



Planning & Zoning Commission Meeting
Tuesday, September 13, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. August 9, 2022
 - b. August 23, 2022
6. Tabled Applications
 - a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022
7. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street
 - a. Application & Staff Report
8. Board Request for Reconsideration of Application # Z-22-178 Variance; 20 Pratt Street
 - a. Application & Staff Report
9. Legislation Review & Recommendation to Council
 - a. **ORDINANCE xx-2022** AN ORDINANCE AMENDING CHAPTER 1155 (GCC-1) OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
 - b. **ORDINANCE xx-2022** AN ORDINANCE AMENDING CHAPTER 1157 (GCC-2) OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
 - c. **ORDINANCE xx-2022** AN ORDINANCE AMENDING CHAPTER 1141 (Districts Generally) OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES
 - d. **ORDINANCE xx-2022** ORDINANCE ESTABLISHING AN AGRICULTURAL ZONING DISTRICT
10. Zoning Inspector
 - a. August 2022 Summary Report
11. Other Business
12. Adjourn



Planning & Zoning Commission
Tuesday, August 9, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for August 9, 2022 at 6:30 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
Absent - None

Staff present - Sean Staneart - Assistant City Manager, Bailey Morlan - City Planner, Thadeus Boggs - Frost Brown Todd, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Jacob Shields, Todd Foley, Lewie Main, Glenn Ronken, Jeremy Severiver, Lyle Dotson, Mary Gamersfelder, Jan Ringnald, Kim & Ed Maher, James Estep, David Cool, Mary Queen Cool, Andy Bruney, Ron Paulchel, Kike Colins, Todd Huston, Shara Keyse, Terre Vacheresse, Glen Dugger, Travis McIntyre

3. Pledge of Allegiance

4. Public Comment

1. David Cool; 108 Maple Leaf Drive

- Representing the Villas at Leafy Dell; said what has been done so far on the Coughlin apartments project is really to their liking. They had a list of twenty-four things they thought were in error on the project originally, that has been cut down to ten.
- They have never liked the idea of a sidewalk all the way around the property, unfortunately Council voted 4-3 to give them a 356 foot sidewalk they don't want.
- His understanding is that the Fire Department will not allow any of their fire hydrants to be moved to the Coughlin property to meet the code; if Coughlin wants more fire hydrants they will have to pay for them.
- They have a sign that says no construction traffic, they have driveways, no city streets and heavy construction equipment would tear them up. Said Coughlin believes they have unrestricted easement that will allow them to bring anything they want to across their streets and his opinion is that is not true.
- They would love to have a traffic study
- They would love to have a perimeter fence, even a living fence
- He understands there is review of the pond for runoff

Ryan Green said he appreciated the feedback, he would like to get the entities on this project to release findings through the engineers and give everyone a chance to say their peace and go forward on this with the appropriate knowledge.

2. Lewie Main; 132 N. Main Street

- Recognized Bailey Morlan's last day on Thursday and wished her well.
- Noted that the Codified Ordinances were last updated in July 2021 and since then there had been seventeen ordinances passed that affect twenty-five chapters of the zoning code. Staff noted that this update will be on the coming agenda then updated online once Council passes it.

3. Andy Bruney; 204 Stonehedge Row Drive/Johnstown Tree Commission/Leafy Dell HOA- 1 Vice President

- Thanked Bailey Morlan for her service on the Tree Commission, Johnstown would not have Tree City USA status if it were not for her focus and follow up; she will be missed.
- Thanked Ben Lee for the Mental Health community discussion and would like to see more of that.
- Formally requests a meeting with Planning and Zoning or City Council where people from Leafy Dell and the School Board can meet with a Coughlin representative about the proposed apartment complex; traffic study, soil and water, EPA etc. noted that the HOA does not agree with the easements on the site plan.

5. Approval of Minutes

a. June 14, 2022

ACTION: Ryan Green moved to approve; Steve Dyer seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Application # Z-22-159 Zoning Map Amendment

a. Application & Staff Report

Sean Staneart provided background on the request for rezoning, the front is GCC-2 and SR-1 in the back. Reminded the board that this is a request for rezoning, that the plans provided by Redwood tonight should not be a factor in the decision made on this application. Noted items to consider when looking at criteria one through five; touched on criteria two, compatibility of the proposed amendment to adjacent land use, adjacent zoning and appropriate plans for the area. Said that criteria one, three, four and five are speculative, there are a lot of unknown variables. Recommendation for the Board to refer to the future Land Use Map. Mr. Staneart added his endorsement of a denial recommendation to Council to be given for this zoning request.

Glen Dugger, attorney with Smith-Hale, representing the applicant Redwood. Provided a brief overview of the 33.9 acre site which is presently vacant agricultural land zoned SR-1 and GCC-2. Said the intent of this rezoning request is to build a Redwood Apartment development; there is one currently in Johnstown.

Todd Foley with POD Design said they have had several meetings with the city and provided an overview of the conceptual site plan to help all to understand the proposed land use. The proposed rezoning is for AR-1 Multi-Family Residential for 178 single-story multi-family units between four and eight dwellings at five dwelling units per acre. Said they are confident they can comply with the AR-1 zoning requirements.

Jacob Shields provided an overview of Redwood, the company and their products and touched on the current Redwood apartments currently in Johnstown.

Chairman Green opened the floor to public comments:

1. Lewie Main

- Concerned about the traffic and the line of sight, the elevation is approximately five feet above the roadway, the width of the opening onto US 62, there is a need for a deceleration lane/third lane.
- Concerned about water and sewer capacity, can supply of public utilities be guaranteed.
- Should give direction to the developer on amendments to the ordinance, exclusion of hotels/motels
- Should make the developer aware of the Tree Ordinance requirements
- Should make the developer of the Buffer zone requirements

2. Molly Gamersfelder; 7449 Harmony Church Rd.

- Happy that the developer is giving consideration to preservation of the natural resources in place
- Says that a majority of the community is upset about the way development is progressing. A major concern is the preservation of habitat for wildlife and maintaining Johnstown to stay the charming community that it always has been. Asks that in future planning, please give consideration to people who have lived here for decades.
- Also concerned for traffic, sounds like it is being addressed.
- Was impressed with the developer's presentation, although would not like a development at all, but thankful they are taking into consideration what the community is looking for.

3. Todd Huston; 104 Benedict Drive

- Reviewed how he found out about this proposed rezoning change, said the developer has a good product but said ultimately cannot support the rezoning.
- Provided some statistics from the city Comprehensive Plan relative to renter versus

home ownership and said this project does not help this, thinks this rezoning goes in the wrong direction. Provided some surrounding city rental percentages.

- Would like to see another development like Raccoon Creek Estates; thinks Johnstown has done a good job with providing rentals and affordable housing and would like to see Johnstown push numbers on home ownership.

4. Jan Ringnald; 10485 Duncan Plains Road

- Concerned about density, does not believe this plan is low density
- These units each have a double garage, two cars per unit, that is 350 cars looking to access US 62, concerned for the effect on traffic.

5. Ron Paulchel; lives off of US 62

- Agrees with the last two speakers and also has traffic concerns getting out onto US 62; especially in light of Intel coming.

Chairman Green closed Public Comments

Glen Dugger said their access is onto US 62 and their engineers have a conceptual plan they say can work; talked about how the State of Ohio warrant system for traffic analysis and improvements. Noted that capacity was discussed previously with staff and they were assured that what the city has now and coming on line is sufficient for this project. Referenced the tree preservation ordinance and their plan to leave and preserve tree groves. Thinks this proposed development does take current residents into consideration, this is an empty nester product, who are renters by choice, that would give another option to those currently in the community. Disagrees with the public comment referencing affordable housing, said current rents are \$1,700 - \$1,800 per month; these are higher end rental communities and are in no way "affordable housing". Said he disagrees with the comment that this is high density, five units per acre is relatively low especially for a rental community. Noted they had numerous meetings with city staff and were encouraged to submit as this could be a good product for the community.

Sean Staneart said there have been a lot of discussions tonight but wants to bring this back to what it is, a straight rezoning request, and that this board did not get to determine outcome, that this will be a recommendation to Council. Reiterated that his recommendation to council would be for denial. Council will take the application and board's recommendation under review and make their determination.

Chairman Green said this does come down to a simple change in zoning, what we had is one of our higher end housing projects and he would not want to see it change its current status.

Chairman Green moved to approve Application Z-22-159 Zoning Map Amendment; Walter Raub seconded. Ms. Morlan asked that the motion be changed to a recommendation for approval or denial. Thadeus Boggs asked that the motion be made in the affirmative, so a

yes vote would recommend it and a no vote would not.

Glen Dyer said he is a bit blindsided by this and asked for clarification on Mr. Staneart's denial recommendation. Mr. Staneart said his determination was based on the 2012 and 2020 Future Land Use Maps, the current zoning is SR-1, GCC-2; the applicant wants to rezone to AR-1, the 2020 Future Land Use Map identifies the front half as GCC-2 and the other portion is mixed use. The 2012 map shows GCC-2 in the front and the rest as office. Mr. Dyer said he understood that mixed use included this density of multi-family development. Mr. Green said that is not the case. Mr. Boggs noted that Mr. Staneart's articulation is a recommendation to the Commission and it may be helpful to the applicant to set forth what their basis is. Mr. Green said in this case going from SR-1, one of the better housing stocks, and turning it into multi-family is not where he wants to go. Mr. Dyer said the reason they are perplexed is that until Mr. Staneart said his recommendation was to turn this down, they had no idea that was the case. He said that they were encouraged to go forward with this in their meetings with the administration, and then to come tonight and find out that one of the board members has taken a position in opposition is like a blindside and on that basis requests tabling for thirty days to have additional consideration and conversation with administration because what they are hearing from the manager and what they have heard previously are at odds. Planner Bailey Morlan said she told Mr. Shields multiple times that it was staff's opinion this would not pass. Mr. Dugger said he was in a meeting where the Mayor said he was for it; Ms. Morlan noted that he was only one vote. Mr. Dugger again requested that the application be tabled for at least thirty days in fairness to the time and work they have done and for an opportunity to consult with the administration, again they were not aware this would get a denial recommendation from the Assistant City Manager. Some conversation between staff and the board on procedure, Mr. Boggs said tabling is a sensible route, if they return and have a commitment to a plan, it can be evaluated on its merits then; either way it will back in front of this body.

Chairman Green withdrew his motion to approve the application.

ACTION:	Ryan Green moved to table application # Z-22-159; Steve Dyer seconded and the vote was as follows:
AYES:	Steve Dyer, Charlie Campbell, Jesse Coppel, Chairman Green, Walter Raub
NOES:	None
ABSTAIN:	None

Passed 5 - 0 TABLED

Staff question to legal counsel Thadeus Boggs; Mr. Staneart asked if because the application was tabled and our ordinance states that the board has thirty days to make a decision, does it being tabled extend the timeline or do we still need to make a recommendation within thirty days. Mr. Boggs said they requested the tabling, it tolls the time.

7. Legislation Review & Recommendation to Council

a. **ORDINANCE 16-2022** AN ORDINANCE AMENDING CHAPTER 1141 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

Bailey Morlan said Chapter 1141 is districts generally, it outlines the purpose of zoning districts and designation of those districts. There is recommendation of a new section for the rules of application. Commission and staff review of the ordinance draft, discussion on "similar use" and "shall" versus "should", variance definition (direction to check with legal); edits noted. Recommendation to review this chapter at the same time as reviewing GCC-1 and GCC-2.

b. **ORDINANCE 17-2022** AN ORDINANCE AMENDING CHAPTER 1155 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

Commission and staff review of the ordinance draft. Discussion on permitted and conditional uses, wording "should" versus "shall"; edits noted.

8. Other Business

1. Lewie Main provided some comments on items he believes are issues with the Tree Ordinance that affect Chapter 1183; also noted Title Nine, said there are errors that need to be reviewed and corrected. Recommended checking with the Law Director on questions about the Tree Commission and Title Nine authority.

2. Jessie Coppel said everyone should review how GCC-1 fits in with the Design Review Standards, a portion is in a corridor district.

9. Adjourn

With no further business, Mr. Green moved to adjourn, Mr. Coppel seconded and all were in favor.

Meeting adjourned at 8:58 pm



Planning & Zoning Commission
Tuesday, August 23, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for August 23, 2022 at 6:36 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer
Absent - Charlie Campbell

Staff present - Sean Staneart - Assistant City Manager, Chip Dutcher - Mayor/City Council, Marvin Block - City Council, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Joyce Evans, Mary Queen Cool, Brad Schwass, Brooke Schwass, Glenn Ronken

3. Pledge of Allegiance

4. Public Comment

1. Joyce Evans; 297 W. Coshocton Street

- Concerned for what has happened to Planning and Zoning, six years ago there were guidelines for downtown and the village, now city.
- Behind her, a family put a shed and now has a car behind it.
- On Westview Drive a garage was built five feet from the neighbors line and the code is seven foot.
- Said that downtown store fronts should remain store fronts, Karl Van Deest, Kevin Rife and Clete Beam would be appalled as as she at the way things are going.
- Johnstown is 209 years old and it should look like its age, historic.
- Concerned why ACE has not built their building; Board members updated that their building has been approved.

5. Application # Z-22-178 Variance; 20 Pratt Street

a. Application & Staff Report

Sean Staneart provided background. The applicant is in the process of renovating the building, current zoning is GCC-1, the property owner would like to utilize natural as well as structural screening for a small area of green space located at the rear of the property. The applicant's request for a variance to Section 1185 of the Johnstown Codified Ordinances requests an eight foot fence where only a six foot is allowed. Images of proposed fence material and plan were shown. Mr. Staneart noted that there are two other locations in the downtown GCC-1 zoning district that have fences that are currently higher than six feet, these locations share similar environmental conditions that are somewhat unique to this.

Chairman Green asked if the other fences were in with a variance or did they just show up. Zoning Inspector Jim Blair said the wooden one was approved for the allowed six feet then the property owner added a section making it eight feet. The other aluminum fence just showed up. Chairman Green said in the future, fences that "pop up" outside of what is allowed need to be handled in enforcement. Mr. Blair said they are normally.

Brad Schwass representing Ghost Town Management was present for the application. Said they are currently under construction for 70 S. Main / 20 E. Pratt and the Variance is for 20 E. Pratt. The fence is desired mainly for aesthetic purposes, there are a lot of commercial box trucks that go up and down the alley, going to an eight-foot fence would block the line of sight. Discussion on the existing six-foot fence of the neighboring property and plan to remove and replace with eight-foot on that side as well, will work with the property owner on figuring out how to attach their back fence portion.

Public Comments: Chairman Green opened the floor to the public.

1. Marvin Block; 225 Edwards Rd

- Is the adjoining property owner. Said the applicants are remodeling the second floor of the building to live in, this will be their private patio and that he has no objection to the eight-foot fence going in between them. There is a lot of truck traffic in that alley.

Jesse Coppel said he is not opposed but is concerned about a one-foot setback from a road, some discussion on fence access and opening to roadway.

ACTION:	Ryan Green moved to approve application # z-22-178; Steve Dyer seconded and the vote was as follows:
AYES:	Steve Dyer, Jesse Coppel
NOES:	Ryan Green, Walter Raub
ABSTAIN:	None

Failed 2 - 2

Mr. Schwass asked if he could know why this would not pass. Mr. Green said his no vote is because we are mostly six-foot across the board, the other ones in the area were not permitted with a variance. Mr. Schwass said he thought he was going through the proper channel, and asked how the other properties would be reprimanded. Mr. Green said they should be or be forced to come down to six-feet. Mr. Schwass asked when that action would be taken, Mr. Green said with the complaint, it can be filed on.

6. Zoning Inspector

- a. July 2022
Board members reviewed.

Audience member permitted to ask a question on an item. Mary Cool said the report states that Coughlin apartment project engineering has been approved, the certificate review is completed and is now ready to approve.

Sean Staneart said this report is done by Mr. Blair and he does not want to speak for him but maybe the wording he wanted to use was that the engineers have looked at the application and see nothing wrong but as far as approval and signing off on the property, that has not transpired at this point. Mr. Green is trying to set up a meeting with items for discussion.

Ms. Cool asked then if the zoning certificate review was done; Mr. Staneart said he cannot speak to that. Mr. Blair said that is what Bailey had passed along. Mr. Green said with this large project he wants to meet and make sure everyone is up to date on what will happen.

7. Other Business

1. Marvin Block addressed the board saying he thought we were trying to encourage people to move in and make their homes in the downtown area. He spoke in favor of the application tonight and respects the zoning board decision, but being a property owner next door, and with no opposition, it would have been an improvement to his property also. The project with his building will be a \$500,000 improvement, if they are going to have these kind of problems with zoning, he doesn't know if they will go through with the improvement or not.

Mr. Green said he did not think it is a big issue on this, they can still have a six-foot fence. Mr. Block said he realizes some people don't like colors they are using on their buildings but does not think they should be penalized.

2. Mr. Blair said the community bank is moving forward with renovations to the former 62 BBQ building.

3. Sean Staneart said there has been no communication to him regarding the tabled application on how they wish to proceed.

4. Sean Staneart working to schedule a meeting with MKSK.

8. Adjourn

ACTION: Ryan Green moved to adjourn; Steve Dyer seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0

Meeting adjourned at 7:00 pm



Public Notice

The City of Johnstown Planning and Zoning Commission will consider a Conditional Use application (Chapter 1131) request for 18 S. Main St. to allow a first-floor transient accommodation (Chapter 1155.03) in a GCC-1 Zoning District.

The Conditional Use application will be heard on Tuesday, September 13, at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-178014-00.000)

For more information contact:

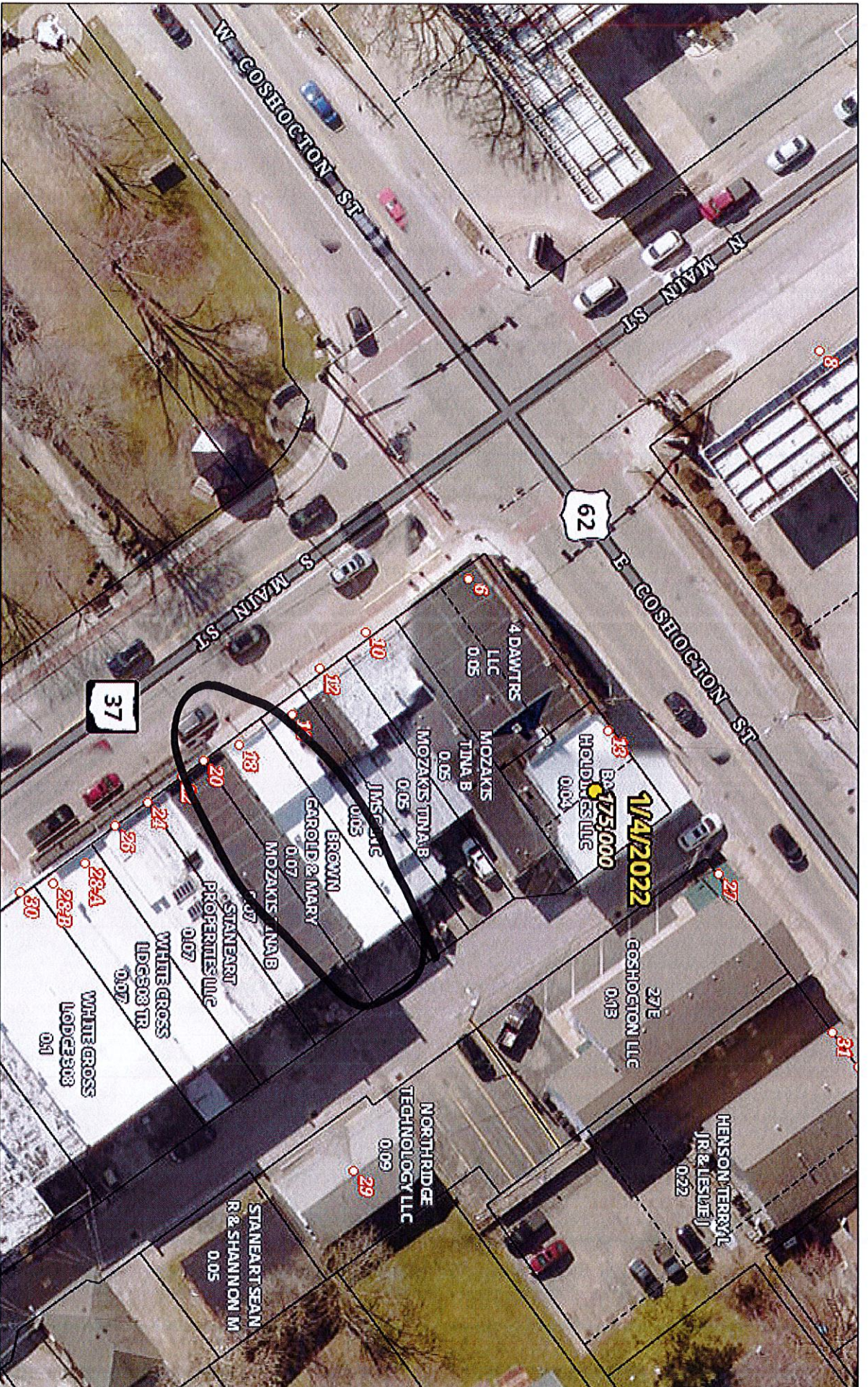
Jim Blair

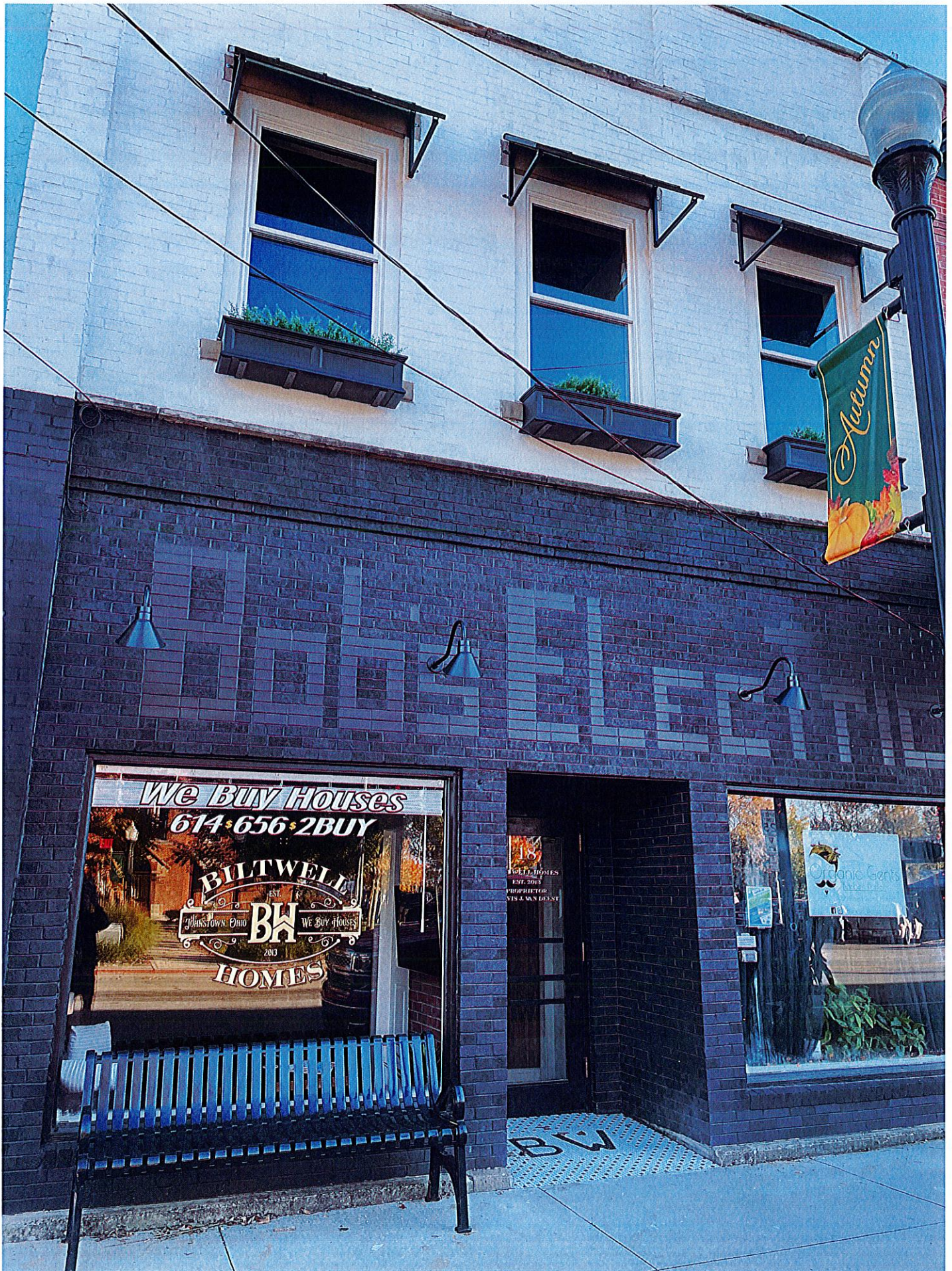
Johnstown Zoning Inspector

740.281.7405

jblair@johnstownohio.org

OnTrac Property Map







City of Johnstown, OH

08/29/2022

Z-22-191

Zoning Use Permit

Status: Active

Date Created: Aug 29, 2022

Applicant

Travis Van Deest
tvd101@yahoo.com
10189 Duncan Plains Rd
Johnstown , OH 43031
614-284-3875

Primary Location

18 S MAIN ST
JOHNSTOWN, OH 43031

Owner:

BROWN GAROLD & MARY
56776 OWLS NEST RD SENECAVILLE, OH 43780

Document Signatures

Jim Blair Signature



Ryan Green Signature



Bailey Morlan Signature



Conditions for Approval

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Project Information

Application for:

Conditional Use



Non-Conforming Use



Variance



Home Occupation



Use of Property

Commercial

Description and nature of request

Requesting to operate a room for rent under the hotels and transient accomadations zoning

Authorization

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

Travis Van Deest
08/29/2022

Zoning Use Permit

Z-22-191

Submitted On: Aug 29, 2022

Applicant

👤 Travis Van Deest
📞 614-284-3875
@ tvd101@yahoo.com

Primary Location

18 S MAIN ST
JOHNSTOWN, OH 43031

Project Information

Application for:

Conditional Use

true

Non-Conforming Use

--

Variance

--

Home Occupation

--

Use of Property

Commercial

Description and nature of request

Requesting to operate a room for rent under the hotels and transient accomadations zoning

List of Contiguous Property Owners

Authorization

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

true

Attachments

 55674775-4FF6-430A-9AD1-331F8E14778D.heic
Uploaded by Travis Van Deest on Aug 29, 2022 at 7:28 am



5A91C8E3-0C14-44AA-9E7F-4BD52597DFD4.jpeg
Uploaded by Travis Van Deest on Aug 29, 2022 at 7:32 am

History

Date	Activity
Aug 29, 2022 at 7:24 am	undefined started a draft of Record Z-22-191
Aug 29, 2022 at 7:32 am	undefined added attachment 5A91C8E3-0C14-44AA-9E7F-4BD52597DFD4.jpeg to Record Z-22-191
Aug 29, 2022 at 7:32 am	undefined submitted Record Z-22-191
Aug 29, 2022 at 7:32 am	approval step Internal Review was assigned to undefined on Record Z-22-191
Aug 29, 2022 at 3:40 pm	undefined changed the deadline to Sep 13, 2022 on approval step Internal Review on Record Z-22-191
Aug 29, 2022 at 3:42 pm	undefined approved approval step Internal Review on Record Z-22-191

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Internal Review	Complete	Aug 29, 2022 at 7:32 am	Aug 29, 2022 at 3:42 pm	Jim Blair	09/13/2022
 Application Fee	Active	Aug 29, 2022 at 3:42 pm	-	-	-
 Planning and Zoning Approval	Inactive	-	-	-	-
 Permit Issuance	Inactive	-	-	-	-

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-22-191

Applicant: Travis Van Deest

Property Address: 18 S. Main Street

Zoning District: GCC-1

Commission Date: 9/13/2022

Project Narrative:

The applicant is applying for a conditional use permit for transient accommodations. The current zoning on this property is GCC-1 and does allow for a conditional use permit to be issued if all criteria are met.

CHAPTER 1155

General Community Commercial GCC-1 District

[1155.01](#) Purpose.

[1155.02](#) Permitted uses.

[1155.03](#) Conditional uses.

[1155.04](#) Additional district development standards.

CROSS REFERENCES

Purpose of commercial districts - see P. & Z. [1141.02\(b\)](#)

Supplementary district regulations - see P. & Z. Ch. [1171](#)

Location of off-street parking facilities - see P. & Z. [1171.24](#)

Parking space requirements - see P. & Z. [1175.10\(b\)](#)

1155.01 PURPOSE.

The purpose of the GCC-1 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs. Such areas shall be located on or at the intersection of arterial streets.

1155.02 PERMITTED USES.

In a GCC-1 District, the following uses are permitted:

(a) General merchandise sales including:

- (1) Department stores;
- (2) Limited price or discount variety stores;
- (3) Mail-order and miscellaneous general merchandise stores;
- (4) Drug stores;
- (5) Pet stores;

(b) Food sales including:

- (1) Grocery, meat, fish, fruit or vegetable markets or any combination thereof;
- (2) Dairy or bakery products;
- (3) Specialty good stores;

(c) Apparel sales including:

- (1) Clothing, furnishings and accessory items for men, women and/or children;
- (2) Custom tailor shops, furriers, alterations and dry cleaning shops;

(d) Home furnishings sales including:

- (1) Furniture, home furnishings and equipment stores;
- (2) Household appliance stores;

- (3) Radio, stereo, television and music stores;
 - (e) Food or beverage sales and consumption including:
 - (1) Package liquor stores;
 - (2) Eating and drinking establishments excluding fast food and carry-out operations, but including those that sell alcoholic beverages or liquor by the glass;
 - (3) Cafe seating secondary to primary business; excluding outdoor alcohol consumption.
 - (f) Miscellaneous retail sales and services including:
 - (1) Book, stationary, jewelry and antique stores;
 - (2) Gift, novelty and souvenir shops;
 - (3) Camera, photographic supply and optical goods stores;
 - (4) Tobacco, newspaper and magazine stores;
 - (5) Auto service;
 - (6) Shops for custom work whose articles or products are to be sold on the premises;
 - (g) Miscellaneous uses:
 - (1) Post office;
 - (2) Newspaper or job printing;
 - (3) Funeral parlor;
 - (4) Theaters, assembly halls, billiard or pool parlors and bowling alleys;
 - (5) Telegraph office, express office and electrical substation;
 - (6) Laundries and laundromats;
 - (7) Banks, savings and loans, or other money investment or management businesses;
 - (h) Service station:
 - (1) Motor vehicle repair.
- (Ord. 18-2021. Passed 6-1-21.)

1155.03 CONDITIONAL USES.

The following uses shall be permitted in the GCC-1 District, subject to approval by the Planning and Zoning Commission in accordance with Chapter [1131](#):

- (a) Fast food and carry-out operations, providing that such uses are in association with and in conjunction with eating establishments with on-site, sit-down dining facilities.
- (b) Second story and multi-family and single family dwelling units located in commercial structures.
- (c) Retail motor vehicle fuel sales.

(d) Hotels and Transient Accommodations. (Ord. 44-2021. Passed 11-3-21.)

1155.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of the land and building are applicable in the GCC-1 District. (Ord. 1983-20. Passed 8-16-83.)

- (a) Lot Requirements.
 - (1) No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these additional district development standards.
 - (2) No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
 - (3) Each lot shall have a front setback of not less than forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
 - (4) Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall

is fireproof and contains no windows, doors or other openings, except that a rear setback of forty feet is always required should such GCC-1 District lots rear abut any residential lot.

(5) For permitted and conditional structures there shall be a total side setback of not less than thirty-five feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, door or other openings, except that a side setback of fifteen feet is always required should such GCC-1 District lot's side abut any residential lot.

(6) Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ninety percent (90%) of the lot. The remaining ten percent (10%) of the lot shall be landscaped with natural vegetation. (Ord. 16-11. Passed 9-20-11.)

(b) Building Requirements. No structure shall exceed forty feet in height.

(c) Site Requirements.

(1) A traffic and parking system plan shall be required that details points of ingress and egress into the property, parking areas with the number of parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed as to minimize conflict points between pedestrians and vehicular movements.

(2) Outdoor trash systems shall be sufficient to prevent any overflow and screening shall be provided to enclose such containers and hide them from view.

(3) Storm drainage and runoff collection shall be sufficient to prevent any standing water.

(4) Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore the minimum distance between curb cuts shall be 120 feet except that each lot is permitted a minimum of one curb cut. No curb cut shall be more than thirty-five feet in distance.

(5) Lots of greater than two and one-half acres shall contain at least one fire hydrant for every additional three quarter acres over two and one-half initial acres.

(6) Outdoor storage and display of merchandise on public sidewalks shall be prohibited.

(Ord. 1983-20. Passed 8-16-83.)

194.01 DEFINITIONS.

Accommodations remarketer: means a person that reserves, arranges for, conveys, or furnishes occupancy, whether directly or indirectly, to a transient guest for a rental amount determined by the accommodations remarketer, directly or indirectly, whether pursuant to a written or other agreement, or who contracts with a vendor to market the hotel or transient accommodation and to accept payment from the transient guest for the accommodation. Examples of accommodations remarketers include, but are not limited to, online travel companies and discount travel services.

Exempted entity: means the government of the United States, the government of the State of Ohio, the governments of States other than Ohio, the governments of political subdivisions in the State of Ohio, the governments of political subdivisions of states other than Ohio, and organizations that are exempt from federal income taxation under Internal Revenue Code Section 501(c)(3).

Hotel: means every establishment kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered to guest(s), in which five (5) or more rooms are used for the accommodation of such guests, whether such rooms are in one (1) or several structures. The term "Hotel" shall include "Motel".

Transient accommodations: means every establishment kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered

to guests in which four (4) or fewer rooms are used for the accommodation of such guests, whether such rooms are in one (1) or several structures.

Transient guests: means person(s) occupying a room or rooms for sleeping accommodations for less than thirty (30) consecutive days.

Vendor: means the person who is the owner or operator of the hotel or transient accommodation and who furnishes the lodging.

(Ord. 50-2021. Passed 12-14-21.)

CHAPTER 1131 Conditional Uses

1131.01 Purpose.

1131.02 Application for conditional use.

1131.03 General standards for conditional uses.

1131.04 Action by the Planning and Zoning Commission.

1131.05 Supplementary conditions.

1131.06 Expiration and revocation of zoning certificate issued under conditional use provisions.

1131.07 Benefit of permit.

1131.08 Burden of proof.

1131.09 Notice of public hearing.

CROSS REFERENCES

Zoning Inspector's duties - see P. & Z. [1125.05](#)

Planning and Zoning Commission - see CHTR. Sec. [7.03](#); P. & Z. Ch. [1129](#)

Variances - see P. & Z. Ch. [1133](#)

1131.01 PURPOSE.

Under some unusual circumstances, a proposed use which more intensely affects an area than those uses permitted in the zoning district in which it is located, may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. Such uses shall be listed as conditional uses within the description of the respective zoning districts. The Planning and Zoning Commission may allow such a use to be established as a conditional use where these unusual circumstances exist and where the proposed use will be consistent with the general purpose and intent of this Planning and Zoning Code.

(Ord. 15-2019. Passed 4-16-19.)

1131.02 APPLICATION FOR CONDITIONAL USE.

Any person owning or having an interest in property may file an application to use such property for a conditional use provided for by this Ordinance in the zoning district in which the property is situated. An application for a conditional use shall be filed with the Zoning Inspector, who shall forward a copy to the Planning and Zoning Commission. The application shall contain the following information:.

(a) All of the information required for a zoning certificate, pursuant to Section 41131.03.

(b) A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Commission may require to determine if the proposed conditional use meets the intent and requirements of this Ordinance.

(c) A narrative statement evaluating the effects on adjoining property, and a discussion of the general compatibility with adjacent and other properties in the district.

(d) The names and addresses of all property owners contiguous to, and directly across the street from the property, as appearing on the Licking County Auditor's current tax list.

(e) Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Planning and Zoning Commission as determined by the Village Planner.

(Ord. 15-2019. Passed 4-16-19.)

1131.03 GENERAL STANDARDS FOR CONDITIONAL USES.

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.

(h) Will be in accord with the general objectives, or with any specific objective, of the strategic plan and the Zoning Ordinance

(i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

(j) 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.)

1131.04 ACTION BY THE PLANNING AND ZONING COMMISSION.

Within sixty (60) days from the date of the application, the Commission shall approve, approve with supplementary conditions as authorized in Section [1131.05](#), or disapprove the application as presented. In rendering its decision, the Commission may contact and seek input from adjacent property owners and/or other interested parties. If the application is approved with supplementary conditions, the Commission shall direct the Zoning Inspector to issue a zoning certificate listing the specific conditions listed by the Commission for approval. If the application is disapproved, the applicant may seek relief pursuant to the Ohio Revised Code, the Johnstown Village Charter or other ordinances of the Village. If no action is taken by the Commission within the specified time frame, the application shall be considered as approved.

(Ord. 15-2019. Passed 4-16-19.)

1131.05 SUPPLEMENTARY CONDITIONS

In granting any conditional use, the Commission may prescribe appropriate conditions and safeguards in conformance with this chapter.

(Ord. 15-2019. Passed 4-16-19.)

1131.06 EXPIRATION AND REVOCATION OF ZONING CERTIFICATE ISSUED UNDER CONDITIONAL USE PROVISIONS.

The approval of the zoning certificate issued in accordance with Section [1131.04](#) above, shall become null and void if such use is not fully implemented, as evidenced by issuance of a Certificate of Zoning Compliance, within eighteen (18) months after date of approval; however, the Planning and Zoning Commission may grant an extension of a zoning certificate for a conditional use for an additional period of six (6) months upon good cause shown by the applicant. Good cause may include such factors as adverse weather or site conditions, difficulty in procurement of materials, or delay due to complexity of the project despite the applicant's diligent and good-faith efforts to comply with the eighteen-month timeframe. The Planning and Zoning Commission may revoke the zoning certificate, if it finds, based upon written evidence by any citizen or official of the Village, of violation of this Ordinance and/or written terms and conditions upon which approval was based. The Conditional Use Permit shall authorize at most only the conditional use applied for and such Conditional Use Permit shall automatically expire, if for any reason the conditional use shall cease for more than one (1) year, unless the property owner or occupant shows that such cessation is due to force majeure or other calamity or casualty outside the control of the property owner or occupant, which the property owner or occupant is working diligently and in good-faith to remedy.

(Ord. 15-2019. Passed 4-16-19.)

1131.07 BENEFIT OF PERMIT.

No Conditional Use Permit shall inure to the benefit of the heirs, successors, assigns or purchasers of a Conditional Use Permit holder.

(Ord. 15-2019. Passed 4-16-19.)

1131.08 BURDEN OF PROOF.

It shall be the affirmative duty of the applicant to present by the preponderance of evidence, sufficient basis to demonstrate the propriety of a conditional permit. Mere application for the permit is not sufficient. (Ord. 15-2019. Passed 4-16-19.)

1131.09 NOTICE OF PUBLIC HEARING.

Notice shall be given at least seven days prior to the public hearing and be published on the Village of Johnstown webpage. Property owners as listed under Section [1131.02\(d\)](#) may be notified at least seven days prior to the hearing by certified mail return receipt requested. Such notice shall include the place, time, date and nature of the conditional use applied for. (Ord. 15-2019. Passed 4-16-19.)

Recommendation: For staff to make a recommendation, additional information is needed for support or denial of the request. Staff would advise the Board to reference [1131.03 GENERAL STANDARDS FOR CONDITIONAL USES](#). **highlighted** above. Special attention should be given to items (a) (c) (d) (f) (g) and (i). Consideration should also be given to the first floor or second floor location of the transient accommodations. Currently no single family or multi-family is allowed on the first floor in GCC-1 zoning district.



Public Notice

The City of Johnstown Planning and Zoning Commission will consider a Variance application request for 20 E Pratt St. to allow an 8' privacy fence were a 6' privacy fence is permitted. The 8' fence will enclose a rear court yard for use by the owners of a second-floor residential home that is under construction.

The Variance application will be heard on Tuesday, August 23 at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-177612-00.000)

For more information contact:

Jim Blair

Johnstown Zoning Inspector

740.281.7405

jblair@johnstownohio.org



City of Johnstown, OH

08/03/2022

Z-22-178

Internal Review

Zoning Use Permit

Status: Active

Assignee: Jim Blair

Became Active: 08/03/2022

Completed:

Applicant

Dennis Blankemeyer
dennis@crowworks.com
39 S. Main St.
Columbus, OH 43215
6145804687

Location

20 Pratt Street
Johnstown, OH 43031

Owner:

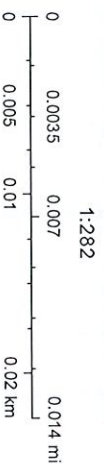
Dennis Blankemeyer (Ghost Town Property 70 LLC)
20 E. Pratt Street Johnstown, OH 43031

OnTrac Property Map



August 8, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary
- Ohio Counties
- Ohio Boundary
- Parcels
- Split Listed Hooks
- Tract Lines



Fence Variance For 20 E. Pratt Street
Johnstown Ohio 43031

Fence Variance From 6' to 8'.

a: Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; DB: The beneficial use occurs with the variance change.

b. Whether the variance is substantial; DB: Not substantial, 2' change.

c. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; DB: The resulting variance change would provide an appropriate scale with the the landscaping, especially in the district.

d. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage) DB: N/A

e. Whether the property owner purchased the property with knowledge of the zoning restriction; DB: No.

f. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; DB: No

g. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance. DB: Spirit and intent would be observed and the scale of the landscaping would look better with a fence height change.



VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-22-178

Property Address: 20 E. Pratt Street

Commission Date: 8/23/2022

Applicant: City of Johnstown

Zoning District: GCC-1

Project Narrative:

The applicant is in the process of renovating the building located at 20 E Pratt St in the downtown commercial district. The current zoning on this property is GCC-1.

The property owner would like to utilize natural as well as structural screening for a small area of greenspace situated in the rear of the property.

The applicant requests a variance to Section 1185 of the Johnstown Codified Ordinances to allow for an eight-foot fence. The maximum height allow for a fence in this zoning district is six feet.

Zoning Ordinance - Section 1185 Fences

1185.01 PURPOSE.

The purpose of this chapter is to establish regulations controlling the use of fences, hedges and walls whereby the lot owner in a residential, commercial or industrial district may have the privilege of privacy and landscape design within his own lot with due consideration to the environment of his neighbor, the appearance of the community and the safety of the public and the individual. (Ord. 20-2010. Passed 11-16-10.)

1185.02 SCOPE.

This chapter shall apply to all residential, commercial or industrial districts. The fence regulations herein shall not apply to any permanent fence erected prior to the effective date of this chapter. (Ord. 20-2010. Passed 11-16-10.)

1185.03 DEFINITIONS.

(a) As used in this chapter:

(1) "Fence" means any structure composed of wood, iron, steel, shrubbery, hedges or other material erected in such a manner and position as to enclose or partially enclose all or any part of the premises. Trellises or other structures supporting or for the purpose of supporting vines, flowers and other vegetation when erected in such position as to enclose all or any part of any premises shall be included within the definition of the word "fence". Structures erected other than on lot lines or in close proximity to lot lines, which have solely an ornamental purpose and which do not in fact serve the purpose of enclosing or partially enclosing premises or of separating premises from adjoining premises, shall not be included within the definition of the word "fence".

(2) "Privacy fence" means a fence made to inhibit public view and provide seclusion and, when viewed at right angles, having more than fifty percent (50%) of the area of its vertical plane (the area within a rectangular outline enclosing all parts of the fence in its vertical plane) closed to light or air. Permitted privacy fences are:

A. "Basket weave or woven fence" means a fence made of interwoven strips or slats of flexible or semi-flexible material in which the pattern has the appearance of a plaited basket.

B. "Louver or ventilating fence" means a fence made of a series of slats placed at an angle or positioned so as to provide air but to deflect light perpendicular to its vertical plane.

(3) "Ornamental fence" means a fence usually made of wood constructed for its beauty or decorative effect and, when viewed at right angles, having not less than fifty percent (50%) of the area of its vertical plane (the area within a rectangular outline enclosing all parts of the fence in its vertical plane) open to light and air. Permitted ornamental fences are:

A. "Rail or split rail fence" means a fence constructed of narrow, whole or split, wooden timbers placed horizontally between upright supporting posts.

B. "Picket fence" means an open fence made of upright pales or slats.

C. "Wrought Iron" means an open fence made of metallic compounds formed of iron that has been beaten out or shaped by hammering rather than cast.

(4) "Chain link fence" means a fence usually made of metal consisting of loops or wire interconnected in a series of joined links.

(5) "Barbed wire fence" means a fence made with metal wire having sharp points or barbs along its length.

(Ord. 20-2010. Passed 11-16-10.)

1185.04 PERMITTED TYPES.

Fences shall be permitted in required yards as follows,

(a) Ornamental fences shall be permitted in public facilities and residential zoning districts.

(1) Front yards. Ornamental fences may be erected in front yards parallel to the building line to a height not exceeding three and one-half feet; provided however, that rail or split rail fences may be erected in front yards parallel to and on or approximately on the common property line but not nearer than one foot to the street right-of-way.

(2) Side and rear yards. Open ornamental fences may be erected in side and rear yards parallel to and on, or approximately on, the common property line to height of not more than five feet.

(b) Chain link fences shall be permitted in all zoning districts. Such fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding four feet above the natural grade in residential zoning districts, six feet above the natural grade in commercial zoning districts, and eight feet above the natural grade in manufacturing zoning districts.

(c) Privacy fences shall be permitted in all zoning districts only in rear and side yards. Fences in residential districts shall be Privacy fences in a side yard and may extend no closer than 20 feet to the front corner of the primary structure. Such fences shall comply with the yard requirements of permitted accessory buildings and shall not exceed six feet in height above the natural grade.

(d) Shrubbery or hedges shall be permitted in public facilities and residential zoning districts provided they conform to the height and location requirements of this chapter.

(e) Fences are prohibited to extend further then the existing sidewalk. If no sidewalk exists, the fence must be set back far enough to allow the installation of a sidewalk. (See Chapter [901](#) Sidewalks)

(f) The Planning and Zoning Commission may permit other fences which are similar in character and design to one or more of the fences permitted herein.

(Ord. 20-2010. Passed 11-16-10.)

1185.05 RESTRICTIONS.

(a) Barbed wire or electrified fences are hereby prohibited.

(b) All fences must conform to Section [1183](#) Landscaping.

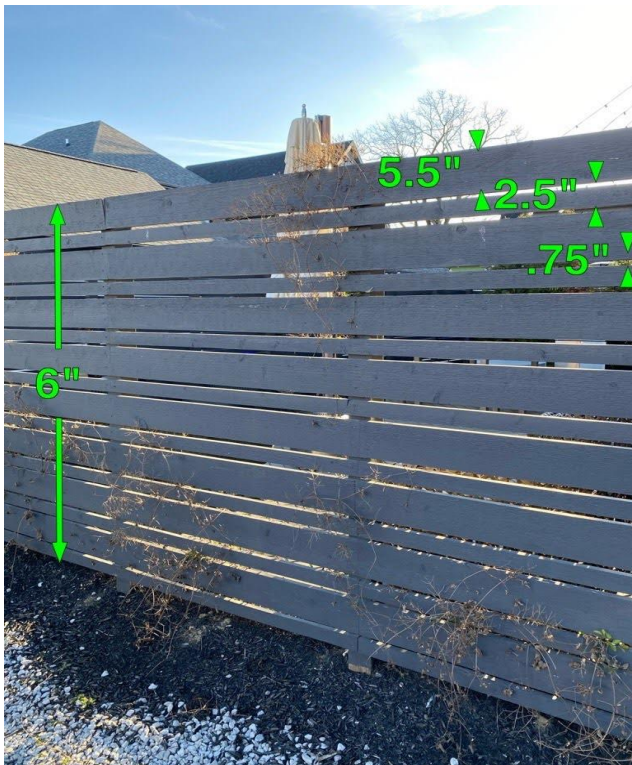
(Ord. 20-2010. Passed 11-16-10.)

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

Planning Considerations:

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

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
2. Whether the variance is substantial;
3. Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Fence style that is being considered by the applicant.

Recommendation: Currently there are 2 other locations in the downtown (GCC-1) zoning district that have fences higher than the six feet. These locations share similar environmental conditions unique to this area. Staff has no recommendation other than that the P&Z Board consider the variance application.



CITY OF JOHNSTOWN



ORDINANCE xx-2022

AN ORDINANCE AMENDING CHAPTER 1155 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1155 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the General Community Commercial 1 (GCC-1) 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, By a X-X vote at the August 9, 2022 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1155.

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

Section 1. That Chapter 1155 is amended; deletions are ~~struck~~; additions are *italicized*

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

CHAPTER 1155
General Community Commercial GCC-1 District

1155.01 PURPOSE.

The purpose of the GCC-1 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs. Such areas should be located on or at the intersection of arterial streets.

1155.02 PERMITTED USES.

In a GCC-1 District, the following uses are permitted:

- a) Administrative, business and professional offices:*
 - 1. Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers consisting of:*
 - i. Brokers and dealers in securities, investments and associated services, not including commercial banks and savings institutions.*
 - ii. Insurance agents and brokers and associated services.*
 - iii. Real estate sales and associated services.*
 - 2. Professional offices engaged in providing services to the general public consisting of:*
 - i. Medical office and medical office-related activities, but not including veterinary offices or animal hospitals.*
 - ii. Other health or allied medical facilities.*
 - iii. Professional, legal, engineering and architectural services, not including the outside storage of equipment.*
 - iv. Accounting, auditing and other bookkeeping services.*
 - 3. Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including:*
 - i. Business associations.*
 - ii. Professional membership organizations.*
 - iii. Civic, social and fraternal organizations.*
 - iv. Charitable organizations.*
- b) Retail stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of those goods; provided all storage and display of merchandise shall be within the principal structure, including:*
 - 1. Food and food products, consisting of: grocery stores, meat and fish markets, fruit stores and vegetable markets, and specialty stores such as bakery, candy or confectionery.*
 - 2. Proprietary drug and hardware stores.*
 - 3. Similar retail stores, consisting of: florists, gift, antique or second-hand stores, books and newspapers, sporting goods, jewelry, optical goods, and other retail stores which conform to the purpose and intent of the General Commercial District 1 and subject to the requirements of Section 1141.02 (e) . Retail stores*

will not be permitted to sell items pandering obscenity, as defined in ORC Title 29, to adults/juveniles.

c) Personal services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible personal consumption, including:

- 1. Restaurants, but not including restaurants with drive- through facilities.
 - i. Cafe seating secondary to primary business; excluding outdoor alcohol consumption.**
- 2. Banks, savings and loans, and credit agencies, but not including establishments with drive-through facilities.*
- 3. Post offices.*
- 4. Barber and beauty shops, having no more than three (3) work stations.*
- 5. Funeral services.*
- 6. Human medical clinics.*
- 7. Radio, television or small appliance repair.*
- 8. Commercial photography.*
- 9. On-premises duplication and reproduction services.*

d) Nursery schools and day care facilities.

e) Religious, exercise facilities, and related uses.

f) Theaters.

~~(a) General merchandise sales including:~~

- ~~— (1) Department stores;~~
- ~~— (2) Limited price or discount variety stores;~~
- ~~— (3) Mail-order and miscellaneous general merchandise stores;~~
- ~~— (4) Drug stores;~~
- ~~— (5) Pet stores;~~

~~(b) Food sales including:~~

- ~~— (1) Grocery, meat, fish, fruit or vegetable markets or any combination thereof;~~
- ~~— (2) Dairy or bakery products;~~
- ~~— (3) Specialty good stores;~~

~~(c) Apparel sales including:~~

- ~~— (1) Clothing, furnishings and accessory items for men, women and/or children;~~
- ~~— (2) Custom tailor shops, furriers, alterations and dry cleaning shops;~~

~~(d) Home furnishings sales including:~~

- ~~— (1) Furniture, home furnishings and equipment stores;~~
- ~~— (2) Household appliance stores;~~
- ~~— (3) Radio, stereo, television and music stores;~~

~~(e) Food or beverage sales and consumption including:~~

- ~~— (1) Package liquor stores;~~
- ~~— (2) Eating and drinking establishments excluding fast food and carry-out operations, but including those that sell alcoholic beverages or liquor by the glass;~~
- ~~— (3) Cafe seating secondary to primary business; excluding outdoor alcohol consumption.~~

~~(f) Miscellaneous retail sales and services including:~~

- (1) Book, stationary, jewelry and antique stores;
- (2) Gift, novelty and souvenir shops;
- (3) Camera, photographic supply and optical goods stores;
- (4) Tobacco, newspaper and magazine stores;
- (5) Auto service;
- (6) Shops for custom work whose articles or products are to be sold on the premises;
- (g) Miscellaneous uses:
 - (1) Post office;
 - (2) Newspaper or job printing;
 - (3) Funeral parlor;
 - (4) Theaters, assembly halls, billiard or pool parlors and bowling alleys;
 - (5) Telegraph office, express office and electrical substation;
 - (6) Laundries and laundromats;
 - (7) Banks, savings and loans, or other money investment or management businesses;
- (h) Service station:
 - (1) Motor vehicle repair.

1155.03 CONDITIONAL USES.

The following uses shall be permitted in the GCC-1 District, subject to approval by the Planning and Zoning Commission in accordance with Chapter 1131:

- a) Veterinary offices, not including outside boarding of animals.*
- b) Multiple- family located on the second level or higher of structure. and single family units in accordance with SR-1 requirements.*
- c) Banks with drive-through facilities.*
- d) Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.*
- e) Motor vehicle repair*
- ~~(a) Fast food and carry-out operations, providing that such uses are in association with and in conjunction with eating establishments with on-site, sit-down dining facilities.~~
- ~~(b) Second story and multi-family and single family dwelling units located in commercial structures.~~
- ~~(c) Retail motor vehicle fuel sales.~~

1155.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of the land and building are applicable in the GCC-1 District.

- a) Lot Requirements.
 1. No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these additional district development standards.

2. No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
 3. Each lot shall have a front setback of not less than ~~fifteen (15)~~forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
 4. Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall is fireproof and contains no windows, doors or other openings, except that a rear setback of forty feet is always required should such GCC-1 District lots rear abut any residential lot.
 5. For permitted and conditional structures there shall be a total side setback of not less than thirty ~~(30)-five~~ feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, door or other openings, except that a side setback of fifteen feet is always required should such GCC-1 District lot's side abut any residential lot.
 6. Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ~~ninety percent (90%)~~ *seventy-five percent (75%)* of the lot. The remaining ~~ten percent (10%)~~ *twenty five percent (25%)* of the lot shall be landscaped with natural vegetation.
- b) Building Requirements. No structure shall exceed forty feet in height.
- c) Site Requirements.
1. A traffic and parking system plan shall be required that details points of ingress and egress into the property, parking areas with the number of parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed as to minimize conflict points between pedestrians and vehicular movements.
 2. Outdoor trash systems shall be sufficient to prevent any overflow and screening shall be provided to enclose such containers and hide them from view.
 3. *All sites shall meet Section 1197, Stormwater Management and shall submit a stormwater management plan to the City.*
 4. *Cross access easements should be provided between adjacent commercial and retail sites to minimize curb cuts.*
 5. ~~Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore~~ The minimum distance between curb cuts shall be 120 feet except that each lot is permitted a minimum of one curb cut. No curb cut shall be more than thirty-five feet in distance.
 6. Lots of greater than two and one-half acres shall contain at least one fire hydrant for every additional three quarter acres over two and one-half initial acres.
 7. Outdoor storage and display of merchandise on public sidewalks shall be prohibited.
- d) *Landscaping. The landscaping of all parking and service areas shall meet the requirements of Chapter 1183. If side or rear yards are adjacent to any district where*

single-family or two-family residences are a permitted use, landscaping and screening shall also be required in those yards to meet the requirements of Chapter 1183.

DRAFT

CITY OF JOHNSTOWN



ORDINANCE xx-2022

AN ORDINANCE AMENDING CHAPTER 1157 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1157 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs the General Community Commercial 2 (GCC-2) 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, By a X-X vote at the July 26, 2022 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1157.

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

Section 1. That Chapter 1157 is amended; deletions are ~~struck~~; additions are *italicized*

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

CHAPTER 1157 General Community Commercial GCC-2 District

1157.01 PURPOSE.

The purpose of the GCC-2 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs.

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(Ord. 05-2013. Passed 5-7-13.)

1157.02 PERMITTED USES.

In addition to the uses allowed in Chapter [1155](#), the following uses are permitted in a GCC-2 District:

- ~~—(a) Drive-in restaurants;~~
- ~~—(b) Fast food restaurants;~~
- ~~—(c) Equipment repairs;~~
- ~~—(d) Auto sales and service;~~
- ~~—(e) Tractor sales and repairs;~~
- ~~—(f) Carryout operations;~~
- ~~—(g) Shopping centers or malls. (Ord. 05-2013. Passed 5-7-13.)~~

- (a) General merchandise, consisting of: department stores, and limited price variety stores.*
- (b) Home furnishings, consisting of: furniture and equipment sales, television, and electronics store.*
- (c) Building material retail stores, not having outside storage of material, consisting of: plumbing and electrical supplies, paint, upholstery, and interior decorating stores, and hardware stores.*
- (d) Apparel, consisting of: clothing, furnishings, and accessory items for men, women and children, custom tailor shops and combined apparel sales and personal service operations, and miscellaneous apparel and accessory stores.*
- (e) Dry-cleaning establishments.*
- (f) Public and private parking areas.*
- (g) Equipment rental or leasing, not including outdoor storage of material.*
- (h) Business services engaged in the providing of services to business establishments on a fee or contract basis, consulting services, protective services, office equipment rental, lease or purchase, commercial research and development.*
- (i) Religious exercise facilities and related uses.*
- (j) Commercial recreational facilities such as community and public swimming pools, skating rinks, bowling alleys, physical fitness centers.*
- (k) Hotels and motels.*
- (l) Garden centers.*
- (m) Carry out food and beverage establishments.*

Similar uses, as determined by the Planning Commission, in accordance with the provisions of Section 1127.02(e).

1157.03 CONDITIONAL USES.

The following use shall be allowed in the GCC-2 District, subject to the approval of the Planning and Zoning Commission in accordance with Chapter [1131](#):

- (a) ~~Multi-family dwelling structures up to eight units per gross acre, provided that such housing otherwise complies with Section [1151.04](#) and provided that such housing meets the following additional requirements:~~

~~Public frontage shall not exceed 100 feet; and~~

~~All buildings must be set back at least 400 feet from the main public street where the primary entry point of the project is or will be established.~~

(b) Nursing Home.

(c) Assisted Living Facility.

(d) ~~Retail motor vehicle fuel sales.~~ *Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.*

(e) Self-service car washes

(f) Drive-through facilities to be developed in association with a permitted use.

(g) New and used car sales and service, provided all operations except for display and sales are located completely within an enclosed building.

(h) Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.

(i) Veterinary offices and animal hospitals.

(j) Motor vehicle service establishments

~~(e) Hotels and Transient Accommodations.~~

~~—(Ord. 44-2021. Passed 11-3-21.)~~

1157.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

The district development standards in a GCC-2 District shall comply with Section [1155.04](#). (Ord. 05-2013. Passed 5-7-13.)

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN



ORDINANCE xx-2022

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-3519

AN ORDINANCE AMENDING CHAPTER 1141 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1141 of the City of Johnstown Codified Ordinances (the “Codified Ordinances”) governs general District standards (Districts Generally) in the City of Johnstown; and

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

WHEREAS, By a X-X vote at the xx, 2022 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance to Council for consideration; and

WHEREAS, after review of all uses, the Council of the City of Johnstown desires to amend Codified Ordinance Chapter 1141.

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

Section 1. That Chapter 1141 is amended; deletions are ~~struck~~; additions are *italicized*

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

CHAPTER 1141 Districts Generally

1141.01 Establishment of districts.

1141.02 Zoning district purposes.

1141.03 Designation of zoning districts.

1141.04 Newly annexed areas.

1141.01 ESTABLISHMENT OF DISTRICTS.

The Village **City** is hereby divided into zoning districts under five general categories known as residential districts, commercial districts, industrial districts, planned unit development districts and special districts.

1141.02 RULES OF APPLICATION

- a) *Identification of Uses.* Listed uses are to be defined by their customary name or identification, except as specifically defined or limited in this Ordinance.
- b) *Permitted Uses.* Only a use designated as permitted should be allowed as a matter of right in any zoning district, and any use not so designated ~~shall~~ be prohibited except, when in character with the zoning district, such additional uses may be added to permitted uses by formal amendment, in conformance with the procedures specified in Chapter 1137.
- c) *Accessory Uses.* An accessory use or structure is a subordinate use or structure clearly incidental to and customary in connection with the principal permitted building or use, and located on the same lot with such principal building or use. Accessory uses or structures shall be allowed in accordance with the specific district regulations, and the requirements of Section 1171.03.
- d) *Conditional Uses.* A use designated as a conditional use should be allowed in the zoning district where the designation occurs, when such use, its location, extent and method of development will not substantially alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent lots. To this end, the Planning Commission shall, in addition to the development standards for the specific district, set forth additional requirements as will render the conditional use compatible with existing and future use of adjacent lots in the vicinity, in accordance with Chapter 1131.
- e) *Similar Uses.* Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this section, shall be submitted to the Planning Commission.

Prior to taking action on the inclusion of a use as a similar use, the Planning Commission shall hold a public hearing. The public hearing shall be advertised according to the requirements of Section 1137.05.

Commented [TM1]: Recommend changing shall to should - in all?

Within thirty (30) days after the public hearing, the Planning Commission shall determine whether the requested use is similar to those uses permitted in the specific district. In order to find that a use is similar, the Planning Commission shall find that all of the following conditions exist:

- 1. Such use is not listed as a permitted or conditional use in another zoning district.*
 - 2. Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.*
 - 3. Such use creates no danger to health and safety and creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from uses listed in the classification to which it is to be added.*
 - 4. Such use does not create traffic congestion to a greater extent than uses listed in the classification to which it is to be added.*
- f) Development Standards. Development standards set forth shall be the minimum allowed for development in a district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern.*
- g) Obscene Material. Commercial establishments will not be permitted to sell material pandering obscenity, as defined in ORC Title 29, to adults and/or juveniles.*
- h) Home-Based Religious Services. Nothing in this Ordinance shall be construed to prohibit the conducting of private religious services, such as prayer meetings and/or Bible study, within the confines of a personal residence.*

1141.03 ZONING DISTRICT PURPOSES.

- (a) Residential Districts. The residential districts are intended to provide land for one, two and multiple-family dwelling. Land uses which are not related to or desirable for a residential environment are not permitted.
- (b) Commercial Districts. The commercial districts are intended to provide land for commercial expansion and new development in an orderly efficient and efficient distribution of a wide variety of retail goods and services to the public. Public use of these commercial areas introduces a concern for an appropriate appearance, pleasing environmental scheme and adequate safeguards for the public.
- (c) Industrial Districts. Industrial districts are intended to encourage the development of manufacturing, processing, warehousing, research and testing, and wholesale business establishments which are clean, relatively quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. While public use of these areas is anticipated to be minimal, such public use is sufficient to create a concern for appropriate appearance and adequate safeguards for the public health.
- (d) Planned Unit Development Districts. *Districts where a variety of housing types and/or related commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under this Zoning Ordinance.*
- (e) Special Districts. The special districts are intended to provide for the orderly efficient development of areas with unique or unusual characteristics.

Commented [TM2]: Don't have zoning for that, Use Definition from 1121 paragraph 53

1141.04 DESIGNATION OF ZONING DISTRICTS.

(a) [The name and symbol for the Standard Zoning Districts as shown on the Zoning District Map are as follows:]

Name	Symbol
Residential Districts	
<i>Rural Residential (Chapter 1142)</i>	<i>RR</i>
Suburban Residential <i>(Chapter 1143)</i>	SR-1
Suburban Residential <i>(Chapter 1145)</i>	SR-2
Urban Residential Low Density <i>(Chapter 1147)</i>	UR-1
Urban Residential Moderate Density <i>(Chapter 1149)</i>	UR-2
Multiple-Family Residential <i>(Chapter 1151)</i>	AR-1
Commercial Districts	
General Community Commercial	
District 1 <i>(Chapter 1155)</i>	GCC-1
District 2 <i>(Chapter 1157)</i>	GCC-2
Light Manufacturing <i>(Chapter 1159)</i>	LM
<i>Village Center (Chapter 1167)</i>	<i>VC</i>
<i>Village Commercial (Chapter 1169)</i>	
Special Districts	
<i>Single Family Planned Residential Development (Chapter 1179)</i>	<i>SFPRD</i>
<i>Special Use (Chapter 1170)</i>	<i>SU</i>
Flood Plain <i>(Chapter 1161)</i>	FP
Open Space <i>(Chapter 1163)</i>	OS

Commented [TM3]: Add to table: SFPRD 1179 and SU 1170

Commented [TM4]: Agricultural?

Commented [TM5]: Needs Symbol

(b) Subsection (a) hereof lists the standard zoning districts in their hierarchical rank. Uses allowed within a one-step superior hierarchically ranked district may be allowed in an inferior

hierarchically ranked district; one step lower but inferior hierarchically ranked district uses shall not be allowed in superior hierarchically ranked districts.

1141.05 NEWLY ANNEXED AREAS.

Subject to the conditions stated in Chapter [1142](#), territory which is annexed into the Village ~~Village~~ *City* of Johnstown subsequent to the effective date of this section, and for which rezoning to a different district has not already been approved subject to the annexation, shall, upon the effective date of the annexation, be zoned into the Rural Residential District.

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Cross reference— District established - see P. & Z. Ch. 1141.03; Agriculture defined - see P. & Z. 1121.02

☐ 1129.01 - PURPOSE.

☐ This district is established to encourage the existence of agricultural uses, to permit a degree of low-density residential development in areas not requiring public water and sewer for their present or future uses, and to physically conserve areas as needed for intensive development.

☐ 1129.02 - AGRICULTURAL USES DEFINED.

☐ "Agricultural use" means use of land for growing crops in the open, dairying pasturage, horticulture, floriculture and necessary accessory uses, including structures necessary for carrying out farming operations and the residence of the person who owns or operates the farm and family thereof, provided such agricultural use shall not include:

(a) Maintenance and operation of commercial greenhouses or hydroponic farms, except in zoning districts in which such uses are expressly permitted.

(b) Wholesale or retail sales as an accessory use unless specifically permitted by this chapter.

(c) Feeding, grazing or sheltering of animals or poultry, in pens or confined areas within two hundred (200) feet of any residential use.

"Agriculture" does not include feeding garbage to animals, raising poultry or fur-bearing animals as a principal use, or operation or maintenance of a commercial stockyard or feed yard.

☐ 1129.03 - PERMITTED USES.

☐ (a) Agricultural uses, customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity, and/or no more than one single-family detached dwelling.

(b) Publicly owned parks, playgrounds and open space.

(c) Religious exercise facilities and related uses provided that they occupy a lot of not less than five (5) acres.

☐ 1129.04 - ACCESSORY USES.

☐ (a) Private detached garages or carports.

(b) Tool or garden sheds.

(c) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.

(f) Temporary roadside stands, offering for sale only agricultural products grown on the premises.

☐ 1129.05 - CONDITIONAL USES.

☐ (a) Animal boarding facilities.

(b) Animal hospitals or clinics.

(c) Privately-owned recreation areas and open space.

(d) Public schools offering general educational courses and having no rooms regularly used for housing or sleeping of students, providing they occupy an amount of acreage that meets or exceeds state standards.

☐ 1129.06 - DEVELOPMENT STANDARDS.

☐ (a) Lot Area . For each principal permitted use, the lot area shall be not less than five (5) acres.

(b) Minimum Lot Frontage . Two hundred (200) feet frontage on a dedicated, improved street or highway.

(c) Minimum Front Yard Depth (From Edge of Road Right-of-Way) . Fifty (50) feet.

(d) Minimum Side Yard Width . Twenty (20) feet.

(e) Minimum Sum of Side Yard Widths . Forty (40) feet.

(f) Minimum Rear Yard Depth . Fifty (50) feet.

(g) Maximum Building Height . Forty-five (45) feet for buildings. Silos, windmills, or any other structure listed as a permitted, accessory or conditional use may exceed this height provided such structures maintain a distance equal to their height to any adjacent property or zoning district.

☐ 1129.07 - LOT AND AREA REGULATIONS; ALL NONRESIDENTIAL USES.

The area or parcel of land for nonresidential uses shall not be less than that required to provide a site adequate for the principal and accessory buildings, off-street parking and other accessory buildings, off-street parking and other accessory uses, setbacks, yards and open spaces to accommodate the facility and maintain the character of the neighborhood, and in no case shall be less than five (5) acres.

1141.02 ZONING DISTRICT PURPOSES.

(a) Residential Districts. The residential districts are intended to provide land for one, two and multiple-family dwelling. Land uses which are not related to or desirable for a residential environment are not permitted.

(b) Commercial Districts. The commercial districts are intended to provide land for commercial expansion and new development in an orderly efficient and efficient distribution of a wide variety of retail goods and services to the public. Public use of these commercial areas introduces a concern for an appropriate appearance, pleasing environmental scheme and adequate safeguards for the public.

(c) Industrial Districts. Industrial districts are intended to encourage the development of manufacturing, processing, warehousing, research and testing, and wholesale business establishments which are clean, relatively quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. While public use of these areas is anticipated to be minimal, such public use is sufficient to create a concern for appropriate appearance and adequate safeguards for the public health.

(d) Planned Unit Development Districts. Planned unit development districts are intended to promote the development of large areas of land under a uniform scheme or pattern.

(e) Special Districts. The special districts are intended to provide for the orderly efficient development of areas with unique or unusual characteristics.

(f) Agricultural District

1141.04 NEWLY ANNEXED AREAS.

Subject to the conditions stated in Chapter [1142](#), territory which is annexed into the Village of Johnstown subsequent to the effective date of this section, and for which rezoning to a different district has not already been approved subject to the annexation, shall, upon the effective date of the annexation, be zoned into the **Rural Residential**, replace Agricultural District

1141.03 DESIGNATION OF ZONING DISTRICTS.

(a) The name and symbol for the Standard Zoning Districts as shown on the Zoning District Map are as follows:

Name	Symbol
Residential Districts	
Suburban Residential	SR-1
Suburban Residential	SR-2
Urban Residential Low Density	UR-1
Urban Residential Moderate Density	UR-2
Multiple-Family Residential	AR-1
Commercial Districts	
General Community Commercial	
District 1	GCC-1
District 2	GCC-2
Light Manufacturing	LM
Special Districts	

Flood Plain	FP
Open Space	OS

Agricultural

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CITY OF JOHNSTOWN OHIO



August 2022 Zoning Inspector Summary

Total new homes permitted YTD 2022: (51)

Total new homes permitted in August 2022: (2)

Remaining approved building lots: approximate 56.

Total all permit applications received for August: (24)

Total August property code enforcements entered into OpenGov. (8)

Applications for August by category:

1. Zoning Certificates: 4
2. Curb cut, CO, Sidewalk 3
3. Certificate of Appropriateness approved 0
4. Fence: 5
5. Decks: 2
6. Shed: 1
7. Signs: 2(Community Bank signs)
8. Variance: 1 (10 E. Pratt 8' fence denied)
9. Zoning Map Amendment: 1 (Redwood tabled)
10. Lot Split 0
11. Food Trucks 1
12. Residential garages/additions: 0
13. New businesses 3

Property Maintenance Code Violations, pending or corrected.

1. Williams St. property conditions, court date set for August 23, 2022 rescheduled for September 22, 2022
2. Williams St. property conditions, summons served court date September 22, 2022.
3. Central Station Dr. Property conditions, summons served court date September 22, 2022.
4. Williams St. property conditions, owner has responded positive but no action for repairs taken. Pending court.
5. Inspections completed: sidewalks, deck framing, fence post holes: 7
6. Parking in front yards Zoning Violation Notices: 2

7. Litter receptacle violations 0
8. Yard signs removed from the street right ways 11
9. W. Coshocton business has signs that are out of compliance, working with City attorney to resolve. Letter has been sent from City Attorney to remove the sign. Pending further legal action. The business has been listed for sale.

New businesses approved and updates.

New: Window World 129 E Coshocton storage/office no sales. Zoning approved.

New: Freya Aesthetics 129 E Coshocton (Medical Spa) appointment only. Zoning approved

New: Iron Beauty House 129 E Coshocton hair salon, appointment only two or three chairs. Zoning approved.

New: The property at 580 W. Coshocton the former Rt 62 Barbeque was purchased by the Community Bank, currently working with them on signage. DRB on September 13 will review their proposed new monument sign.

Armstrong Ceilings Plant expansion: tree grinding continues prior to plant expansion. The Johnstown DRB approved the COA on 7.12.22. We have not received prints or Zoning application.

New: Coffee Shop on S Main the building is being prepped. Zoning was approved, new Awning has been installed. No opening date has been set.

Redwood Apartments: project has been tabled.

ACE Hardware: W Coshocton their COA was approved, engineering review on hold waiting on payment for review.

Leafy Dell: Coughlin Apartment project, the engineering has been approved, Zoning certificate review completed and ready to approve.

BellStore: construction project has started. All Johnstown Zoning have been approved.

Jim Blair
Johnstown Zoning and Property Code Enforcement Official