



Regular Council Meeting
Tuesday, June 7, 2022 - 7:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation - Mayor Dutcher
4. Pledge of Allegiance
5. Action on Minutes
 - a. May 4, 2022 Regular Council
 - b. May 17, 2022 Special Work Session
6. Citizen comments on matters not on the agenda
7. Council Committee reports
 - a. **Planning & Zoning:** Met 5/24/22; Next 6/14/22 @ 6:30 pm Council Chambers
 - b. **Design Review Board:** Met 5/10/22 Update given last meeting; Next 7/17/22 @ 5:00 pm Council Chambers
 - c. **Safety & Service:** 6/7/22 Cancelled; Next 7/5/22 @ 5:00 pm Council Chambers
 - d. **Finance:** Next 6/21/22 @ 5:00 pm Council Chambers
 - e. **Economic Development:** 6/3/22 Cancelled; Next 7/1/22 @ 9:00 am Admin conference room
 - f. **Park & Rec:** Next 6/21/22 @ 10:00 am Admin conference room
 - g. **Tree Commission:** 5/24/22 Cancelled; Next 6/28/22 @ 5:00 pm Council Chambers
 - h. **Events Committee:** Met 6/2/22; Next 6/30/22 @ 5:00 pm Admin Conference Room
8. Director Reports
 - a. Service Departments: Water, Wastewater, Street
 - b. Manager Reports
9. Tabled Legislation - None
10. Public Hearings of Legislation
 - a. **ORDINANCE 11-2022** AN ORDINANCE GRANTING A NONEXCLUSIVE FRANCHISE TO OHIO POWER COMPANY , ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN, AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES, AND PUBLIC PLACES OF THE CITY OF JOHNSTOWN, STATE OF OHIO, AND ITS SUCCESSORS, LINES FOR THE DISTRIBUTION OF ELECTRIC ENERGY TO THE CITY OF JOHNSTOWN, AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES, AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS SAID CITY OF JOHNSTOWN, STATE OF OHIO, SUBJECT TO THE CITY'S CODIFIED

ORDINANCES INCLUDING THE CITY'S COMPREHENSIVE RIGHT OF WAY CHAPTER.

- b. **RESOLUTION 2022-20** A RESOLUTION TO APPROVE AN AMMENDMENT TO THE EMPLOYEE HANDBOOK
- c. **RESOLUTION 2022-21** AN ORDINANCE ESTABLISHING A TREE REMOVAL PERMIT FEE FOR CITY OF JOHNSTOWN
- d. **RESOLUTION 2022-22** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LAW GENERAL CONTRACTING FOR THE EAST JERSEY STREET REHABILITATION PROJECT

11. Introduction of Legislation

- a. **ORDINANCE 12-2022** AN ORDINANCE AMENDING SECTION 1179 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

12. Other Business

13. Adjourn

Next Council Meeting June 21, 2022



Regular Council
Wednesday, May 4, 2022 - 6:30 PM
MINUTES

1. Call to Order

Mayor Chip Dutcher called to Order the City of Johnstown Regular Council Meeting for May 4, 2022 at 6:36 PM.

2. Roll Call

Present - Mayor Chip Dutcher, Doug Lehner, Marvin Block, Sharon Hendren, Ryan Green, Donald Barnard, Jon Merriman
Absent - None

Staff present - Jack Liggett - Interim City Manager, Abe Haroon - Chief of Police, Dana Steffan - Finance Director, Bailey Morlan - City Planner, Yazan Ashrawi - City Law Director, Dave Reipenhoff - City Labor Attorney, Dyanne McDowell - Training Marbles HR, Teresa Monroe - Clerk of Council

Public present - Pamela Siekman, Shane Imwalle, Dwayne Siekman, Paul Denny, Chad Adkins, David Holstein, Tom Mechry, Louie Greenwell, Valerie Croum, Sean Staneart, Kent Mallett, Chuck & Ruth Ann Booher, Chris Shup, Bill Moore, Cathy Block, Anne Evans, Terry Priest, Representative Mark Fraizer

3. Invocation - Ms. Hendren

4. Pledge of Allegiance

5. Update - Siekman & Siekman

Dwayne and Pamela Siekman attended to provide an update on their activities on behalf of the City of Johnstown. Dwayne Siekman said meetings they have conducted have been extensive, from the county level to the Governor's office to D.C and Congressman Balderson's staff. Additionally, they have met with Sherrod Brown's staff and are communicating with Senator Rob Portman to bring some of their district director's staff to the city to understand some of the needs and opportunities they may be able to bring.

Pamela Siekman provided news on funding; their team and city staff worked on submittals for a splash park (\$700,000) and an amphitheater (\$400,000). The bill is being drafted, the projects are being vetted and Representative Fraizer expects that we will see the Capital Budget around early June (\$1.1 million for community projects). They have also worked with Johnstown staff and the Woolpert technical team to submit an earmark request for \$1.5 million for a water recharge and exploration study of the aquifers. Additionally they have worked with Johnstown on the RAISE grant specific to the Mobility Hub; seeking \$12 million. Johnstown applications have received some significant letters of support and has \$14.6 million out there in requests.

Representative Mark Fraizer, 71st Ohio House District, was present as part of an ongoing engagement with local communities. He said they did three meetings with Jersey Township specifically to focus on residents in the annexation agreement area that are not being annexed to get out as much information as they can. Focus has been to build a timeline to ensure people can make competent decisions on what they want to do with their properties. There are two sides to the roadway improvements in support of Intel; the Intel site where New Albany is doing roadwork, the largest road they will put in place is a four lane road with a median turn lane. The Initial improvements will be on I-270 and 161 to US62 and then on Mink Road there will be an interchange update where they will remove the sidewalks to expand the road but they will not tear down the bridge or recreate it. Mr. Fraizer said there has been a lot of misinformation on Facebook, the local community engagement is an effort to get accurate and verifiable information out to the general public.

Representative Fraizer said some of the biggest items on their agenda for Johnstown are Licking County TID, roadway improvements outside of the Intel site. Questions are what are we doing with Mink into Johnstown, what are we doing with Duncan Plains/US 62 and other roads that will be impacted; the TID for the county is commissioning a study to look at that, they have a \$500,000 grant from the State of Ohio. The site expansion of Intel is a great thing but it's the construction that's ancillary around it that has their concern and focus for the people moving here, living here and the additional traffic. Mr. Fraizer said another big focus is the water and wastewater plan for the county, there is an infrastructure bill coming online being routed through the EPA. An upcoming meeting is being planned with county planners that have been hired in order to do a water and wastewater study throughout the county.

Marvin Block noted Mr. Fraizer's meeting tomorrow with the Attorney General's office and took the opportunity to discuss concerns he had with the General Miles Estate; the property left in his will, historical items being auctioned etc. Mayor Dutcher provided some history on the estate. Mr. Fraizer said the best he can do is give the Attorney General's office a call to pursue. Anne Evans made a statement that she has filed a lawsuit as a beneficiary of the estate, not just for herself but for the hundreds of unknown beneficiaries in Johnstown and Liberty Township that do not know they have a multi-million dollar piece of land coming to them.

6. Presentation - Woolpert

Woolpert Inc., a multi-disciplinary Engineering Consulting Firm was present to give a presentation with a focus on community comprehensive planning. They said in meeting with the Mayor and staff over the last couple months, they have and are working to gain an understanding of Johnstown's most pressing needs as development comes. Team members present were Tom Mochty-Senior VP, Shane Imwalle-Chief Strategy Officer, Paul Denny-Program Manager, Chad Adkins-Urbanism and Planning Discipline Leader, Dave Holstein-Program Director. Their message was that an updated Comprehensive Plan can control growth and compliment the grants they will be going after; they want to streamline the process to complete the plan in about four months by partnering with a Columbus based Planning Firm, City staff and having a public engagement strategy. The plan would incorporate site development, future land use, future transportation, utility and capacity plans and priority for water/sewer/utility system expansion and funding. They discussed their funding strategy and coordination with the Siekman's.

Mayor Dutcher thanked Woolpert for coming and said that that we are no longer "small" and Johnstown staff has extra requirements as a city, that we need a "bench"; and his

answer was to go to somebody that does this and has the expertise to come share with council to help guide us.

Mr. Block asked how long they had been working with us, Mr. Mochty said the last couple months. Mr. Block asked for a cost estimate of the Comprehensive Plan; Woolpert representatives said they would need to hone in on what the city wants to accomplish, a critical component is the public engagement strategy but looking at \$100,000 - \$150,000. Jack Liggett clarified that no contract has been signed with Woolpert, that staff has met with them to learn their capabilities, how they work and what they can do and they have helped with some grant work. Mr. Block said it would have been nice if other council members had known about this. Mr. Liggett said this is the introduction and a chance to ask questions. Council members took time to ask their questions. It was noted that due to the compressed timeframe, Woolpert would partner with a local Columbus firm (Planning Next) to supplement staff as an extension of their and city staff. Typically, a plan like this takes eight to twelve months and Planning Next has a niche for rural small town planning and would round out Woolpert's capabilities to accelerate the product. Woolpert also noted that they are not working with any other surrounding cities or counties or townships, they want to focus on Johnstown.

7. Action on Minutes

a. April 18, 2022 Special meeting

ACTION: Doug Lehner moved to approve; Sharon Hendren seconded and the vote was as follows:

AYES: Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren

NOES: None

ABSTAIN: Donald Barnard, Jon Merriman. Both due to absence.

Passed 5 - 0

b. April 19, 2022 Regular meeting

ACTION: Sharon Hendren moved to approve; Doug Lehner seconded and the vote was as follows:

AYES: Jon Merriman, Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren, Donald Barnard

NOES: None

ABSTAIN: None

Passed 7 - 0

8. Citizen comments on matters not on the agenda

1. Dave Douglas; 321 Fondriest

- Asked if there was a requirement to consider a number of engineers before selecting a City Engineer. Mayor Dutcher answered no, Jack Liggett said according to the Charter the City has to name an engineer, but it is not exclusive.

No further public comments.

Marvin Block said he had a statement. He has been under investigation since allegations were made against him February 15th, in this chamber, that he sat through some horrific rhetoric and accusations and that the village has spent close to \$25,000 on investigations; he added that on February 27th there were more allegations. Mr. Block said there was an independent investigation done and he would read conclusion and findings that 1) Councilman Block did not tell anyone that Director Steffan and Chief are having an affair or similar relationship. 2) Councilman Block has not unlawfully harassed, retaliated against any employee based on protected status. 3) City Manager Liggett did not violate city policy toward Director Steffan and did not harass, intimidate or retaliate against her. Mr. Block shared how this has personally negatively affected him and his family. Mr. Block also read a degrading and threatening email he received and said that is what he has had to put up with since February 15th. He said he had planned on resigning on his 77th birthday because of his health but he cannot resign under allegations like this, he has lived in this community his lifetime and built up a reputation only to have people attack him, he said he would not keep his mouth shut any longer, if people want copies of the report or answers he will give them.

9. Council Committee reports

- a. **Planning & Zoning:** Met 4/26/22; Next 5/10/22 @ 6:30 pm Council Chambers
Ryan Green was elected Chairman. Ace Hardware COA was approved.
- b. **Safety & Service:** 5/4/22; Next 6/7/22 @ 5:00 pm Council Chambers
Talked about area planning, discussed AEP franchise agreement up for renewal, talked about some area trees that need removed, Mr. Liggett said he needs to do more investigation of the dangerous tree ordinance and act to get them removed. Mr. Lehner noted discussion on the city payment system and effort to look into a swipe or tap feature.
- c. **Finance:** Next 5/17/22 @ 5:00 pm Council Chambers
- d. **Economic Development:** Next 5/6/22 @ 10:00 am Admin conference room
- e. **Park & Rec:** Next 5/17/22 @ 10:00 am Admin conference room
Planner Bailey Morlan said in January we applied for a Transportation Alternative Program (TAP) Grant for the development of a multi-use trail in what is proposed to be Raccoon Creek Park. The city requested approximately \$430,000 for the design and construction of the trail and she received a letter yesterday that we would be awarded that money. The trail will start at US62 and go to Fox Drive in the Pulte development, there is currently a parking lot there because the city planned for future expansion of the park. This will be the first phase of a multi-phase project.

Jack Liggett reported that at the Dog Park, the gravel base is in, there is more road work to do but now there is a place to park without stepping in mud.
- f. **Tree Commission:** Met 4/26/22; Next 5/24/22 @ 5:00 pm Council Chambers
Marvin Block said a tree was planted at the municipal building for Arbor Day and three trees were planted at the trailhead. There is a plan to also replace a couple trees on Coshocton Street. Mr. Block asked about the trees that were cut down at Steel Ceilings,

Mayor Dutcher said they were trying to get to the bottom of why all the trees were cut down.

- g. **Events Committee:** Next 5/19/22 @ 5:00pm Admin conference room
July 4th activities are moving ahead. Local Waste has again donated a dumpster for the event.

10. Director Reports

Mayor Dutcher talked about his recent return from Chandler, Arizona. He attended a one day tour of the Intel facility there. The Mayor said one thing he found intriguing was the fact that all the water supplied to Intel in the beginning came from wells, they have a whole system of wells, they are blessed to be on top of aquifers like we are and they have a regimen to replenish them, it is quite a system. He said he was not prepared for the massiveness of the facility, it is big. He added that Intel has a team dedicated to the surrounding property owners and HOA's, he was impressed by that. He said he thinks they all came away with a better understand of what Intel could mean to us.

- a. **Service Departments: Street, Water, Wastewater**
Jack Liggett reviewed department director's reports.

Mr. Barnard noted some complaints that the new caution/yield to pedestrians signs on Concord Road, before and after the bike trail are too small and not seen until you are right up on them; asked if we could get bigger ones and have them moved out farther to give traffic better warning. Mr. Liggett said he would look into that, Chief Haroon said stop bars may help that as well. Added that cars parking along there also hinder traffic from seeing pedestrians. Mr. Liggett said his understanding is that the Licking Park District has an agreement with the Rice property owners to install a parking lot there and once that is complete the police department would start enforcing. Decision to put in new signs after the parking lot has been completed; Ms. Morlan was asked to call the park district to get a timeframe on when that lot would be going in.

- b. **City Manager**

Jack Liggett provided updates as follows:

1. Noted an upcoming May 17th meeting with Representative Mark Fraizer.
2. The long awaited Edwards Road pre-con meeting is going to be May 10th.
3. May 27th will be opening bids for the E. Jersey Street project, which consists of new water services, cutting road down a bit, new sidewalks and new pavement.
4. He has received the draft for completion of phase one of the wastewater department, he needs to review and will forward final copy to council members for review.

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 07-2022** AN ORDINANCE AMENDING ORDINANCE 47-21, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS

Introduced April 19th. Finance Director Dana Steffan said this is moving funds around to pay for additional engineering costs, the increase is \$41,000 and that is mainly for sewer replacement improvement funds for the Payne Street sewer line and additional costs for a sewer truck. Mayor Dutcher noted that funds for dispatching services by the county were

going into engineering; Mr. Liggett said that is because there would not be any charge by the county for the first two years. Ryan Green confirmed that the money moving to engineering was not earmarked for anything specifically at this time.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Ryan Green moved to approve; Doug Lehner seconded and the vote was as follows:
AYES: Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren, Donald Barnard, Jon Merriman
NOES: None
ABSTAIN: None

Passed 7 - 0

b. **ORDINANCE 08-2022** AN ORDINANCE AMENDING CHAPTER 1183 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

Introduced April 19th. Mayor Dutcher noted the Ohio Supreme Court ruling on sections of the city tree ordinance are out of compliance so our ordinance has been revised. Ms. Morlan said we will need to have a certified landscape architect on our contractual staff for tree removal plan review.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Donald Barnard moved to approve; Jon Merriman seconded and the vote was as follows:
AYES: Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren, Donald Barnard, Jon Merriman, Ryan Green
NOES: None
ABSTAIN: None

Passed 7 - 0

c. **RESOLUTION 2022-15** A RESOLUTION TO APPOINT THE PRESIDENT OF COUNCIL

The President of Council position is currently vacant. Mayor Dutcher nominated Marvin Block, Sharon Hendren seconded.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Chip Dutcher moved to approve; Sharon Hendren seconded and the vote was as follows:
AYES: Mayor Dutcher, Doug Lehner, Sharon Hendren, Donald Barnard, Jon Merriman, Ryan Green, Marvin Block
NOES: None

ABSTAIN: None

Passed 7 - 0

It was mentioned that Mr. Block was the Acting/Vice President of Council and now that he is President, the council will need to appoint the vice. Mayor Dutcher nominated Doug Lehner, Jon Merriman seconded.

Public Hearing: Opened for comments, there were no comments either for or against.

ACTION: Mayor Dutcher moved to approve; Jon Merriman seconded and the vote was as follows:

AYES: Doug Lehner, Sharon Hendren, Don Barnard, Jon Merriman, Ryan Green, Marvin Block, Mayor Dutcher

NOES: None

ABSTAIN: None

Passed 7 - 0

d. **RESOLUTION 2022-16** A RESOLUTION TO APPOINT COUNCIL COMMITTEE MEMBER VACANCIES

Vacancies on council committees need to be filled. Council members worked to nominate members to open positions.

Clerk of Council read the nominations as follows:

- Jon Merriman to Safety and Service
- Don Barnard and Jon Merriman to Finance Committee
- Ryan Green to Economic Development
- Don Barnard to Rules Committee
- Doug Lehner to Storm Water Management

Public Hearing: There were no comments either for or against the legislation.

ACTION: Marvin Block moved to appoint all candidates as read by the clerk; Ryan Green seconded and the vote was as follows:

AYES: Sharon Hendren, Donald Barnard, Jon Merriman, Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner

NOES: None

ABSTAIN: None

Passed 7 - 0

13. Introduction of Legislation

a. **ORDINANCE 09-2022** AN ORDINANCE AMENDING ORDINANCE 47-21, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS

This is in response to an email sent by ODOT, an invoice for add on costs for upgraded signal poles in conjunction with the US62 ODOT project. The cost of the upgraded poles is \$14,450.00. Jack Liggett said that ODOT has a standard pole they use but if the city wants them to match the others in town, we have to cover the additional cost. Public Hearing May 17, 2022.

14. Other Business

1. Marvin Block said he had a meeting with Bill Ebbing in New Albany, found him to be a very nice person and interested in our community. Discussed long range planning cooperation between New Albany, Johnstown, the township and the school. He also met with Jennifer Chrysler, touched on the New Albany Accord, said they reached out but no one ever got back to them. Ms. Chrysler provided Mr. Block with a copy of New Albany's Strategic Plan, discussed how they do tax base to make everyone whole, emphasized close work with their schools. Mr. Block added conversations with Mr. Ebbing on water availability and past discussions with Jim Lenner that were not passed along to Mr. Liggett or to Council.
2. Ryan Green; passed along invited to a Softball/Baseball tournament July 23--24 at JYAA fields.
3. Marvin Block provided wording for the Chops Montgomery memorial stone going into Bigelow Park. "In loving memory of Darwin Chops Montgomery, Fire Chief, Trustee, Street Maintenance (title). Known to everyone as Mr. Johnstown". It was mentioned that we are also still waiting on the stone for Oliver Bigelow headstone, it has been ordered.
4. Mayor Dutcher said the school has given their approval for use of the Performing Arts Center for Thursday, May 19th for a community wide meeting concerning Intel from 6:30 pm - 9:00 pm. Questions to be submitted ahead of time.

15. Executive Sessions

ACTION: Marvin Block moved to enter executive sessions to consider the investigation of complaints against a public employee or official and to consider the employment of a public employee; Doug Lehner seconded and the vote was as follows:

AYES: Don Barnard, Jon Merriman, Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren

NOES: None

ABSTAIN: None

Passed 7 - 0

Attending Executive Session were members of Council, Interim City Manager Jack Liggett, City Law Director Yazan Ashrawi, City Labor Attorney Dave Reipenhoff, Dyann McDowell City HR firm

Council entered Executive Sessions at 9:00 pm and returned to regular session at 11:38 p.m.

Council and staff discussion on the employment of an Assistant City Manager.

ACTION: Marvin Block moved to hire Sean Staneart as the Assistant City Manager at a salary of \$50,000. Hours to be worked are at least 32 per week. City to pay his current insurance premium; Jon Merriman seconded and the vote was as follows:
AYES: Donald Barnard, Jon Merriman, Ryan Green, Marvin Block, Mayor Dutcher, Doug Lehner, Sharon Hendren
NOES: None
ABSTAIN: None

Passed 7 - 0

16. Adjourn

ACTION: Jon Merriman moved to adjourn; Ryan Green seconded and all were in favor.
AYES: Mayor Dutcher, Doug Lehner, Marvin Block, Sharon Hendren, Ryan Green, Donald Barnard, Jon Merriman
NOES: None
ABSTAIN: None

Passed 7 - 0

Meeting adjourned at 11:49 p.m.

Next Council Meeting May 17, 2022



Regular Council
Tuesday, May 17, 2022 - 5:00 PM
MINUTES

1. Call to Order

Mayor Chip Dutcher called to Order the City of Johnstown Special Council Meeting for May 17, 2022 at 5:00 PM.

2. Roll Call

Present - Mayor Chip Dutcher, Doug Lehner, Marvin Block, Sharon Hendren, Ryan Green, Donald Barnard, Jon Merriman
Absent - None

Staff present - Jack Liggett, Sean Staneart, Teresa Monroe

3. Work Session

Mayor Dutcher provided updates:

1. Tomorrow Jim Evers, plant manager in Chandler, is going to be in Johnstown because he will be the new Ohio plant manager. Others, along with Council members have been invited for coffee to meet and get to know him.
2. Tomorrow night is the community briefing on Intel at the school Performing Arts Center

a. Mayor update to Council on Chandler AZ trip

Mayor Dutcher talked about some highlights of his trip to Intel in Chandler, Arizona. Said what impressed him the most was the sheer size of the plant fabs. Said also impressive was the way their site is laid out, on two sides, there are housing developments next to the plant, on the other is tribal lands that grow alfalfa and cotton. Intel has a whole staff dedicated to answering questions and concerns of the neighbors, they are each given a contact to reach out to if needed. The group that went met with the Mayor of Chandler, the City Manager, Economic Development and the water and utilities people; noted that until Intel built a reservoir, all of their water was well water, discussion on how they managed that. The Mayor said he came away with the impression from all of the elected officials that as a corporate citizen, Intel is a very responsible partner and they work closely with the city to address any issues. Mayor Dutcher touched on the growth that Chandler has seen; they were a smaller city and now they are the fourth largest city in Arizona with 267,000 residents, in 1979 they had 30,000. They have built out their entire footprint of land available to them and now they are doing infill. There are 12,000 employees at the Chandler location. Mayor Dutcher said he asked about housing; fifteen percent of housing is multi-family.

b. Other member meeting reports; discussion on procedure

Ryan Green said that in the spirit of working together now that they have a full council, that meetings being attended should be spread out among members and information should be shared with all of council, need to update all better. Mayor Dutcher provided an update to council on some meetings attended.

Mr. Barnard asked what the plans were with New Albany and for Woolpert. Jack Liggett

said there are a number of developers and speculators asking about the Johnstown area, we need to get some area planning done. Jack said Woolpert is well connected to getting state and federal funding. If the plan is to go with Woolpert, \$50,000 seed money could be given for their initial grant work, but they would have to "feed themselves". Discussion and questions on duties and roles; the Siekmans, engineering firms, planning firms etc. and what an expectation for a Comprehensive Plan would be.

Further council discussion on meetings attended by the Mayor; Mr. Green said other council members would like to share the burden but they have to know about them. Mr. Block said they just want to be told what is going on and they do not feel information is being shared and they are asking him to do that. Discussion on the possibility of a shared calendar and better information sharing after meetings.

More discussion on comprehensive planning, on hearing a plan from firms; Sean Staneart took staff and council direction and lined up planning firms Crossroads, MKSK, Planning Next to present in a special meeting on May 31st, he would also recommend landscape and architecture firms. Will also ask for a list of engineering firms these firms like to work with. Staff to research funding options. Sean said he would recommend a very comprehensive plan with the growth expected. Recommends four components: Engineering, Comp Plan, Streetscapes plan, architectural design/theme.

Marvin said New Albany set a good pattern; Bill Ebbing and Jennifer Chrysler are more than willing to work together with Johnstown and they want our involvement.

Mayor Dutcher said he and Jack Liggett met with Bill Losier at Licking County TID; they are taking on the expense of looking at an option for a roundabout at SR37 and US62. The Mayor said he also asked him to consider other roundabouts at SR37/ Leafy Dell and Concord Road.

Continued discussion on engineering firms and capabilities.

Mr. Block asked Mayor Dutcher about a meeting regarding the Dunn family property, he said they have a plan and vision for their property, the desire of the family is that when the time comes for them to sell part of it or to develop it, they would request to annex to Johnstown.

4. Other Business

1. Discussion on the May 31st firm presentations; Mr. Staneart said these presentations are set up for the comprehensive planning firms. Discussion on the potential for other presentations from engineering firms on June 7th before the next council meeting.

5. Adjourn

Doug Lehner moved to adjourn, Sharon Hendren seconded and all were in favor. Motion carried 7-0.

Meeting adjourned at 6:35 pm.



May 2022

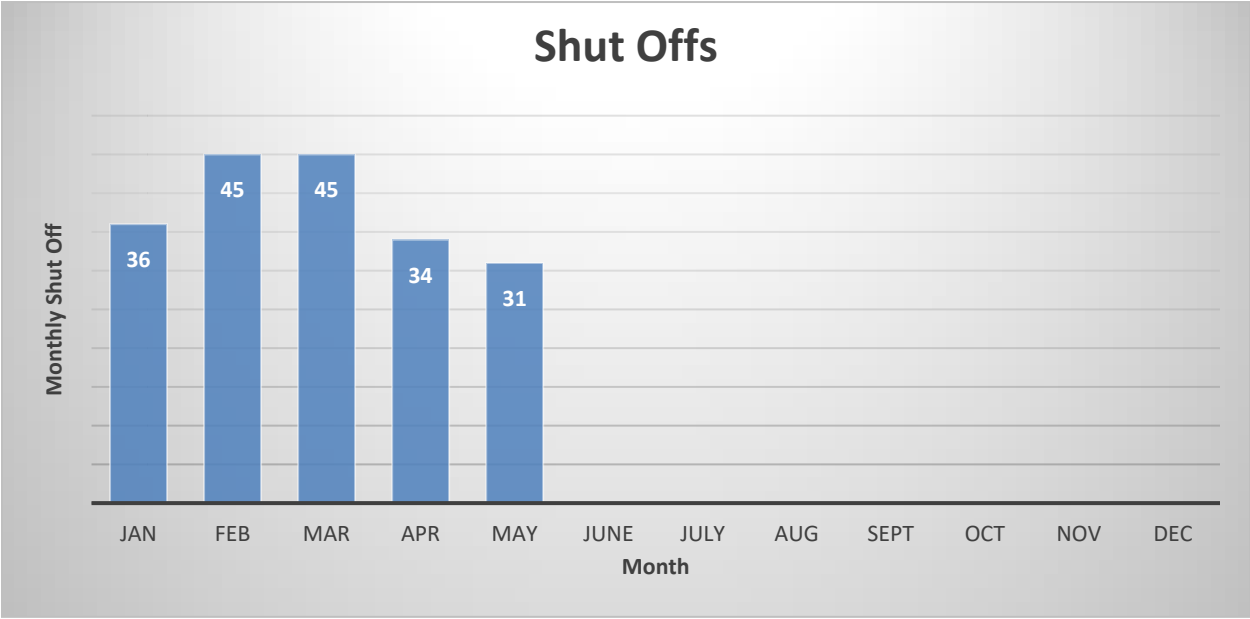
Water Council Report



Water Plant May 2022

- 1) As of May 31st, the flow is 20.728 MG.
- 2) Worked on shut offs.
- 3) Worked on work-orders.
- 4) Mowed Grass.
- 5) Switched lime feeder #2 to lime feeder #1 and cleaned #2 lime feeder.
- 6) The Water Plant staff completed 18 hours of training.
- 7) NWS (National Water Services) repaired #2 L.S. pump and it's ready for use.
- 8) On May 27, 2022, Terry Nichols attended a project meeting with Jacob's on the Water Plant Expansion.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown



Water Plant Daily Tap Test Results

Date	Phenol		Total	Total	Free
	pH	Alkalinity	Alkalinity	Hardness	Chlorine
May-01	8.20	0	50	145	0.86
May-02	8.32	0	49	146	0.93
May-03	8.05	0	49	148	1.06
May-04	8.14	0	48	147	0.99
May-05	7.97	0	45	143	0.92
May-06	8.08	0	49	150	0.98
May-07	8.36	0	49	147	0.83
May-08	8.40	2	48	143	0.93
May-09	7.94	0	49	148	0.97
May-10	7.89	0	50	146	1.07
May-11	8.09	0	48	145	0.96
May-12	8.08	0	50	146	0.97
May-13	7.95	0	51	149	0.98
May-14	8.23	0	47	143	0.80
May-15	8.08	0	46	145	1.00
May-16	8.23	0	49	146	0.87
May-17	8.15	0	50	148	0.92
May-18	8.06	0	50	149	0.97
May-19	8.06	0	47	145	1.02
May-20	8.16	0	49	150	0.87
May-21	8.24	0	47	145	1.84
May-22	8.40	3	45	150	0.91
May-23	7.93	0	56	160	0.91
May-24	8.04	0	49	147	0.95
May-25	7.92	0	50	148	0.87
May-26	7.93	0	49	146	0.97
May-27	8.25	0	45	143	0.91
May-28	8.26	0	46	145	0.92
May-29	7.81	0	48	146	0.89
May-30	8.39	2	47	144	0.84
May-31	8.54	1	48	146	0.91

Treatment Parameters Goals

pH: 7.8 – 8.5

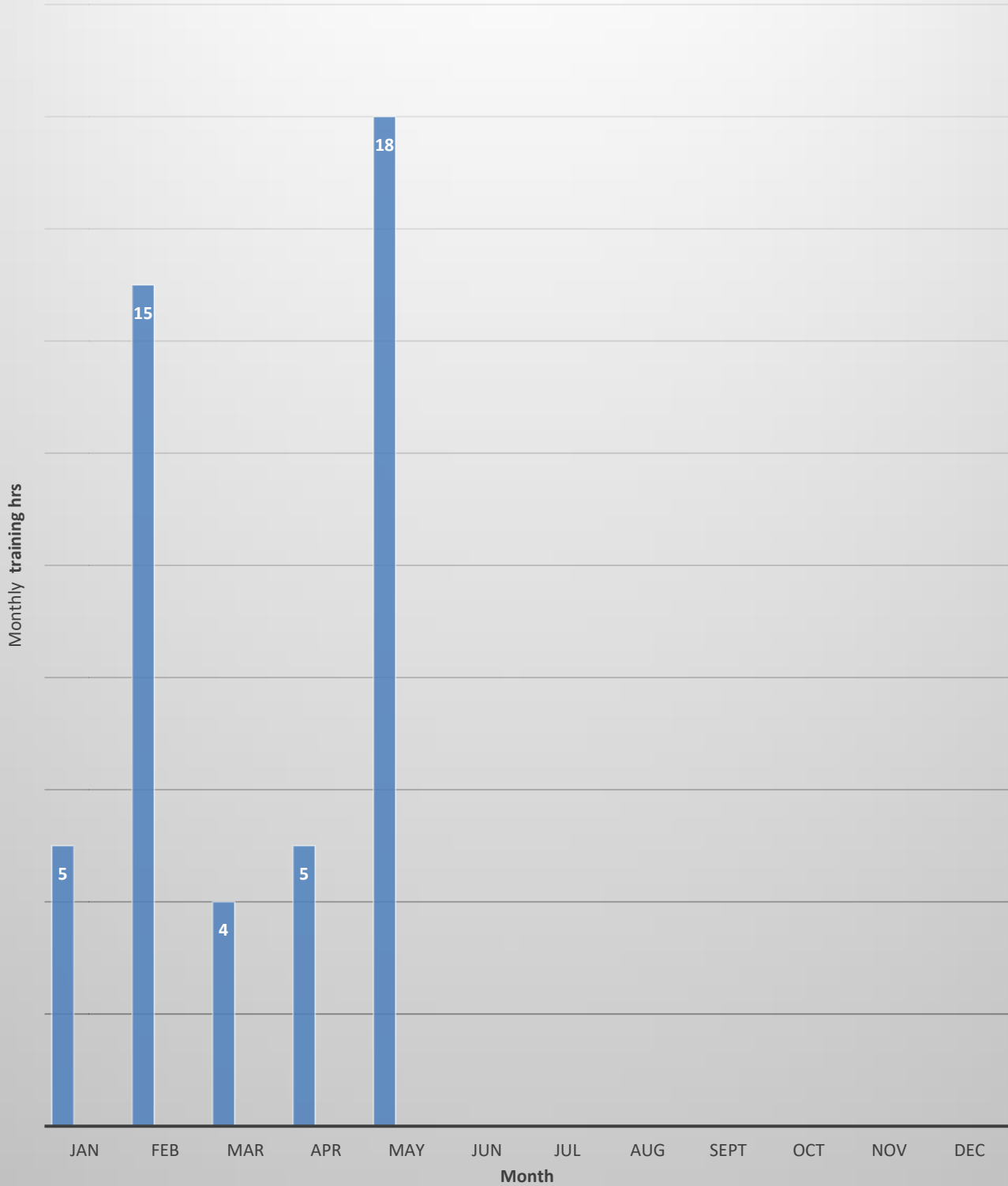
Phenol Alkalinity: 0-2 mg/L

Total Alkalinity: 35-55 mg/L

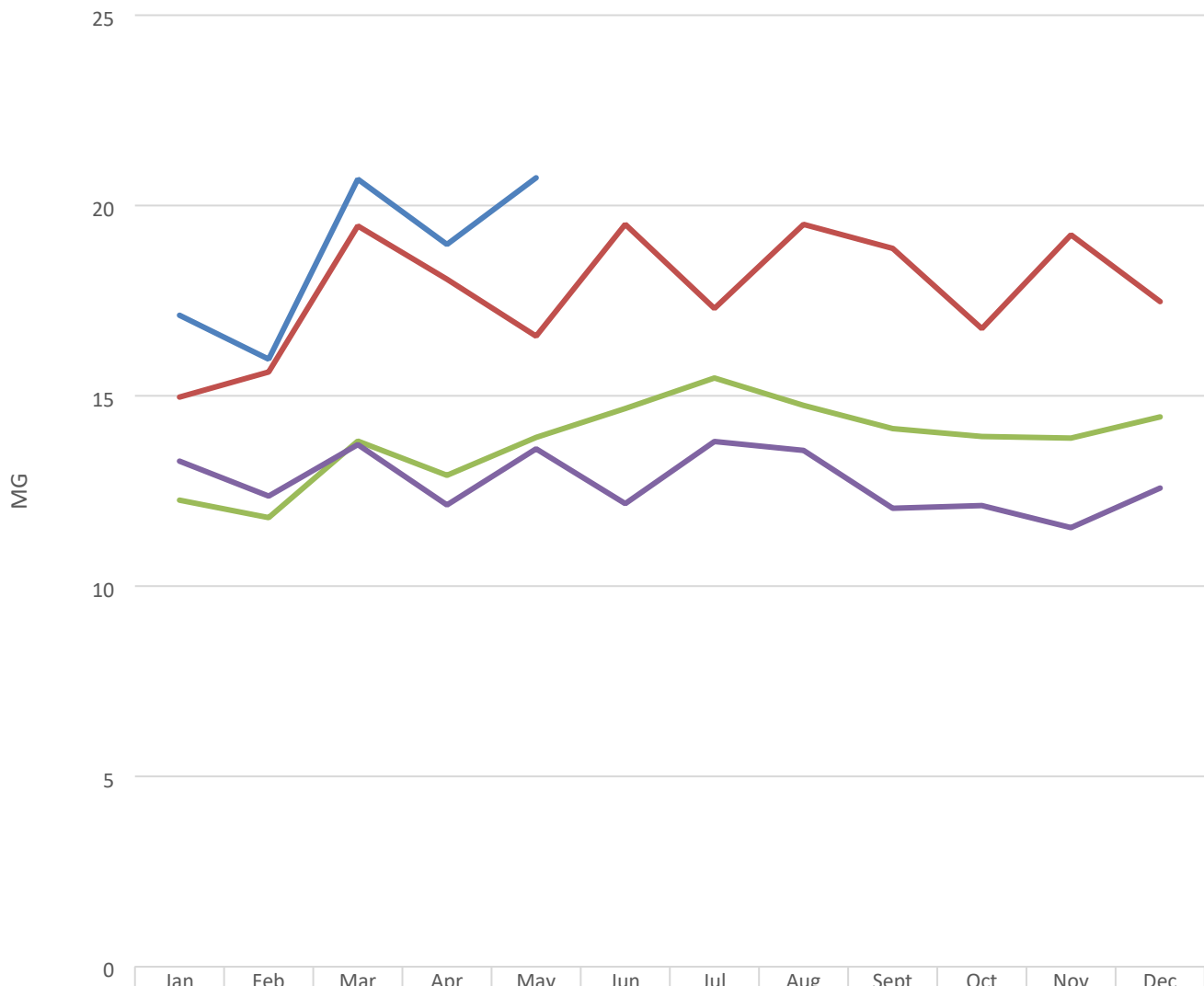
Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)

Free Chlorine: 0.85-1.10 mg/L

Training Hours



Monthly Influent MG

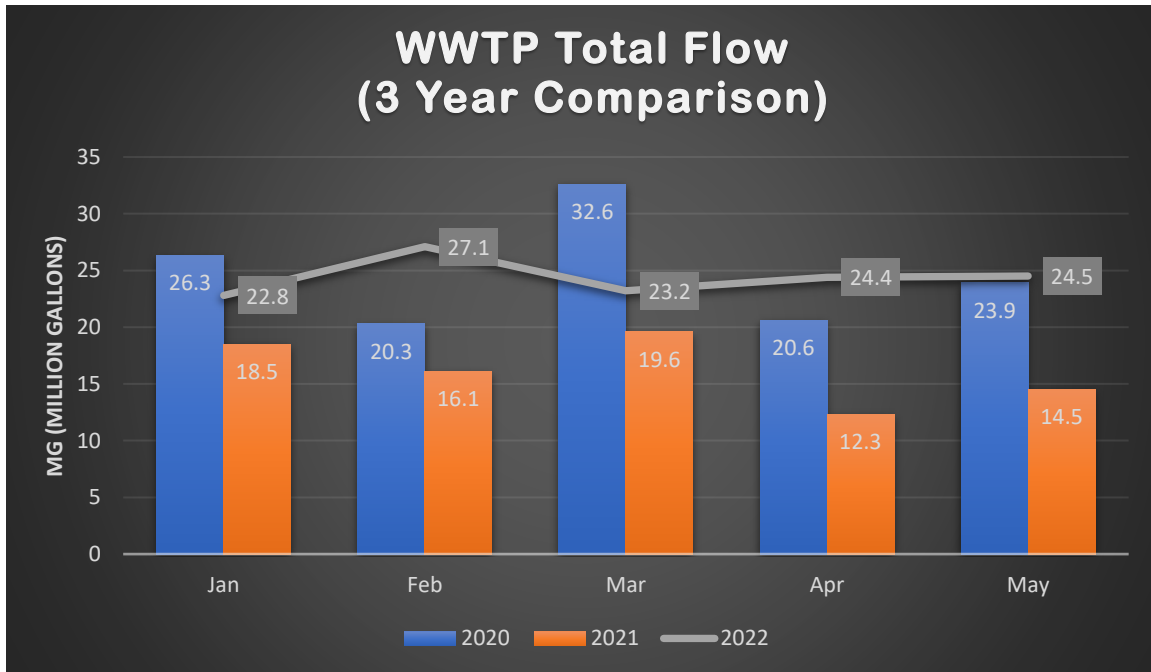


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2022	17.116	15.962	20.692	18.977	20.728							
2021	14.966	15.626	19.463	18.063	16.567	19.506	17.295	19.504	18.873	16.765	19.23	17.475
2020	12.258	11.799	13.81	12.911	13.907	14.666	15.468	14.748	14.138	13.931	13.889	14.446
2019	13.283	12.365	13.718	12.132	13.607	12.167	13.799	13.565	12.045	12.116	11.536	12.576

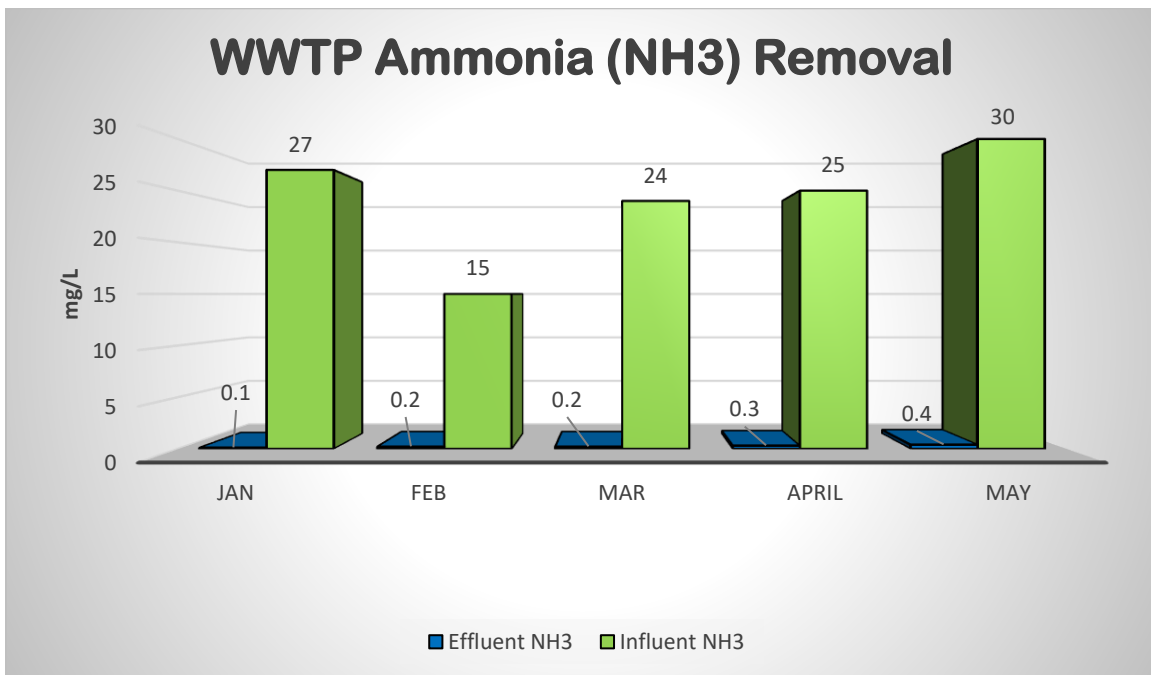


May 2022

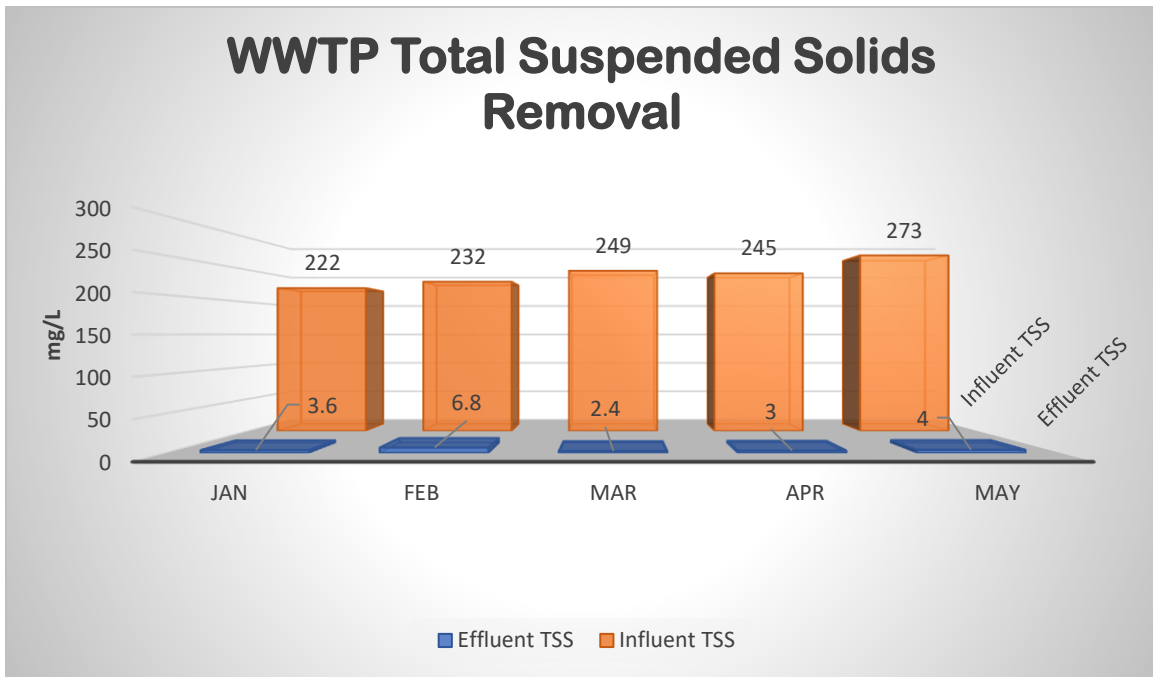
Sewer Council Report



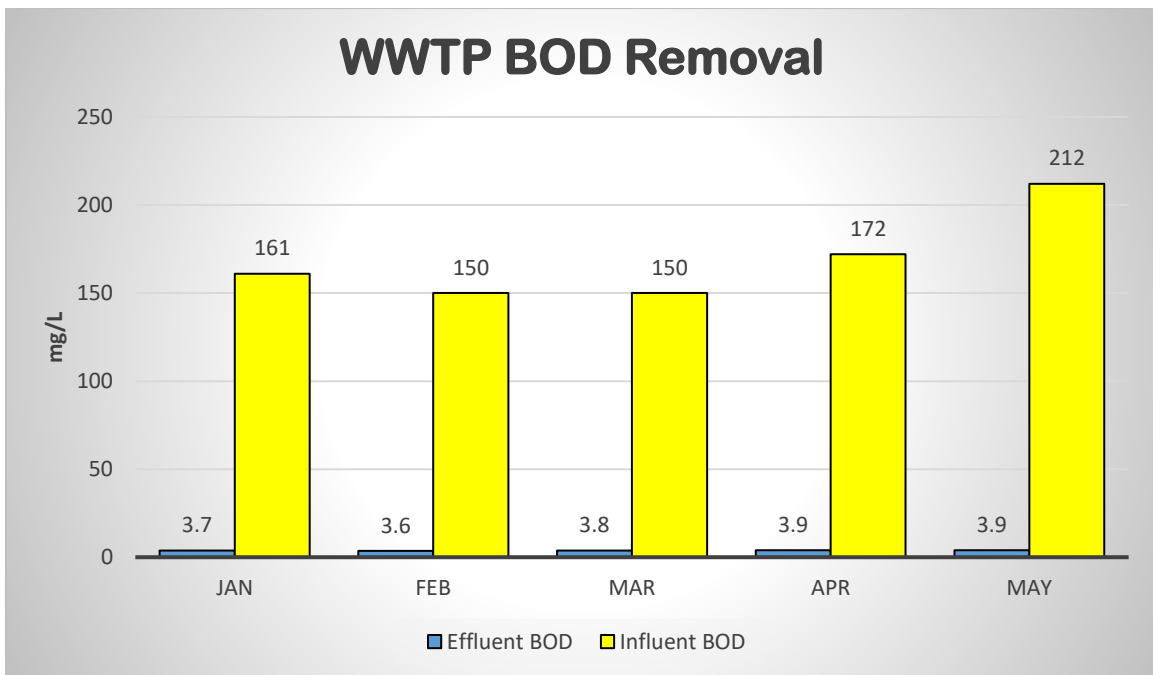
Plant Efficiency Charts



Average % of NH₃ removed for the month = **99%**



Average % of TSS removed for the month = **99%**



Average % of BOD removed for the month = **98%**

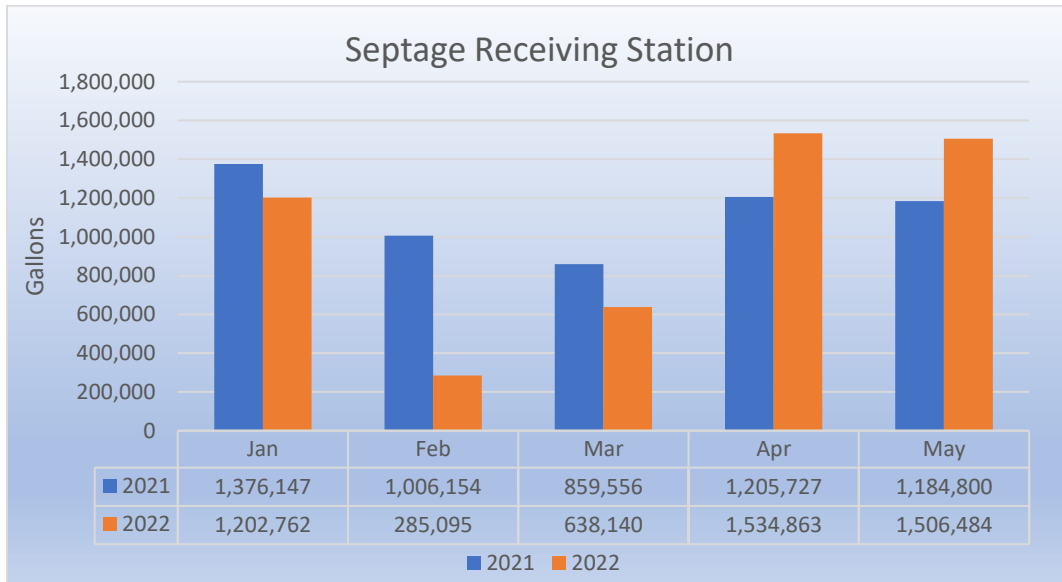
Work Highlights

- Sewer Inspections
 - 8 new build inspections completed
- Amount of sludge pressed (dewatered) – 861,329 Gallons
- Replaced rotary press scraper blades & deflectors
(replaced every 5,000 hours)

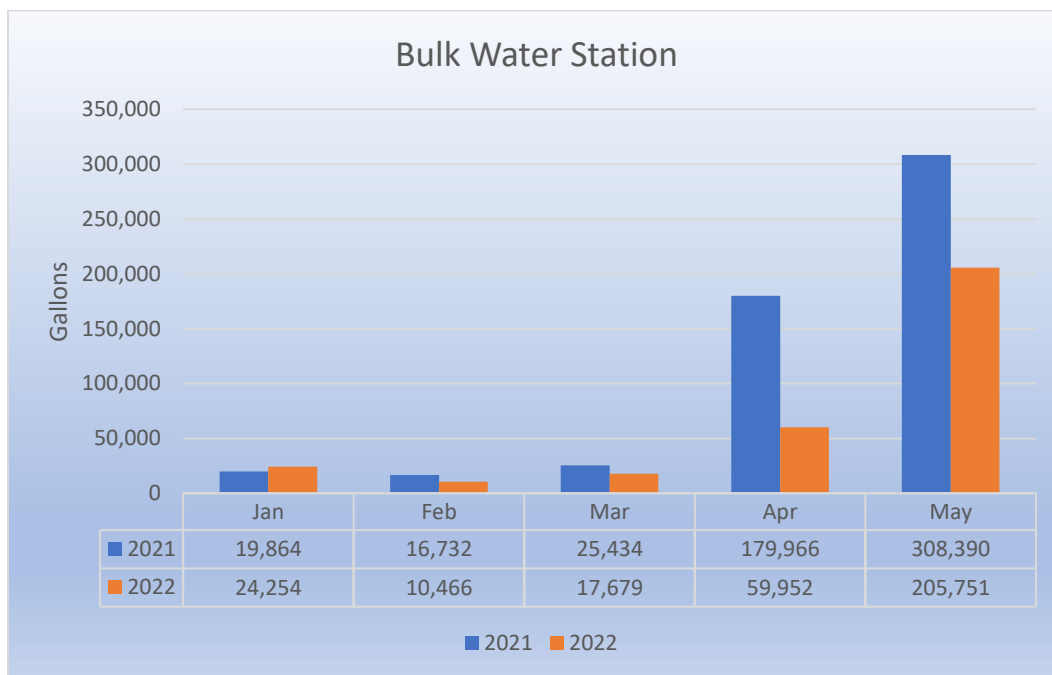


BULK SEWER & WATER

The following chart shows the total amount of waste in gallons brought into Johnstown for the current year and past year by the egg farms and bulk septage haulers.



The chart below shows the total amount of bulk water in gallons purchased each month for the current year and past year. NOTE: This graph contains only gallons of bulk water purchased from the fill station onsite.



Rick Fitch
Chief Wastewater Operator



Street Department Report

May 2022

CITY OF JOHNSTOWN, OHIO

City of Johnstown
Administrative Offices



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

Misc.

- Equipment maintenance
- Street Lights
 - (2) lights switched over to LED bulbs
- Seed and straw areas where work has been done
- Sidewalks fixed (Parkside and Buena Vista)

Street Maintenance

- Cold patching holes
- Sign repair and straightening
- Street sweeping
- 200ft of Curb repaired (Tyler Station Dr.)

Water Maintenance

- Assisted in water shut-offs
- 1 water service repair
- 1 Curb stop replaced
- 1 curb box reset
- Spreading of lime

Stormwater Maintenance

- Storm inlet cleaning
- 3 Catch Basin repairs
- 395ft of Ditch cleaning
- Installed catch basin and 108ft of 6inch pipe

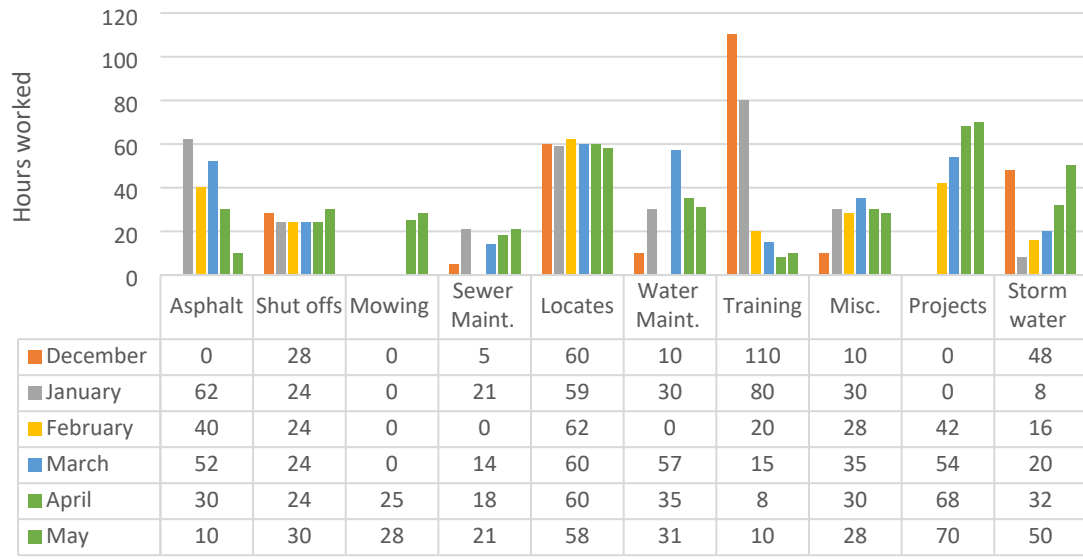
Park Maintenance

- Trash pickup (weekly)
- Trail head toilet checked and cleaned (weekly)
- Mowing and trimming (weekly)
- Clearing of brush

Sewer Maintenance

- Hauling of sewer sludge

April 2022 Hours Worked



Type of work

December January February March April May





ORDINANCE 11-2022

AN ORDINANCE GRANTING A NONEXCLUSIVE FRANCHISE TO OHIO POWER COMPANY , ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN, AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES, AND PUBLIC PLACES OF THE CITY OF JOHNSTOWN, STATE OF OHIO, AND ITS SUCCESSORS, LINES FOR THE [TRANSMISSION AND] DISTRIBUTION OF ELECTRIC ENERGY TO THE CITY OF JOHNSTOWN, AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES, AND FOR THE TRANSMISSION [AND DISTRIBUTION] OF THE SAME WITHIN, THROUGH, OR ACROSS SAID CITY OF JOHNSTOWN, STATE OF OHIO, SUBJECT TO THE CITY’S CODIFIED ORDINANCES INCLUDING THE CITY’S COMPREHENSIVE RIGHT OF WAY CHAPTER.

WHEREAS, Ordinance 1997-14 granted a franchise to Columbus Southern Power Co. to construct, maintain and operate lines and appurtenances and appliances for conducting electricity in, over, under and through street, avenues, alleys and public places of the Village of Johnstown; and

WHEREAS, the franchise agreement is set to expire June 17, 2022; twenty-five years from the effective date of Ordinance 1997-14; and

WHEREAS, the Council of the City of Johnstown does hereby desire to enter into a new franchise agreement with Ohio Power Company (AEP); and

NOW THEREFORE, be it ordained by the Council of the City of Johnstown, State of Ohio:

SECTION I. Ohio Power Company, its successors, and assigns (hereinafter called “Grantee”) are hereby granted the nonexclusive right, privilege, franchise, and authority to acquire, construct, maintain, and operate in, above, under, across, and along the streets, thoroughfares, alleys, bridges, and public places (as the same now exist or may hereafter be laid out) of the City of Johnstown, State of Ohio, lines for the [transmission and] distribution of electric energy, either by means of overhead or underground conductors, with all the necessary or desirable appurtenances [and appliances, including electric substations], to render public utility service in said City and to the inhabitants thereof by supplying electric energy to said City and the inhabitants thereof, and persons or corporations beyond the limits thereof for light, heat, power, or any other purposes or purpose for which electric energy is now or may hereafter be used, and the transmission [and distribution] of the same within, through, or across said City of Johnstown, State of Ohio, subject to the City’s Codified Ordinances including the City’s comprehensive right of way chapter.

SECTION II. Said lines, appurtenances [and appliances] shall be constructed so as to interfere as little as possible with the traveling public in its use of the streets, thoroughfares, alleys, bridges, and public places.

SECTION III. The rights, privileges, and franchise hereby granted shall be in force and effect for a period of five (5) years from the date of the passage of this Ordinance.

The rights, privileges, and franchise hereby granted shall not be construed to be exclusive and the Council of the City of Johnstown hereby reserves the power to grant similar rights, privileges, and franchises to any other person or persons, firm or firms, corporation or corporations.

SECTION IV. Said Grantee shall indemnify and hold the City harmless from any and all liability arising in any way from Grantee's negligence in the erection, maintenance, or operation of said lines for the distribution [and transmission] of electric energy.

SECTION V. Whenever said Grantee shall begin the erection or installation of any lines or equipment, Grantee shall do so in compliance with the City's Codified Ordinances, including the comprehensive right of way chapter, and it shall promptly and diligently prosecute the work to completion and leave the streets, thoroughfares, alleys, bridges, and public places where such work is done in as good condition of repair as before such work was commenced.

SECTION VI. Wherever in this Ordinance, reference is made to the City or the Grantee, it shall be deemed to include the respective successors or assigns of either; and all rights, privileges, [franchises], and obligations herein contained by or on behalf of said City, or by or on behalf of said Grantee, shall be binding upon, and inure to the benefit of the respective successors or assigns of said City, or of said Grantee, whether so expressed or not.

SECTION VII. This Ordinance shall be accepted by the Grantee within sixty (60) days from the date of the passage of same.

Date of Introduction: May 17, 2022

Public Hearing/Vote: June 7, 2022

Effective Date:

BY: _____

Mayor Chip Dutcher

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



A RESOLUTION TO APPROVE AN AMMENDMENT TO THE EMPLOYEE HANDBOOK

WHEREAS, Johnstown City Council has the authority to adopt personnel rules and regulations concerning personnel matters, including but not limited to: probationary periods, vacation and sick leave regulations, compensation, health insurance, professional conduct, performance evaluations, work schedules, and other personnel matters; and

WHEREAS, the City Council has determined that it is desirable and in the interest of city employees to amend the employee handbook Section 6.13 to address shift differential matters to apply to City employees.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Johnstown, Licking County, Ohio as follows:

Section One: Johnstown City Council hereby approves edits to Section 6.13 Other Compensation as follows, and is effective upon passage.

6.13 Other Compensation

Shift Differential Any non-exempt employee who begins their workday/shift at 12:00pm noon or later shall earn an additional ~~\$0.25~~1.00 per hour worked. Any non-exempt employee who begins their workday/shift at 6:00pm or later shall earn an additional ~~\$0.50~~1.00 per hour worked. Any non-exempt employee who works on a Saturday or Sunday shall earn an additional ~~\$0.50~~1.00 per hour worked. ~~Shift differential pay is exclusive of overtime pay; when an employee works overtime, the overtime rate of pay will prevail.~~ Shift differential is based on actual start day/time and is non-cumulative.

Section Two: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter of the VILLAGE OF JOHNSTOWN.

Date of Introduction: June 7, 2022

Date of Passage/Effective:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



RESOLUTION 2022-21

**AN ORDINANCE ESTABLISHING A TREE REMOVAL PERMIT FEE FOR
CITY OF JOHNSTOWN**

WHEREAS, the City Council established a requirement for a tree removal permit in Ordinance 08-2022; and

WHEREAS, it is the intent of the City Council to have applicants pay for the cost of review services and not the City of Johnstown taxpayers; and

WHEREAS, as stated in Section 1127.09, Council, by resolution, shall establish a schedule of fees, charges and expenses and a collection procedure for Zoning Certificates, Certificates of Compliance and other matters pertaining to this Zoning Ordinance. The schedule of fees shall be posted in the office of the Zoning Inspector and may be altered and amended only by Ordinance of Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO; A MAJORITY OF THE MEMBERS CONCURRING THAT:

Section 1. City Council herein approves the following fee schedule; amended fees are highlighted

2022 Planning & Zoning Department Fee Schedule

Lot Split	\$100 plus \$50 per new lot created by lot split
Preliminary Plat	\$1,500 plus \$100 per lot (single family) OR \$750 plus \$50 per acre or partial acre (non-single-family) subdivision plat
Final Plat	\$2,000 plus \$100 per lot (single family) OR \$1,000 plus \$50 per acre or partial acre (non-single-family) subdivision plat
Re-plat	\$300 plus cost of postage and advertising*
Street, Storm water, Sanitary and Water Plan Review and Inspection	\$7,500 initial deposit plus costs incurred for review and inspection
Commercial Site Plan Review & Inspection	\$7,500 initial deposit plus costs incurred for review and inspection
Conditional Use	\$150 plus cost of postage and advertising*
Variance (single family)	\$200 plus cost of postage and advertising*
Variance (non-single family)	\$500 plus cost of postage and advertising*
Non-Conforming Use (single family)	\$200 plus cost of postage and advertising*
Non-Conforming Use (non-single family)	\$500 plus cost of postage and advertising*
Zoning Map Amendment	\$500 plus cost of postage and advertising*
Zoning Text Amendment	\$500 plus cost of postage and advertising*
Zoning Appeal	\$150 plus the cost of postage and advertising *
Home Occupation	\$150 plus cost of postage and advertising*

Zoning Certificate (REQUIRED for all new construction [including garages], additions or modifications to or change of use of ANY structure)	\$75 (single family) OR \$150 (non-single family)
Preliminary Planned Unit Development Plan	\$1,500 plus \$100 per lot (single family) OR \$750 plus \$50 per acre or partial acre (non-single-family) subdivision plat
Final Planned Unit Development Plan	\$2,000 plus \$100 per lot (single family) OR \$1,000 plus \$50 per acre or partial acre (non-single-family) subdivision plat
Improvements Inspection for Planned Unit Developments	\$7,500 initial deposit plus costs incurred for review and inspection
Certificate of Appropriateness	\$300
Occupancy Certificate (single family)	\$75
Occupancy Certificate (multiple family)	\$75 per unit
Occupancy Certificate (all others)	\$250
Sign Permit	\$100 plus \$0.50 per sq ft of sign facing
Temporary Sign Permit	\$50 (which includes a \$25 refundable deposit if the sign is timely removed)
Garage Sale Permit	\$5 per day - limited to three (3) sales per year at any given address
Fence Permit	\$30 (single family) OR \$100 (non-single family)
Curb Cut	\$75
Sidewalk	\$75
Sidewalk Sign	\$30
Deck	\$30
Shed	\$30
Site Drainage Review & Inspection Fee	\$0.20 per sq ft of impervious surface area on site
Re-Inspection (all types)	\$30
Permit Modification (all types)	\$50
Flood Development Permit	\$300 plus \$10 per acre or partial acre
Demolition Permit (non-single family)	\$1,000 per structure (which includes a \$500 refundable deposit, if requested, following inspection to ensure lot is timely restored to green space)
Demolition Permit (single family)	\$700 per structure (which includes a \$500 refundable deposit, if requested, following inspection to ensure lot is timely restored to green space)
Maps	\$5 per copy
Zoning Code	\$25 per copy
Annexation Review	\$50 per acre or partial acre proposed to be annexed
Food Trucks	\$10 per day, \$50 per month or \$200 per year
Tree Removal Permit	\$50 plus \$20 per additional tree and the cost of Landscape Architecture review

Section 2. Any resolution or portion thereof in conflict with the provisions of this resolution is hereby repealed.

Section 3. It is found and determined that all formal actions of this City Council concerning and relating to the recommendation of adoption of this Resolution were approved in an open meeting of this City Council and that meetings of any of its committees that resulted in such formal action were 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 CITY OF JOHNSTOWN

Date of Introduction/Public Hearing/Vote: June 7, 2022
Effective:

By: _____

Mayor Chip Dutcher

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



RESOLUTION 2022-22

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
AGREEMENT WITH LAW GENERAL CONTRACTING FOR THE
EAST JERSEY STREET REHABILITATION PROJECT**

WHEREAS, the City of Johnstown advertised for qualified companies to submit bid proposals for the East Jersey Street Rehabilitation Project, and;

WHEREAS, sealed, qualified bids were opened May 27, 2022; and

WHEREAS, the Project Engineer and City Manager have reviewed the bid applications for said improvements and opinion is attached hereto, and;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF JOHNSTOWN, STATE OF OHIO, AND THE MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section One: The City of Johnstown awards the bid for the East Jersey Street Rehabilitation Project to Law General Contracting, of St. Louisville, Ohio as they had the lowest and best bid received for \$1,298,308.81 in accordance with the specifications upon which such bids were received.

Section Two: The City Manager is hereby authorized and directed on behalf of the Council of the City of Johnstown, to enter into an agreement with Law General Contracting for the East Jersey Street Rehabilitation Project.

Section Three: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter of the CITY OF JOHNSTOWN.

Date of Introduction/ Public Hearing/Vote: June 7, 2022

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

June 2, 2022

Mr. Jack Liggett
City of Johnstown
599 South Main Street
Johnstown, OH 43031

Re: **Jersey Street Rehabilitation**

Dear Mr. Liggett,

Verdantas has reviewed the bids submitted on May 27, 2022, for the City of Johnstown Jersey Street Rehabilitation Project. The following is a summary of the bids as submitted:

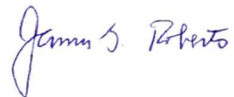
Base Bid

Law General Contracting Inc	\$1,298,308.81
Layton Inc.	\$1,404,648.76

The Law General Contracting was the apparent low bidder. We have checked for math errors and prepared a bid tab. There was a calculation error in Layton's bid, however this does not change the low bidder. The required forms were included in the bid package for Law General Contracting. Based on this, we recommend the contract be awarded to **Law General Contracting**.

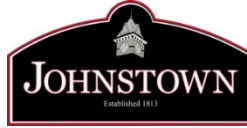
We are very pleased with the results of this bid and hope that the City of Johnstown is as well. Please feel free to contact me with any questions or concerns.

Sincerely,
Verdantas



James G. Roberts, P.E., Senior Consultant

CITY OF JOHNSTOWN



ORDINANCE 12-2022

AN ORDINANCE AMENDING SECTION 1179 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Section 1179 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the Planned Unit Development district (PUD) in the City of Johnstown; and

WHEREAS, The City of Johnstown is growing and requires updates to the district standards to ensure high quality development that upholds the characteristics of the community; and

WHEREAS, On May 24, 2022, by a 5-0 vote, the Planning and Zoning Commission recommended for City Council consideration amending Section 1179 of the Codified Ordinances; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Section 1179 Planned Unit Development (PUD) District.

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

Section 1. That Section 1179 is amended; changes and edits as shown attached to this ordinance,

Section 2. It is found and determined that all formal actions of this City Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this City 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 City OF JOHNSTOWN.

Date of Introduction:

Public Hearing/Vote:

Effective:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director

SECTION 1179
Single Family Planned Residential District (SFPRD)

1179.01 PURPOSE.

The City, recognizing that with increased urbanization and population growth comes increased demands for well-organized residential areas which take into account unique natural features, historic preservation, contemporary land use concepts, and a balanced residential environment, hereby provides for the Single Family Planned Residential District to promote the variety and flexibility of land development for single family residential purposes that are necessary to meet these demands while still preserving and enhancing the health, safety and general welfare of the residents of Johnstown.

1179.02 APPLICATION.

The owner of any parcel consisting of ten (10) acres or greater, may submit an application for change in the zoning under the provisions of this Article of the Zoning Ordinance.

1179.03 - PERMITTED USES.

Within the Single Family Planned Residential District (SFPRD) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted:

- a) Single family dwelling.
- b) Accessory buildings and accessory uses incidental to the principal building or use.
- c) Non-residential uses of a religious, cultural, educational, or recreational nature or character to the extent that they are designed and intended to serve the residents of the Single Family Planned Residential District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets.
- d) Temporary non-residential structures such as construction trailers and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed at the discretion of the zoning inspector on finding of reasonable progress toward completion of the permanent structure or project. The zoning inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply. The fees for such permit and renewals thereof shall be established by the Johnstown City Council. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit, and/or the issuance of the Zoning Certificate of Compliance regarding such permanent structure. In no event shall such temporary structure be utilized for any residential use.
- e) Golf course community that includes a public or private golf course with all buildings and club houses incident thereto, integrated with residential uses permitted by this Section 1179.03. The golf course shall be subsidiary to the primary residential use of the property.

1179.04 CONDITIONAL USES.

Within this zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Planning & Zoning Commission pursuant to the provisions of Section 1131 of this Ordinance. Conditionally permitted uses shall be considered and declared abandoned if said use or uses are not commenced within one (1) year or are discontinued for a period in excess of two (2) years. Unless

the Conditional Use Permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land or structure wherein the same is located or upon which the same is granted shall void the Conditional Use Permit and the subsequent owner(s) or his agent shall be required to re- apply for a continuation and/or modification of such use(s) to the Planning & Zoning Commission. A designation by the Planning & Zoning Commission that a permit is permanent and shall run with the land does not affect the right of authorities to revoke the permit for failure to comply with conditions imposed.

a) Multi-family development in accordance with Section 1151

b) Home occupation in association with a permitted dwelling, and in accordance with Section 1173

a)c) Commercial uses in accordance with Section 1169

b)d) Model Homes, the same being defined as residential-type structures used as sales offices by a builder/developer and to display the builder/developer's product. The same may be furnished within, since its purpose is to display to prospective buyers the builder/developer's features (such as exterior siding treatments, roofing materials, interior trim, moldings, floor coverings, etc.) in the environment of a completed home, and may be staffed by the builder/developer's sales force. Model homes shall be subject to the following restrictions:

1. Lighting: All exterior lighting must be "downlighting", so that absolutely no light shall be cast onto adjoining residential properties. All off-street parking areas must be illuminated. All exterior lighting shall be extinguished at the closing time of the model home, except that which is in character with those found on surrounding homes.
2. Parking: All model homes shall provide off- street paved parking for the public. The driveway of the model home may be utilized for not more than two (2) parking spaces.
3. Termination of Use: The use of model homes within a residential subdivision, or within any single phase of a multi-phase subdivision, shall terminate when zoning certificates of compliance have been issued for ninety percent (90%) of the lots therein. The model home must be returned to its original state of a single family dwelling including, but not limited to, architecture, garage, landscaping, driveway and sidewalks.

e)e) Borrow Pit, unless included as a designed wet pond or dry basin in the approved development plan and standards. Otherwise, a borrow pit may be permitted subject to the conditions and restrictions imposed by the Planning & Zoning Commission, provided that it is less than 10,000 square feet in size, in accordance with the following regulations, and provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of issuance of a Certificate of Zoning Compliance.

1. The applicant shall clearly state, in the application, their intentions as to rehabilitation of the excavation.
2. No excavation shall be made from the banks or beds of Raccoon Creek or any other such stream or waterway designated as necessary to the Flood Control Program of Licking County and no excavation shall be permitted closer than two hundred (200) feet of either bank of the above named rivers and creeks.
3. Yard Requirements. An excavation shall be located one hundred (100) feet or more and back-filled to one hundred and fifty (150) feet from a street right-of-way line. Excavation shall be no closer than fifty (50) feet to a property boundary line, except with the written consent of said adjacent property owner.
4. No plants or equipment for processing of extracted materials or other ancillary operations shall be permitted.
5. Rehabilitation Plan - Extraction shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Planning & Zoning Commission. All such Rehabilitation Plans shall include the following:
 - a. A grading plan showing existing contours in the area to be extracted and proposed future contours showing the topography of the area after completion.

Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to an appropriate scale with contour lines at intervals of five (5) feet or less.

- b. Existing and proposed drainage of the area.
- c. Details of regrading and revegetation of the site during and at conclusion of the operation.
- d. The banks of all extraction, when not back-filled, shall be sloped at a grade of not less than two (2) feet horizontal to one (1) foot vertical. This slope shall be maintained twenty (20) feet beyond the water line if such exists.
- e. Soil banks shall be graded to a level suiting the existing terrain.
- f. All banks and extracted areas shall be surfaced with at least six (6) inches of suitable soil, except exposed rock surfaces, and shall be planted or seeded with trees, shrubs, legumes or grasses and maintained until the soil is stabilized.
- g. When any extraction has been completed, such area shall either be left as a permanent spring-fed lake or the floor thereof shall be filled and leveled in such manner as to prevent the collection and stagnation of water and to provide proper drainage without excessive soil erosion, and shall otherwise comply with these requirements.
- h. An area to be rehabilitated as a permanent spring-fed lake shall be in compliance with the requirements of Section 21.05 and the provisions of this section. In the event of a conflict between the provisions of Section 21.05 and the provisions of this section, the more restrictive provisions shall control.
- i. An area to be rehabilitated by refilling and grading shall utilize only clean fill, and the use of scrapped wood, tree stumps or construction debris as fill material is prohibited.
- j. All equipment shall be removed within seven (7) days of the completion of the extraction of materials.

1179.05 PROHIBITED USES.

Within the Single Family Planned Residential District the following uses shall be prohibited:

- a) Any use not specifically authorized by the express terms of this Article of the Zoning Ordinance.
- b) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding 48 hours is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- c) No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front building line on any parcel within this district for more than twenty-four (24) hours in any ten (10) day period. If a dwelling is located on said lot the building line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum building line established by this code or the restrictions on the plat or subdivision.
- d) No sales trailers of any type shall be permitted
- e) Telecommunications towers.

1179.06 PROCEDURE.

In addition to any other procedures set out in this Ordinance, all applications for amendments to the zoning map to rezone property to this district shall follow the procedures hereinafter set forth:

- a) Application - One or more of the owners or authorized representative of property within an area of contiguous property located within the City may request that the zoning map be amended to include such area in the Single Family Planned Residential District in accordance with the provisions of this Ordinance.

1. The applicant is encouraged to engage in informal consultations with the Planning & Zoning Commission prior to formal submission of a development plan and request for an amendment to the zoning map, it being understood that no statement by officials of the city shall be binding upon either.
- b) Development Plan - ~~Fifteen (15) copies of the development plan, together with one (1) electronic version on compact disk in Adobe (.pdf) format, One electronic development plan in PDF format~~ or such other format as is acceptable to the Planning and Zoning Department, shall be submitted with the application, which plan shall include in the text and map form:
 1. The size and location of the property proposed to be rezoned to this Single Family Planned Residential District.
 2. The general development character of the property proposed to be rezoned to this Single Family Planned Residential District, including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements and other development features including landscaping.
 3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
 4. A lighting plan conforming to the requirements and standards as set forth below.
 - a. A site plan showing location of all exterior light fixtures, controllers and transformers.
 - b. Property boundaries, building location(s), parking lot layout, pedestrian paths, adjacent right-of-way, north arrow and scale.
 - c. Specifications and drawings or photographs for all exterior light fixture types, poles, conduit and appurtenant construction.
 - d. Lamp wattage of all proposed luminaires.
 - e. Information that indicates a minimum light level of 0.5 footcandles at grade in all vehicular use areas and connecting pedestrian paths.
 - f. Cut sheets for all proposed exterior light fixtures and poles.
 - g. Any other information and data reasonably necessary to evaluate the required lighting plan.
 - h. General requirements.
 1. All exterior fixtures shall be full cut-off fixtures.
 2. No portion of a lamp, reflector, lens, or refracting system may extend beyond the housing or shield so as to be visible from off-site or cause disabling glare.
 3. All light fixtures shall be directed downward. Uplighting is prohibited, except for accent lighting for buildings or signs, which may be approved as part of a development plan.
 4. Exterior residential lights are exempt from subsections 1), 2) and 3) above when the initial lumen output does not exceed 2850 lumens (equivalent to a 150 watt incandescent lamp).
 5. All outdoor light poles shall be constructed of metal, fiberglass or finished wood.
 6. No exposed neon lighting, exposed neon look-alike lighting, exposed light emitting diode (LED) lighting or other exposed tube or tube-type lighting shall be permitted. This prohibition shall extend to and include, but not be limited to, all exterior signage, and signage or other accents placed in a window.
 - i. Maximum height requirements. The total height of exterior lighting fixtures shall not exceed a maximum height of twenty (20) feet measured from the finished grade established not closer than fifteen (15) feet to the lighting fixture.

- j. Light pollution standards.
 1. Lighting required exclusively for the illumination of entrance/exit access drives and pedestrian ways from the public right-of-way shall be permitted to illuminate to the far limit of the right-of-way.
 2. Artificially produced light that strays beyond property boundaries shall be considered a public nuisance when intensity levels exceed the following maximum illumination levels at or beyond five (5) feet into the adjoining property:

MAXIMUM LIGHT POLLUTION ILLUMINANCES		
RECEIVING AREA CLASSIFICATION	MAXIMUM HORIZONTAL (FOOTCANDLES) AT GRADE BEYOND THE PROPERTY LINE	MAXIMUM VERTICAL (FOOTCANDLES) AT THE STRUCTURE HEIGHT
Residential	0.4	0.8
Office and Business	2.0	2.0
Industrial	2.0	2.0
Note: When two differing area classifications abut, the lower light level value shall take precedence along the common boundary		

- k. Measurement.
 1. Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
 2. Measurements shall be taken at a height of three and one-half (3.5) feet above the ground.
 3. Light uniformity ratios.
 - a. For any one luminary, the light uniformity ratio shall comply with the following ratio: maximum to minimum: 10:1.
 - b. The average light uniformity ratio for all luminaires located on a site shall comply with the following ratio: average to minimum 4:1.

- l. Exemptions. The following luminaires are exempt from the provisions of this section:
 1. Luminaires required by the Ohio Building Code that operate only in an emergency mode.
 2. Outdoor light fixtures that produce light directly from fossil fuel, such as kerosene lanterns or gas lamps.
 3. Residential low-voltage lighting in residential zoning districts and holiday lighting.
 4. Illuminated poles for governmental or institutional flags.
 5. Lighting required by federal regulation such as, but not limited to communication towers or airports.

- m. In addition to the provisions of this section, all exterior lighting fixtures shall be installed in conformity with all other applicable provisions of this resolution.

5. The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.
6. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

7. The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
 8. Location of schools, parks and other facility sites, if any.
 9. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.
 10. If the proposed timetable for development includes developing the property proposed to be rezoned to this Single Family Planned Residential District in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give City officials definitive guidelines for approval of future phases. Each phase, including the first, shall include a minimum of ten (10) acres of property or the whole property, whichever is smaller.
 11. The ability of the applicant or applicants to carry forth the development plan by control of the property proposed to be rezoned to this Single Family Planned Residential District and the engineering feasibility of the development plan.
 12. Specific statements of divergence from the development standards in Title Seven - Zoning Standards and Special Provisions and/or this Article, or existing city regulations or standards, and the justification therefor. Unless a variation from these development standards is specifically approved the same shall be complied with.
 13. Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.
 14. A site plan at a scale not smaller than one inch (1") equals one hundred feet. Such site plan shall clearly indicate:
 - a. The net density and gross density of the proposed development.
 - b. The design concept of the location, shape, size, and height of existing and proposed buildings.
 - c. The existing and proposed landscape.
 - d. Parking areas.
 - e. Floor areas and elevations of typical units.
 - f. Location and description of adjacent buildings within two hundred (200) feet from the boundary of the proposed development.
 - g. The location and amount and status of required open space.
 - h. Such other material data as may be necessary to evaluate the health, safety and welfare and determine compliance with this Article 1179.
- c) Criteria for Approval - In approving an application for a Single Family Planned Residential District the reviewing authorities shall determine:
1. If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Ordinance.
 2. If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
 3. If the proposed development advances the general welfare of the City and the immediate vicinity.
 - 3.4. The existing and proposed utility services are adequate for the proposed population densities and nonresidential uses proposed.
- d) Review Procedure - The completed application shall be submitted to the Planning and Zoning Department. Failure to submit a complete application shall result in a refusal of acceptance. The City Planner shall transmit the complete application package to the City Engineer for review, at the price of the applicant. A public hearing shall be held by the Planning and Zoning Commission not more than thirty (30) days from the date of final approval by the City Engineer. The notification requirements for such hearing shall be as set forth in Section 6.05 of this Ordinance.

e) Action by Planning and Zoning Commission - The Commission will provide its recommendation to either approve, approve with conditions, or deny the application to Council within thirty (30) days of the public hearing, unless otherwise requested by the Applicant. Council will schedule a public hearing on the development plan on its agenda for consideration in accordance with Council rules. Council may approve the development plan; approve the development plan with modifications or conditions; or disapprove the development plan. Council may adopt the modifications and conditions, if any, recommended by the Planning and Zoning Commission, in whole or in part, and may add its own modifications and conditions.

f) Effect of Approval - The development plan as approved by the Johnstown City Council shall constitute an amendment to the Zoning Ordinance as it applies to the property included in the approved amendment. The approval shall be for a period of two and a half (2.5) years to allow the preparation of plats required by the City of Johnstown. Where the property is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Any approved plats shall be properly recorded.

g) Expiration - If no construction has begun within two and one-half years after approval is granted, the approval shall be void and the land shall revert to the Rural Residential (RR) District.

h) Extension of Time or Modification - An extension of the time limit or a minor change to the approved development plan may be approved by the Johnstown City Council. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such change or extension is not in conflict with the general health, welfare and safety of the public or development standards of the district.

1. No extension of time shall be granted except on application filed with the City not later than ninety (90) days before the expiration of the then current time limit.
2. Unless approved by a unanimous Ordinance of all the members elected to the Johnstown City Council, adopted at a public meeting, the following shall not be considered to be a minor change to the approved development plan:
 - a. A change in the use or character of the development;
 - b. An increase in overall lot coverage of structures and off-street parking;
 - c. An increase in the density;
 - d. An increase in the problems of traffic circulation and public utilities;
 - e. A reduction in approved open space;
 - f. A reduction of off-street parking and loading space;
 - g. A reduction in required pavement widths;
 - h. A reduction of the acreage in the planned development;
 - i. Any other departure from the approved development plan which is deemed not to be in substantial compliance with the approved development plan.

i) Plat Required - In the Single Family Planned Residential District, no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with these regulations. The subdivision plat shall be in accord with the approved development plan and shall include:

1. Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and property reserved for non-highway service use with indication of the nature of such use.
2. Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the property, the improvements thereon, and the activities of occupants, including those applicable to areas within the tract to be developed for non-residential uses.

3. In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the appropriate public officers in a satisfactory amount assuring expeditious completion of said facilities within one (1) year after the recording of said plat. In no event, however, shall any zoning permit be issued for any building or use until such time as the facilities, including but not limited to water, sanitary sewer and surface drainage improvements, and public and private streets, for the phase in which the building or use is located are completed.

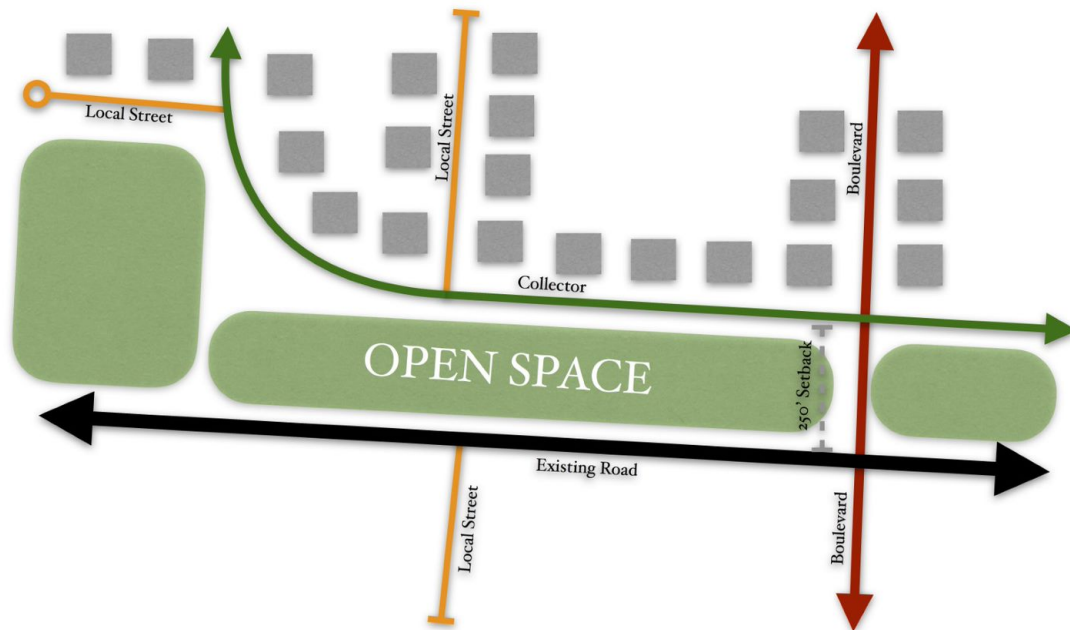
h) Administrative Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the City Manager or their designated technical advisors for administrative review to insure substantial compliance with the development plan as approved.

1179.07 DEVELOPMENT STANDARDS.

In addition to any other provisions of this Ordinance the following standards for arrangement and development of lands and buildings are required in the Single Family Planned Residential District.

- a) Intensity of Use - The maximum density shall be one unit per gross acre of area within the area to be developed.
- b) Open Space - At least fifty percent (50%) of the total gross acreage of the Single Family Planned Residential District must be devoted to open space. Open space shall be designated upon the development plan as "Maintained Passive Open Space", "Recreational Open Space" and "Unmaintained Passive Open Space" upon the basis of the definitions, purposes, requirements and conditions set forth in this Ordinance, excepting that, notwithstanding anything to the contrary, public or private golf courses, with all buildings and club houses incident thereto, may be designated as "recreational open space" when integrated into a golf course community as permitted by this section. Such open space shall be designed to provide active recreation, passive recreation, the preservation of natural site amenities or any combination thereof. Any buildings, structures and improvements to the open space must be appropriate to the uses which are authorized for the open space, having regard to its topography and unimproved condition. The open space shall be of a size, shape and location which is conducive to use by residents of the property within the Single Family Planned Residential District. Public utility and similar easements, rights-of-way for streets and roads, and right-of-ways for water courses and other similar channels are not acceptable for common open space dedication unless such land or right-of-way is usable as a trail or similar purpose and has been approved by the Zoning Commission. Storm water retention or detention facilities are acceptable for dedication as Maintained Passive Open Space, provided such facilities do not exceed ten percent (10%) of the total open space required. The responsibility for the maintenance of all open spaces shall be specified by the developer in writing before approval of the development plan. The open space reserved in a Single Family Planned Residential District shall be dedicated to, and permanently owned by, a homeowners' association that shall have title to the land for the use of each owner who buys property within the development. Such open space shall be used only for the purposes for which it is designated upon the approved development plan, and in accordance with the approved development plan. The legal articles relating to the organization of the homeowners' association are subject to review and approval by the Zoning Commission and shall provide adequate provisions for the perpetual care and maintenance of all common areas. Such legal articles shall be inserted into the chain of title of the land within the Single Family Planned Residential District. All open space shall be prohibited from further subdivision or development. This shall be done by placement in a reserve and notation on the final plat or by other declaration or agreement in the chain of title to such property, the same to be in a form acceptable to the city attorney.

- c) Lot Width - There shall be a lot width of seventy-five (75) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an adjoining approved street or road for a distance of sixty (60) feet or more.
- d) Lot Depth - There shall be a lot depth of one hundred thirty-five (135) feet or more extending from the front line of the lot to the rear line of the lot.
- e) Side Yard Setback - No building or structure shall be located closer than twelve and one half (12 1/2) feet to any side lot line, and the total of the side yards shall be twenty-five (25) feet or more.
- f) Building Setback - No building or use shall be located closer to the right-of-way line or centerline of the adjacent public or private road than thirty (30) feet and shall have a minimum rear setback of thirty (30) feet.
- g) Rear Yard Requirement - No structure shall be located closer than thirty-five (35) feet to the rear line of any lot. Children's play sets shall be exempt from this restriction if located at least five (5) feet from the rear line.
- h) Maximum Lot Coverage - On no lot or parcel in this zoning district shall buildings be constructed which cover more than twenty-five percent (25%) of the lot area.
- h)i) Access – A minimum of two forms of ingress and egress are required unless approved by the Planning and Zoning Commission.
- i)j) Landscaping – Reference Section 1183 for landscaping standards. Landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat. All such landscaping shall be maintained and kept in accordance with the landscape plan as submitted, and such maintenance and upkeep shall be the responsibility of the owner of such yard, space or area. All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage onto adjoining lands.
- j)k) Parking - Off street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan the provisions of Section 1175 of this Ordinance shall, when appropriate, be incorporated.
- k)l) Signs – Signs shall comply with Section 1177. Signs permitted in SR-1, SR-2, UR-1 and UR-2 districts are permitted in PUD districts.
- l)m) Building Height Limits - No building in this district shall exceed thirty-five (35) feet in height measured from finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Barns, silos, grain handling conveyors, church spires, domes, flag poles and elevator shafts, are exempted from any height regulation and may be erected to any safe height.
- m)n) Building Dimensions - Dwellings shall have a total living area of not less than the minimum set forth below:
 - a. Single-story dwellings - 1,600 square feet;
 - b. Two-story dwellings - 1,800 square feet;
 - c. One and one-half story dwellings - 1,000 square feet ground level, 600 square feet additional level;
 - d. Bilevel, split-level - 1,750 square feet.
- n)o) Transportation Network - The roadway system within the Single Family Planned Residential District shall follow a hierarchy system of roadway design. Main entrances shall be boulevard style with a landscaped median connected to collector streets and then local streets. There shall be a buffer of 250' from the main entrance for the first single family structure. No single family structure shall back up to an existing roadway and shall face the boulevard, collector or local street.



- o)p) _____ The Planning & Zoning Commission and/or the Johnstown City Council may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

1179.08 GOLF COURSE COMMUNITY DEVELOPMENT STANDARDS; CRITERIA FOR APPROVAL.

Except as hereinafter provided, the following development standards for arrangement and development of a Single Family Planned Residential District involving a golf course community shall be in addition to the provisions of Section ~~1179.07~~ 1179.07 and any other provisions of this Ordinance. The following criteria for approval of a Single Family Planned Residential District involving a golf course community shall be in addition to the provisions of Section 1179.06 and any other provisions of this Ordinance.

a) Development Standards:

1. Relationship to Section 1179.07: The entire golf course community shall be developed in accordance with Sections 1179.07 a) and b), except that, notwithstanding anything contained in Section 1179.07 b) to the contrary:
 - a. The golf course, in its' entirety, shall be designated as "recreational open space" on the development plan. The portion of the open space that is intended to be used as a golf course shall be so identified on the development plan and may be leased to a secondary entity for the development of the golf course, but the use shall remain as open space in perpetuity and shall not be conveyed by the homeowner's association to any entity other than the city, if such conveyance is mutually agreed. If the golf course is leased, and the golf course use is abandoned for a continuous period of two (2) years or more, the possession of the golf course, including all buildings, structures and improvements, shall revert to the homeowner's association. Unless conveyance

- to the city occurs, the perpetual care and maintenance of the golf course shall be the ultimate responsibility of the homeowner's association.
- b. Additional open space, beyond that which must otherwise be provided, shall be required if access to the golf course area by residents of the golf course community is restricted or requires payment of a fee, other than mandatory fees uniformly applied and imposed on all property owners within the golf course community as an incident of their ownership of property within the golf course community (i.e., home owner's association fees, assessments, etc.). This open space shall be in addition to the area of the golf course, provided, however, that such additional open space shall not be required to exceed ten percent (10%) of the total gross acreage of the non-golf course portion of the golf course community.
 - c. All open space, including the golf course area of the open space, shall be prohibited from further subdivision or development.
 - d. Sub-sections 1179.08 a)(1)(a) and (c) shall be implemented by a placement of the golf course area of the open space in a reserve and notation on the final plat, or by other declaration or agreement in the chain of title to such property, the same to be in a form acceptable to the village attorney.
2. Single Family Portions: Single family areas of a golf course community shall be developed in compliance with the development standards set forth in Sections 1197.07 c) through p) inclusive.
 3. Multi-Family Portions: Multi-family areas of a golf course community shall be developed in compliance with the development standards set forth in Section 1151.
 4. Building and Club House Setback from Residential Lots: All buildings and club houses of the golf course shall be located not less than two hundred (200) feet from any residential lot line.
- b) Criteria for Approval: In approving an application for a Single Family Planned Residential District involving a golf course community, the reviewing authority shall determine, in addition to the criteria for approval set forth in Section 1179.06 c):
1. That the proposed development will preserve and enhance the health, safety and general welfare of the inhabitants of Johnstown.
 2. That the proposed golf course community will not have an adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking or utility facilities.
 3. That the proposed golf course community will be constructed, arranged, and operated so as not to interfere with the present use of the neighboring property.
 4. That the proposed golf course community will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, drainage structures, water and sewers, or that the persons or agencies responsible for the establishment of the golf course community will provide adequately for such facilities and services.
 5. That the proposed golf course community will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant importance.