



Planning & Zoning Commission Meeting
Monday, December 13, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. November 23, 2021
6. Application Z-21-204; Tabled 12/1/2021
 - a. Conditional Use; 276 S. Main Street
7. Zoning Inspector
 - a. November 2021
8. Other Business
9. Adjourn



Planning & Zoning Commission
Tuesday, November 23, 2021 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for November 23, 2021 at 6:30 p.m.

2. Roll Call

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

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

Public present - Mary Queen Cool, Cheryl Malone

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes

a. November 9, 2021

ACTION: Ryan Green moved to Approve as written; Jesse Coppel 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-21-186

a. Variance; 144 Payne Street

Ron Danne is the architect for the project and stepped down from the board to present the application.

Zoning Inspector Jim Blair introduced the project and provided history and background summarized in the staff report.

Mr. Danne reviewed the application and the variance request for a reduction in the side

yards, front and rear yard setbacks. Review of the proposed site plan and preliminary house design. Mr. Blair said that sidewalk will be required along Payne. Discussion on fire code and revitalization in the area.

Mr. Lee said the metrics for UR-2 and what is being presented really aren't that different in his opinion, the differences aren't that severe. Said the lot coverage for green space feels good to him.

Ryan Green noted the required minimum lot size of 7500 square feet and the current lot being 3,750; discussion on conformity in the neighborhood and most lots being the same size. Bailey Klimchak added that infill lots are identified in the Comprehensive Plan.

Public Hearing

1. Cheryl Malone; 183 W. Jersey

- They have been trying to buy this lot for some time
- Was originally part of their land track, this is the back half of their original lot; they would like to buy it, not to build on, but to extend their privacy fence and add to their back yard
- Provided some history on sales of the lot
- Nothing against anyone but really doesn't know that she wants a house that far away from their fence
- Would not want a rental beside them
- Have shown interest in this property for fourteen years, wanted to put it back how it belongs

Jesse Coppel said they could always get the owner information and make them an offer; if the variance is approved, it doesn't mean they cannot make a good offer that is more appealing than building a house.

Ron Danne added that the applicant is building the house to sell as a single family home, not a rental.

Ben Lee reviewed the Planning Considerations for approval in 1133.03(f) and said for him, looking at the neighborhood in general and putting a home in that space makes sense; the variance requests aren't substantial enough to make a huge difference and to Jesse's point, if a variance is granted this evening, it doesn't necessarily mean anything has to move forward, but it could as proposed. It makes sense to him to grant the variance.

ACTION:	Benjamin Lee moved to grant Variance Application Z-21-186; Ryan Green seconded and the vote was as follows:
AYES:	Jesse Coppel, Ben Lee, Chairman Green, Jon Merriman
NOES:	None
ABSTAIN:	Ron Danne; due to conflict of interest, Mr. Danne is the architect.

Passed 4 - 0

7. Zoning Code Ordinance Draft

a. [Articles 38 and 39](#)

Commissioners continued review of the draft, beginning with Article 38 Site Improvements and worked through Article 39.

Discussions on street signs, water meter pits, buffering and promoting walkability and connectivity.

Review of Appendix A and the list of acceptable trees. Commissioners confirmed that the Tree Commission had reviewed and approved.

Review of Appendix B which provides some definitions on what the types of streets are.

All edits and comments noted by Bailey Klimchak. Planning and Zoning Commission completed their review of the Zoning Code Ordinance Draft.

8. Other Business

1. Bailey provided update on next meeting application considerations; Conditional Use and a COA
2. Next meeting reminder, on a Wednesday in one week
3. Next steps on the zoning draft; Bailey to go through and address all the comments and check in with other departments and legal on a couple things; then will bring back to Planning and Zoning for recommendation to council.

9. Adjourn

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

Passed 5 - 0

Meeting adjourned at 7:17 pm

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.

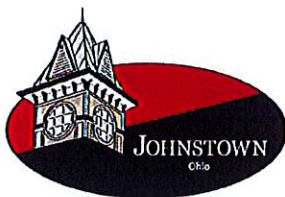
1131.03 CRITERIA FOR APPROVAL.

The Commission shall not approve a conditional use unless it shall, in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location shall meet all of the following requirements:

- (a) Will be harmonious with the existing or intended character of the general vicinity and that such use will not change the general character of such area.
- (b) Seeks to maintain, and will not be hazardous to, the health, safety and welfare of the existing neighborhood, and the total community.
- (c) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- (d) Will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.
- (e) Will not involve uses, activities, processes, materials, equipment and 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.
- (f) Will have vehicular approaches to the property which shall be so designated as not to interfere with traffic on surrounding public streets or roads.
- (g) Complies with any other requirements or standards that are cited under the specific zoning district regulations of this Ordinance.
- (I) Will be in accord with the general objectives, or with any specific objective, of the strategic plan and the Zoning Ordinance
- (j) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- (k) Is a conditional use identified for the applicable zoning district.

It shall be the duty of the applicant to present by the preponderance of evidence, sufficient proof in the application to demonstrate that the requirements cited above are met.
(Ord. 15-2019. Passed 4-16-19.)

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**

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Home Occupation

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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 located 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 business 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****Address**

Jason Ratai

266 S Main St

Name**Address**

Randall Martin

273 S Main St

Name**Address**

Beth Campbell

283 S Main St

Name**Address**

Gabriel & Leanne Walters

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

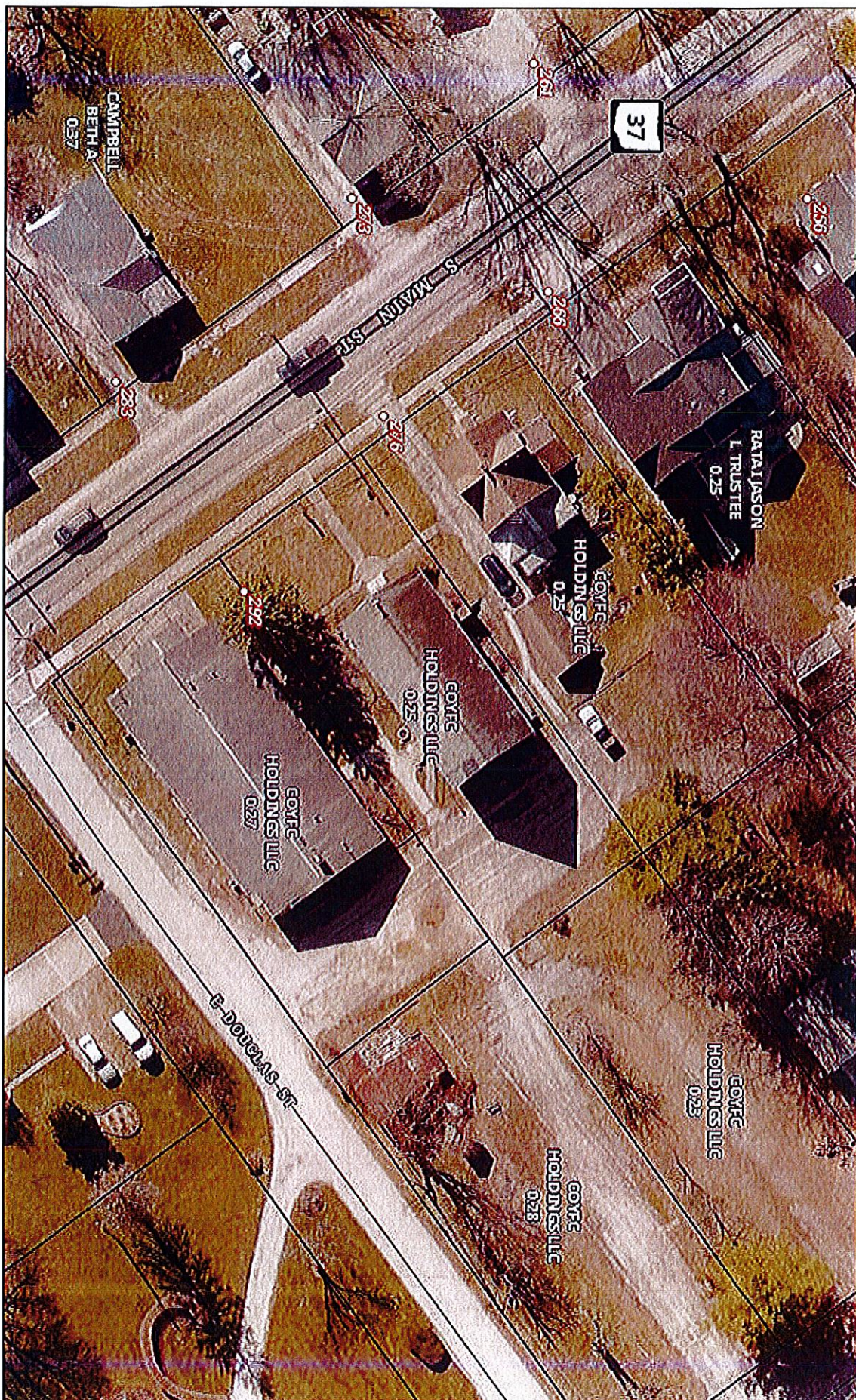
60 E Douglas St

Authorization

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

true

OnTrac Property Map

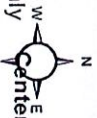


November 22, 2021

Street Number Only

Sales - 2021

Owner Name & Acres



Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other hwy type

Driveway

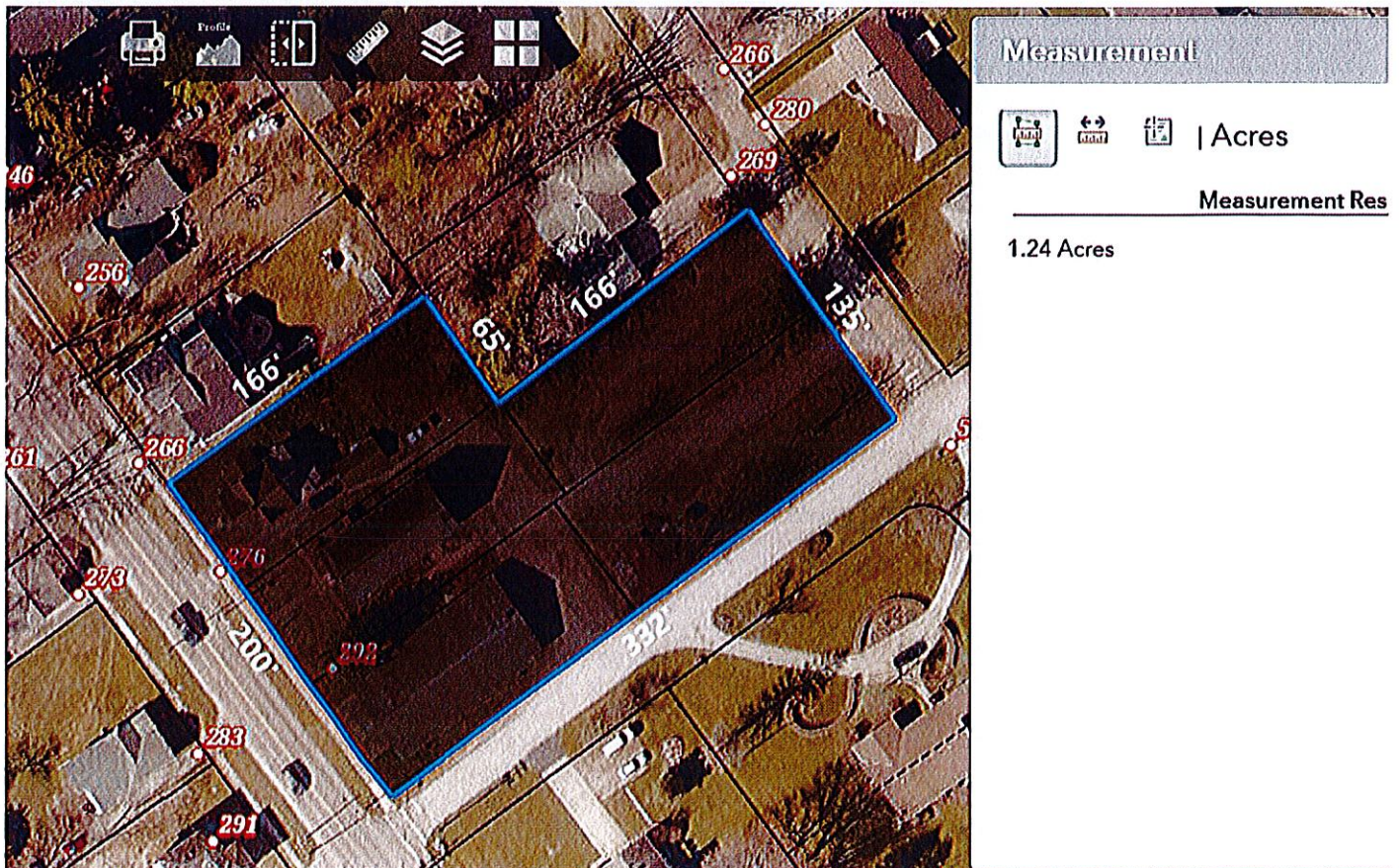
Interstates

Municipal Corporations

Jurisdictional Townships

LICKING COUNTY TAX MAP

Licking County Auditor GIS



CITY OF JOHNSTOWN OHIO



November 2021 Zoning Inspector Summary

Total new homes permitted YTD as of the end of November 2021: (101)

Total new homes permitted in November 2021: (9)

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

Total November property code enforcements entered into OpenGov (2)

New Permits for November 2021:

1. Zoning Certificates: 9
2. Curb cut, CO, Sidewalk 9
3. Certificate of Appropriateness approved (1)
4. Fence: 4
5. Decks: 1
6. Shed: 0
7. Signs: 0
8. Variance: 1
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. Numerous yard signs removed.
2. 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
3. S. Main a disabled SUV in back lot, Certified letter sent to property owner after several unreturned phone calls. SUV has been removed.
4. Utility trailer parked in front yard off the driveway, Certified letter sent, met with the property owner onsite to discuss options for permanent storage. The trailer has been removed.

5. A couch in the front yard on Pratt St. contacted the property owner by phone, it was temporarily removed the next week, it was set out for trash pickup and has been removed.
6. Sunset Drive. A tarp covered Vehicle, 40 or 50 bikes along with years of miscellaneous junk all located in the rear yard. There is a pick-up truck parked in front driveway with 10-year-old expired license plates. Two Certified letters were sent. The property owner came in to discuss the violations. Pending
7. S Williams. A washing machine has been setting in front yard for three weeks and the trash cans are being stored on the curb. Left a message for the property owner. The property owners were recently taken to court and fined for similar violations. A certified letter will be sent for the new violations. Pending
8. A letter was sent to the Licking County Auditor to add real estate tax charges to a W Coshocton Street businesses property. The Johnstown City Service department was told to clean up the yard by the Zoning Inspector. It had to be mowed and trimmed, this was after several years of dealing with the stores management and the company's national property manager at the corporate office. The clean-up charges added were \$1200.00.
9. Two new address number assigned for storefronts on S Main.
10. Two new medical doctors' will be opening offices in Johnstown. One at 333 W Coshocton and the other at 13 E Coshocton both should be open within the next few months. Both of their practices are built around Telemedicine with limited office visits.

Other business and actions:

1. Inspections completed: sidewalks, deck framing, fence post holes (8)
2. Final Occupancy permits issued: (5)
3. Temporary Occupancy permits issued (1)
4. Cannondale, revised two recently issued new residential home permits, flipped the design to allow for improved drainage in the area.

Jim Blair
Johnstown Zoning and Property Code Official