GO TO CLOZ 25
26. **26.1.5. CLOZ 25** I HAVE TO GO TO CLOZ 26
27. **27.1.5. CLOZ 26** I HAVE TO GO TO CLOZ 27
28. **28.1.5. CLOZ 27** I HAVE TO GO TO CLOZ 28
29. **29.1.5. CLOZ 28** I HAVE TO GO TO CLOZ 29
30. **30.1.5. CLOZ 29** I HAVE TO GO TO CLOZ 30
31. **31.1.5. CLOZ 30** I HAVE TO GO TO CLOZ 31
32. **32.1.5. CLOZ 31** I HAVE TO GO TO CLOZ 32
33. **33.1.5. CLOZ 32** I HAVE TO GO TO CLOZ 33
34. **34.1.5. CLOZ 33** I HAVE TO GO TO CLOZ 34
35. **35.1.5. CLOZ 34** I HAVE TO GO TO CLOZ 35
36. **36.1.5. CLOZ 35** I HAVE TO GO TO CLOZ 36
37. **37.1.5. CLOZ 36** I HAVE TO GO TO CLOZ 37
38. **38.1.5. CLOZ 37** I HAVE TO GO TO CLOZ 38
39. **39.1.5. CLOZ 38** I HAVE TO GO TO CLOZ 39
40. **40.1.5. CLOZ 39** I HAVE TO GO TO CLOZ 40
41. **41.1.5. CLOZ 40** I HAVE TO GO TO CLOZ 41
42. **42.1.5. CLOZ 41** I HAVE TO GO TO CLOZ 42
43. **43.1.5. CLOZ 42** I HAVE TO GO TO CLOZ 43
44. **44.1.5. CLOZ 43** I HAVE TO GO TO CLOZ 44
45. **45.1.5. CLOZ 44** I HAVE TO GO TO CLOZ 45
46. **46.1.5. CLOZ 45** I HAVE TO GO TO CLOZ 46
47. **47.1.5. CLOZ 46** I HAVE TO GO TO CLOZ 47
48. **48.1.5. CLOZ 47** I HAVE TO GO TO CLOZ 48
49. **49.1.5. CLOZ 48** I HAVE TO GO TO CLOZ 49
50. **50.1.5. CLOZ 49** I HAVE TO GO TO CLOZ 50
51. **51.1.5. CLOZ 50** I HAVE TO GO TO CLOZ 51
52. **52.1.5. CLOZ 51** I HAVE TO GO TO CLOZ 52
53. **53.1.5. CLOZ 52** I HAVE TO GO TO CLOZ 53
54. **54.1.5. CLOZ 53** I HAVE TO GO TO CLOZ 54
55. **55.1.5. CLOZ 54** I HAVE TO GO TO CLOZ 55
56. **56.1.5. CLOZ 55** I HAVE TO GO TO CLOZ 56
57. **57.1.5. CLOZ 56** I HAVE TO GO TO CLOZ 57
58. **58.1.5. CLOZ 57** I HAVE TO GO TO CLOZ 58
59. **59.1.5. CLOZ 58** I HAVE TO GO TO CLOZ 59
60. **60.1.5. CLOZ 59** I HAVE TO GO TO CLOZ 60
61. **61.1.5. CLOZ 60** I HAVE TO GO TO CLOZ 61
62. **62.1.5. CLOZ 61** I HAVE TO GO TO CLOZ 62
63. **63.1.5. CLOZ 62** I HAVE TO GO TO CLOZ 63
64. **64.1.5. CLOZ 63** I HAVE TO GO TO CLOZ 64
65. **65.1.5. CLOZ 64** I HAVE TO GO TO CLOZ 65
66. **66.1.5. CLOZ 65** I HAVE TO GO TO CLOZ 66
67. **67.1.5. CLOZ 66** I HAVE TO GO TO CLOZ 67
68. **68.1.5. CLOZ 67** I HAVE TO GO TO CLOZ 68
69. **69.1.5. CLOZ 68** I HAVE TO GO TO CLOZ 69
70. **70.1.5. CLOZ 69** I HAVE TO GO TO CLOZ 70
71. **71.1.5. CLOZ 70** I HAVE TO GO TO CLOZ 71
72. **72.1.5. CLOZ 71** I HAVE TO GO TO CLOZ 72
73. **73.1.5. CLOZ 72** I HAVE TO GO TO CLOZ 73
74. **74.1.5. CLOZ 73** I HAVE TO GO TO CLOZ 74
75. **75.1.5. CLOZ 74** I HAVE TO GO TO CLOZ 75
76. **76.1.5. CLOZ 75** I HAVE TO GO TO CLOZ 76
77. **77.1.5. CLOZ 76** I HAVE TO GO TO CLOZ 77
78. **78.1.5. CLOZ 77** I HAVE TO GO TO CLOZ 78
79. **79.1.5. CLOZ 78** I HAVE TO GO TO CLOZ 79
80. **80.1.5. CLOZ 79** I HAVE TO GO TO CLOZ 80
81. **81.1.5. CLOZ 80** I HAVE TO GO TO CLOZ 81
82. **82.1.5. CLOZ 81** I HAVE TO GO TO CLOZ 82
83. **83.1.5. CLOZ 82** I HAVE TO GO TO CLOZ 83
84. **84.1.5. CLOZ 83** I HAVE TO GO TO CLOZ 84
85. **85.1.5. CLOZ 84** I HAVE TO GO TO CLOZ 85
86. **86.1.5. CLOZ 85** I HAVE TO GO TO CLOZ 86
87. **87.1.5. CLOZ 86** I HAVE TO GO TO CLOZ 87
88. **88.1.5. CLOZ 87** I HAVE TO GO TO CLOZ 88
89. **89.1.5. CLOZ 88** I HAVE TO GO TO CLOZ 89
90. **90.1.5. CLOZ 89** I HAVE TO GO TO CLOZ 90
91. **91.1.5. CLOZ 90** I HAVE TO GO TO CLOZ 91
92. **92.1.5. CLOZ 91** I HAVE TO GO TO CLOZ 92
93. **93.1.5. CLOZ 92** I HAVE TO GO TO CLOZ 93
94. **94.1.5. CLOZ 93** I HAVE TO GO TO CLOZ 94
95. **95.1.5. CLOZ 94** I HAVE TO GO TO CLOZ 95
96. **96.1.5. CLOZ 95** I HAVE TO GO TO CLOZ 96
97. **97.1.5. CLOZ 96** I HAVE TO GO TO CLOZ 97
98. **98.1.5. CLOZ 97** I HAVE TO GO TO CLOZ 98
99. **99.1.5. CLOZ 98** I HAVE TO GO TO CLOZ 99
100. **100.1.5. CLOZ 99** I HAVE TO GO TO CLOZ 100

SHEET TITLE
BUILDING
ELEVATIONS



PONTIA
ARCHITECTURE
39 E. Main Street, Suite 101
New Albany, Ohio 43054
614-245-8273

ACE HARDWARE
RETAIL BUILDING
921 W Coshocton Street
Johnstown, OH 43031



▲ NORTH ELEVATION
1/8" = 1'-0"



VILLAGE OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-21-203

Property Address: 921 W. Coshocton Street

Commission Date: 12/01/2021

Applicant: Dave Pontia

Zoning District: GCC-2

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a retail building on US 62. The proposed retail building will be 18,240 square feet with an outdoor garden area of 4,253 square feet. Of the 18,240 square foot retail structure, 12,000 square feet will be used for the sales floor at the front of the building and 5,825 square feet will be used as a shipping/stock room in the rear. The remainder of the space will be used for offices, restrooms and other support spaces. The rear of the building will also have a loading dock. The exterior design of the proposed building features stone, metal, concrete and EFIS in browns and tans. 63 parking spots have been proposed for the building with the main parking lot in front of the building. Some parking spaces have been provided to the sides as well as a concrete loading and turn around area.

1187.08 Criteria for Evaluation of Application for Certification of Design Appropriateness

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

- a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.
- b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
- d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.
- f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.
- l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Recommendation: Staff recommends at least the following variances: parking proposed to be located in the front of the building, window coverage on the front of the building does not meet requirements.