



Planning & Zoning Commission Meeting
Tuesday, October 25, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
 - a. September 13, 2022
 - b. October 11, 2022
5. Public Comment
6. Tabled Applications
 - a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022
 - b. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street TABLED SEPTEMBER 13, 2022
7. Application # Z-22-230 Conditional Use Permit; 10 W. Pratt Street
 - a. Application & Staff Report
8. Other Business
9. Adjourn



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

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for September 13, 2022 at 6:30 p.m.

2. Roll Call

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

Absent - None

Staff present - Sean Staneart - Assistant City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Jay Hilderbran, Travis McIntyre, Mary Queen Cool, Donria Lavalley, Terri Feters, Brooke Schwass, Denise Blankemeyer, Dennis Blankemeyer, Brad Schwass, Gary Burkholder, David B, Glenn Ronken, Travis Van Deest

3. Pledge of Allegiance

4. Public Comment

1. Lewie Main

- Referenced GCC-1 and GCC-2 on tonight for council recommendation. Said there were two other chapters that were written specifically for downtown, VC and Village Commercial (chapters 1167 and 1169). His question is when will they rezone the downtown area for the two zoning classifications that were written and codified. If they are not going to be implemented then they should be removed.
- Says the current zoning map does not meet the code, he would like to see an official zoning map authorized by the Council and the Mayor that meets the criteria of the code.

Jesse Coppel said one of the issues they ran into trying to align the zoning code to the map was that there were legal questions on whether they could change someone's zoning unilaterally, because that changes their rights. Mr. Main said there are a number of zoning changes not reflected on the map, as a citizen, he would like to see the city get an official zoning map, he knows it will take money but it should be discussed for next year's budget.

ACTION: Jesse Coppel moved to recommend an official zoning map update to Council; Charlie Campbell seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

5. Approval of Minutes a. August 9, 2022 and b. August 23, 2022

ACTION: Ryan Green moved to approve both as written; 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. Tabled Applications

- a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022
No new materials have been submitted; application to remain tabled at the applicants request. Sean Staneart said that if the board intends to take the application from the table, the applicant should be notified.

7. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street

- a. Application & Staff Report
The applicant has a property in the GCC-1 zoning district and would like to do a transient accommodation style of business. Sean Staneart said it was hard for him to make a recommendation on this particular application because there was not a lot of information given such as where the transient would be, upstairs or downstairs, how many units would there be and without prior knowledge of those things he was not comfortable giving a recommendation. Mr. Staneart reviewed his staff report, the GCC-1 zoning district code and the General Standards for Conditional Uses, all included with the packet. He specifically noted attention should be given to historic preservation with regard to building modifications and that no single or multi-family are allowed on the first floor in the GCC-1 zoning district.

Applicant Travis Van Deest was present, said he would like to convert the upper and lower floors to short-term rental units. He said he currently has two parking spaces, and does have trash service (two roll-offs). Applicant said he would not be making any major renovations; there is already a one-bedroom apartment upstairs and the downstairs has a kitchen, a bathroom and a loft where they would put another bed. Steve Dyer asked if this were approved, how many rooms would there be total; Mr. Van Deest said two to start, one up and one down. Mr. Dyer also expressed that the application was very vague. Charlie Campbell asked if this were approved, what would it do to the business on the right in the building he owns. Mr. Van Deest said if the barber left, he would consider adding another unit; Mr. Campbell stated if that were to happen, a new application would be needed. The applicant referenced the "Bed Tax" and other precedents set by another local transient business at 10 W. Pratt which is similar to what he is asking for. Continued with board member questions which were answered, applicant stated he would like to keep the window sign, it was noted that if the business is no longer there, it would not be allowed as an off-premise sign. Mr. Dyer asked if the applicant had any plans to show them on what

this would look like, Mr. Van Deest said no, that there is a kitchen upstairs and one downstairs, all he needs to do is add beds, that they are not building anything. Staff drew attention to 1131.02, the Conditional Use application requirement to provide a plan of the proposed site showing location of buildings, parking and loading areas, traffic circulation, open spaces, landscaping, refuse, service areas, utilities, signs, yards and other information the Commission may require to determine if the proposed conditional use meets the intent and requirements of the Ordinance. Sean Staneart said there are a lot of unanswered questions, it is well within the Board's right to ask for the appropriate documentation, there is not much to go on for enforcement at this time. Board members agreed that they would like to have some visuals. Chairman Green asked Zoning Inspector Jim Blair if property owners were notified and if he heard from anyone. Mr. Blair said the only inquiry he had was from the Monroe-Township Fire Department. Mr. Green referenced the Comprehensive Plan which calls for mixed use in that area but heavier on the commercial. He also looked at the Design Review Standards which promotes ground floor commercial at seventy percent and residential/business on top at thirty percent. Mr. Green asked if the applicant has ownership of the property, Mr. Van Deest said yes. Mr. Green inquired on bathroom facilities and fire mitigation. Applicant stated there was a bathroom on each floor and he has met all the safety protocols and has been inspected. Walter Raub agreed that he too would like to see a plan and have a firmer idea of what the applicant is looking for on the first and second floors.

Public Hearing: No comments

Board members expressed a desire to table the application in order to get more information from the applicant. Mr. Dyer recommended tabling, Mr. Raub said he would like to table as well, he would like more information, he does not feel comfortable right now, it is just a lot of verbal, he would like a more concrete plan.

ACTION: Steve Dyer moved to table the application; Walter Raub seconded and the vote was as follows:
AYES: Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer
NOES: None
ABSTAIN: Charlie Campbell; related to the applicant

Application Tabled 4 - 0

Chairman Green told the applicant if he wanted to come back in with a plan that matches more closely with everything requested they would take another look at it.

8. Board Request for Reconsideration of Application # Z-22-178 Variance; 20 Pratt Street

a. Application & Staff Report

Chairman Green provided background; this application was seen at the last zoning meeting, not all members were present and a tie vote failed, applicant has requested an appeals process. Mr. Green said as a member of the prevailing side of a vote he would like to bring the application back. Sean Staneart reviewed the three options for appeal: 1) the decision rendered by the board could be appealed to the county, 2) the applicant could continue to file another variance, 3) Motion to Reconsider; the Planning & Zoning Rules of

Order 9.05 provide the option for a member who voted on the prevailing side of an issue to move for a reconsideration of any action of the board, provided the motion is made by the next regular meeting after such action was taken.

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

Passed 5 - 0

Applicant Dennis Blankemeyer said that the alley gets a tremendous amount of traffic, for them an eight-foot fence is a matter of safety and security. A six-foot fence is not much when you have people walking behind the building, he and his wife Denise will be living there, it will be their back yard, they would appreciate the board's reconsideration. Mr. Blankemeyer answered board member questions and provided an update on the project. They have renovated the second floor of the building for their personal residence and there is an entry area that faces Pratt Street. They look for the eight-foot fence for privacy and security of their back patio. Discussion on utility meter access for servicers.

Public Hearing: Chairman Green opened the floor for public comments. Lewie Main said it sure will make it look better. No further comments.

ACTION: Jesse Coppel moved to approve the variance application; Steve Dyer seconded and the vote was as follows:
AYES: Walter Raub, Steve Dyer, Charlie Campbell, Jesse Coppel
NOES: Chairman Green
ABSTAIN: None

Passed 4 - 1

Application approved.

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

Some discussion on the history of the GCC-1 and VC zoning districts, Sean Stanearth provided context around the adoption of Village Commercial and Village Center. Review of the GCC-1 ordinance draft, edits noted by staff.

Walter Raub left the meeting at 8:11 pm

Discussion on the GCC-2 zoning code draft and allowable and conditional uses. Edits noted by staff.

Review of Agriculture ordinances. Some editing is necessary to separate definition from district establishment, staff to edit into separate ordinances.

ACTION: Jesse Coppel moved to forward the recommendation of passage of GCC-1, GCC-2 and Agriculture to include definitions, and with all edits discussed tonight to council; Ryan Green seconded and the vote was as follows:
AYES: Steve Dyer, Charlie Campell, Jesse Coppel, Ryan Green
NOES: None
ABSTAIN: None

Passed 4 - 0

10. Zoning Inspector

- a. August 2022 Summary Report
Jim Blair highlighted items in his report.

11. Other Business

1. Ryan Green said he investigated the trees being cut down in Leafy Dell, it is just gas line right of way maintenance.

12. 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 8:49 pm.



Planning & Zoning Commission
Tuesday, October 11, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for October 11, 2022 at 6:33 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Benjamin Lee, Steve Dyer, Walter Raub (absent at roll call, arrived 6:34 pm)

Absent - None

Staff present - Sean Stanheart - Interim City Manager, Charlie Campbell - City Council, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - James W. Estep, David Cool, Lewie Main, Heather Green, Mary Queem Cool, Charlie Campbell, Glenn Ronken

3. Pledge of Allegiance

4. Public Comment

No comments

5. Tabled Applications

a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022

No action; nothing new received from applicant.

b. Application Z-22-191 Conditional Use Permit, 18 S. Main TABLED SEPTEMBER 13, 2022

Ben Lee said he would like to remove from the table purely to discuss procedure.

ACTION: Ben Lee moved to take the application from the table; Jesse Coppel seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

Ben Lee said this application was submitted August 29, 2022 and ultimately tabled at the request of the Planning and Zoning Commission. Conditional Use Section 1131.04 states that within sixty days from the date of the application, the commission shall take action. If no action is taken by the commission within the specified time frame, the application shall be considered as approved; that sixty-day period is roughly October 29, 2022. There has been no action to this point, the staff report has not changed and there was more

information needed for the application requested by staff and is considered incomplete, Mr. Lee suggests that on October 25, 2022 there be some kind of action by the board. The timeline should be conveyed to the applicant, anything new should be submitted quickly as the submission deadline for the October 25th meeting was September 27th.

ACTION: Ben Lee moved to table application Z-22-191; Jesse Coppel seconded and the vote was as follows:
AYES: Steve Dyer, Jesse Coppel, Ryan Green, Walter Raub, Ben Lee
NOES: None
ABSTAIN: None

Passed 5 - 0

6. Coughlin Apartment Community Discussion

Sean Staneart provided background and an update on the status of the project; noted that the former City Planner had been the lead on this project and had taken it almost to completion so he has relied heavily on the engineers over the past month or so as well as legal with regard to what is a civil issue between two property owners and what is the responsibility and requirement of the city. He used the example of the HOA pond that exists on the site, although not a city issue, a meeting was held to bridge the parties, he felt it was a relative success. City engineers looked at rainfall calculations and outflow rates, whether they (Coughlin) decide to use the HOA pond or their own retention pond, city engineers look at the design given, which did incorporate the HOA pond. There have been multiple discussions on ingress and egress, final design allows two access points to get in or out. Initial project was scaled back to seventy-two units.

Mr. Lee asked if the curb cut on Leafy Dell Drive had been approved. Mr. Staneart said his understanding is that Jack Ligget gave his approval during his time as City Manager, he ultimately took the decision to City Council who approved it.

Board member review of the plan and questions on handicap spaces, landscape plan and traffic study. Mr. Staneart said that it has been conveyed to the applicant that there may be some participation requested from a monetary standpoint for any type of traffic signalization at the Leafy Dell and SR37 intersection. The school has the greatest impact on vehicular traffic in that area and did participate with some financial funding in the past, the same discussion will be had with the Coughlin apartments. Water and taps are currently being discussed by staff, one thing agreed upon by all parties is that there will be a payment for each address. There are still unanswered questions on how they will meter. It was noted that Council also approved the surrounding sidewalk and that it will continue up through the current condo area.

Public Comments

1. David Cool; 108 Maple Leaf Drive

- Overall project has improved immensely from a year and a half ago, the plan and landscaping is much better than originally presented.
- There are some taps already in there, that will become an issue.

- They will have to work out damage to their streets
- Never wanted a sidewalk around their property

2. Mary Cool;

- Would like a copy of the curb cut approval when signed
- The streets are blocked
- Would like to know what the rental rates are
- Would like to see what the buildings will look like
- Assumes the traffic study, the cost and the light will be done before anything is approved
- Building one is right on top of their property
- They should have been invited to the meeting on the pond, they have been involved from the beginning
- Still firmly against the sidewalk along Stonehedge, that is their front yard
- Want to make sure Coughlin is not taking their fire hydrants
- Assumes they would be paying the full tap fees for each address and nothing else is being negotiated. Mr. Staneart said yes, all are agreeable to that.
- They do not care where the water meters are located but they do care where the air conditioning units are.

Sean Staneart addressed some of Ms. Cools comments.

There will not be a requirement that a traffic signal is in prior to this being completed, that is something the city has been working on since the school went in back there, that is a part of a longer conversation, this would be a piece of that but not the bulk of it. It is his understanding that all of the setbacks have been met, agrees placement of building one is tight at ten feet. Meeting minutes when curb cut was approved can be sent, unsure if the permit has been signed, he will follow up and get a copy to her. It is his understanding that all fire hydrants will be on their own property. It was noted that there is no Certificate of Appropriateness for design as it is residential, Mr. Green said they need to work to change that so projects like this get a COA. There is no requirement for them to share what rental prices are. Discussion on getting an architectural rendering. Ms. Cool asked if fire trucks will fit through the parking lots and roadways, Mr. Green said the Fire Department will get to sign off on that.

With no further public comments, Chairman Green closed the floor.

Jesse Coppel previously asked about a "poison pill" capacity charge to make cost high enough to discourage multi-family from being built. Sean Staneart said he was not present during those particular conversations, but that when they do finally have information on a path that will be followed forward, he has no problem sharing that, it will be followed for all projects after. Mr. Coppel said the current code should be enforced until council changes it.

Sean Staneart said there will likely be an approval of the project within the next month. Engineering approval has been met, next would be city approval, other applications would

be submitted to Licking County or EPA prior to construction.

7. Zoning Inspector

a. September 2022 Summary Report

Jim Blair said the amount of homes sold compared to last year is down almost thirty percent and he does not expect very many more this year. Mr. Blair reviewed his report. It was noted that Maronda Homes has completed building in Johnstown, Sean Staneart added that the city has not accepted the roads in the Leafy Dell project, the back area that faces the farm land needs some drainage addressed. Ben Lee asked if the city is provided compaction analysis before we take on the roads, Mr. Staneart said he would hope our engineering service makes sure these items are being checked off the list; it is his understanding that procedure is supposed to happen but he cannot comment to Leafy Dell. Mr. Lee inquired on a few other items on the zoning report which Mr. Blair answered.

8. Other Business

1. Ben Lee asked if the lines in the municipal parking lot could be restriped before winter. Mr. Staneart said he could pass along the request.

9. Adjourn

ACTION: Ben Lee moved to adjourn; Ryan Green seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:40 pm.



Public Notice

The City of Johnstown Planning and Zoning Commission will consider an application request for 10 West Pratt St. Johnstown, Ohio 43031 for a Conditional Use Permit. The request is to allow 2nd floor Transient Accommodations over a first-floor business in a GCC-1 Zoning District.

The Conditional Use Permit application will be heard on Tuesday October 25 at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-177768-00.004)

For more information contact:

Jim Blair

Johnstown Zoning Inspector

740.967.3177 x-5

jblair@johnstownohio.org



City of Johnstown, OH

10/04/2022

Z-22-230

Zoning Use Permit

Status: Active**Date Created:** Oct 3, 2022**Applicant**

Denise Blankemeyer
denise@crowworks.com
39 S Main Street
Johnstown, OH 43031
6145823151

Primary Location

10 W PRATT ST
JOHNSTOWN, OH 43031

Owner:

GHOST TOWN PROPERTY 14-18 LLC
10 W Pratt St JOHNSTOWN, OH 43031

Document Signatures**Jim Blair Signature****Ryan Green Signature****Bailey Morlan Signature****Conditions for Approval**

Conditional Use hearing scheduled for 10.25.2022

Project InformationApplication for:**Conditional Use****Non-Conforming Use****Variance****Home Occupation****Use of Property**

Commercial

Description and nature of request

This application is to comply with the City of Johnstown, per Sean Staneart, request to file this Conditional Use permit based on the use of the property in question.

List of Contiguous Property Owners

Name	Address
Dennis & Denise Blankemeyer	39 S Main Street Johnstown, OH 43031

Authorization

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

Denise A Blankemeyer

10/03/2022

Attachments

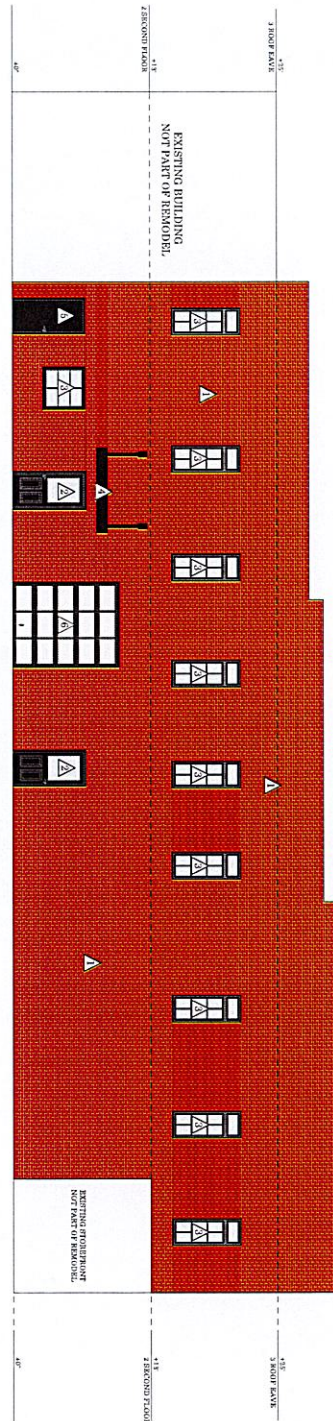
 D Blankemeyer West Pratt Street Blue Print.pdf
Uploaded by Denise Blankemeyer on Oct 3, 2022 at 3:22 pm

History

Date	Activity
Oct 3, 2022 at 2:41 pm	Denise Blankemeyer started a draft of Record Z-22-230
Oct 3, 2022 at 2:43 pm	Denise Blankemeyer altered Record Z-22-230, changed ownerEmail from "" to "denise@crowworks.com"
Oct 3, 2022 at 2:43 pm	Denise Blankemeyer altered Record Z-22-230, changed ownerPhoneNo from "" to "6145823151"
Oct 3, 2022 at 2:43 pm	Denise Blankemeyer altered Record Z-22-230, changed ownerStreetName from "S MAIN ST" to "W Pratt St"
Oct 3, 2022 at 2:43 pm	Denise Blankemeyer altered Record Z-22-230, changed ownerStreetNo from "39" to "10"
Oct 3, 2022 at 3:22 pm	Denise Blankemeyer added attachment D Blankemeyer West Pratt Street Blue Print.pdf to Record Z-22-230
Oct 3, 2022 at 3:23 pm	Denise Blankemeyer submitted Record Z-22-230
Oct 3, 2022 at 3:23 pm	approval step Internal Review was assigned to Jim Blair on Record Z-22-230
Oct 4, 2022 at 1:49 pm	Jim Blair changed Conditions for Approval from "" to "Conditional Use hearing scheduled for 10.25.2022" on Record Z-22-230

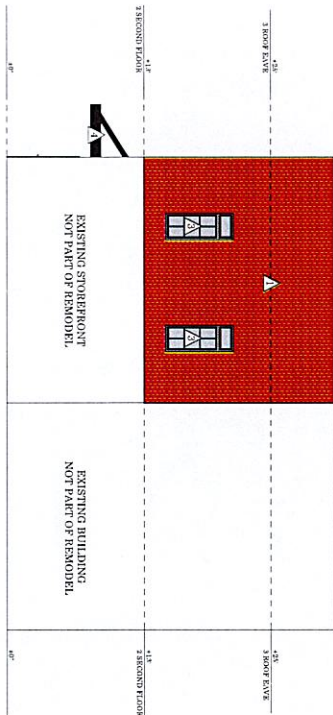
Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Internal Review	Active	Oct 3, 2022 at 3:23 pm	-	Jim Blair	-
 Application Fee	Inactive	-	-	-	-
 Planning and Zoning Approval	Inactive	-	-	-	-



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE	
1	BRICK
2	EXISTING BRICK
3	PAINTED BRICK OR
4	ALUMINUM SLATE FINISH
5	ALUMINUM SLATE FINISH
6	ALUMINUM SLATE FINISH
7	ALUMINUM SLATE FINISH
8	ALUMINUM SLATE FINISH
9	ALUMINUM SLATE FINISH
10	ALUMINUM SLATE FINISH



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DATE	1/1/2020
SCALE	AS NOTED
DESIGNER	D.P.
CHECKED BY	R.M.
DATE	2/1/2022
SHEET	
TOTAL SHEETS	1

West Pratt St Apartments
Interior Remodel

W. Pratt St.
Johnstown, OH 43031
Licking County

CONTRACTOR:

Draft Only
Not For
Construction



4805 E. MAIN ST. P.O. BOX 347 BERLIN, OH. 44610
Phone # 330-893-0230 WWW.TEKTEN-ENG.COM

BUILDING ELEVATIONS

Site Address:
10 W. Pratt St
Johnstown, OH 43031

2017, Ohio Fire Code
NFPA 70 - 17, National Electrical Code (NEC)
IECC - 12 or ASHRAE 90.1 - 2010, Energy Code
ASCE 07-10 Minimum design loads for building & other structures
IFGC - 15, International Fuel Gas Code
ICC A117.1 09, Accessible and Usable Buildings and Facilities.

Building Use classification and Construction Type

Existing Building Use Classification (IBC Chapter 3): R-2, B	Existing Building Construction Type (IBC Table 601): 5B
Existing Building Use Classification (IBC Chapter 3): R-2, B	Existing Building Construction Type (IBC Table 601): 5B

Building Area and Height

- Allowable number of stories above grade (OBC table 504.4): 3
- Actual number of stories above grade: 2
- Tabular area (OBC Table 506.2): 6,600sq ft.

Frontage increase factor (Equation 6)	N/A
Allowable area per floor	5,600 sq ft
Proposed Renowned Main Floor	874 sq ft
Total Area Renowned Main Floor	874 sq ft
Apartment A	862 sq ft
Apartment B	400 sq ft

Total Area Second Floor	: 1,969 sq ft
Total Building Renovated Area	: 2,843 sq ft

Building Design Loads

Occupant Load Addition (IBC Table 1004.1.2) Total : 11 Occupants for owned space

- o (First floor common area) 200 sq ft/occupant = 4
- o (Apartment A) 200 sq ft/occupant = 4
- o (Apartment B) 200 sq ft/occupant = 1
- o (Apartment C) 200 sq ft/occupant = 2

At work on the project, talk openly with the government of the drawing and specifications and shall be made applicable and enforceable. A.J.A. and regulations required by governing authority. The Contractor shall verify any true drawings, metal building plans or other blue drawing for proposed construction prior to ordering.

The Contractor shall, early the design professional of any discrepancies on the plans and/or that the drawings are not complete. The Contractor shall be responsible for the completion of the drawings. The contractor is designed to be self-sufficient and capable after completion. It is the contractor's responsibility to determine erection procedures and sequence, and to ensure the safety of the building and its components.

Materials, materials, and equipment in strict accordance with manufacturer's specifications or construction documents shall be kept at the site of the work and always shall be available for reference by the building official working hours while work on a project.

An approved set of construction documents shall be kept at the site of the work and always shall be available for reference by the building official working hours while work on a project.

All contractors to coordinate with structural, architectural, plumbing, mechanical and electrical drawings.

Each Contractor is responsible for meeting the safety requirements for their personnel.

BUILDING USE DESCRIPTION:

2-Story building remodeled into first floor common area and 3 individual apartments on second story

Existing second floor had 4 apartments and are proposed to be remodeled to 3 units. Not changed to existing stairway proposed.

Existing building was not provided w/ automatic fire suppression system. Units were provided w/ smoke detection.

3 Dwelling Units are for non-transient (greater than 30 day occupancy)

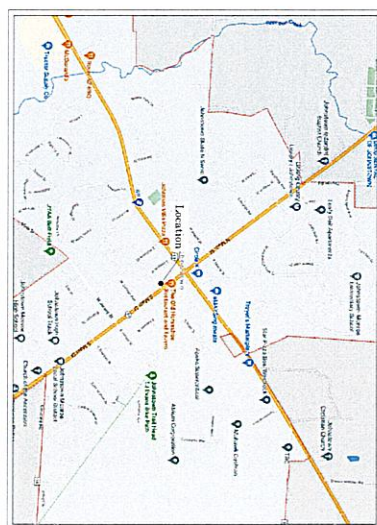
2-Story building remodeled into first floor common area and 3 individual apartments on second story. Existing second floor had 3 apartments and are proposed to be remodeled to 3 units. No change to existing stairway proposed.

Existing building was not provided w/ automatic fire suppression system. Units were provided w/ smoke detection

3 Dwelling Units are for non-transient (greater than 30 day occupancy)

[illegible]

Attached for reference are existing floor plans provided to us



LOCATION MAP

Reception	Reception	Permit	Nature Of Reception	Approved by	Approval Date	State Dept. No.
1	9/6/2000	Submarine	Liquid Crystals			Checked By: R.M.
2	10/9/2000		Liquid Crystals			Date: 20/02
3	10/12/2000		Response To Comments			Sheet
C-100						
Period: 01/12/2000						

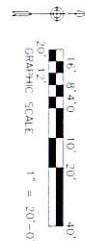
West Pratt St Apartments Interior Remodel

10 W. Pratt St.
Johnstown, OH 43031
Licking County

CONTRACTOS



4805 E. MAIN ST. P.O. BOX 347 BERLIN, OH. 44610
Phone # 330-893-0230 WWW.TEKTON-EC.COM



[†] All utilities locations shown are approx. It is the responsibility of the contractor to ensure proper connections are made to the supporting utility systems.

[illegible]

SITE NOTES

1. Contractor shall notify OGC011 to determine the location of all the utilities within the work area prior to construction.
2. Final grading around building shall slope away from the building to prevent erosion within building area.
3. Contractor shall remove the slabs for the concrete pads along the exterior of the building prior to construction.
4. Concrete slabs along by egress doors shall be level on the interior and exterior of the doors.
4. Property line shown as city approximate. Contractor is responsible to verify exact locations prior to construction.
5. Property lines delineated from county GIS.



Mark	Revisions	Date
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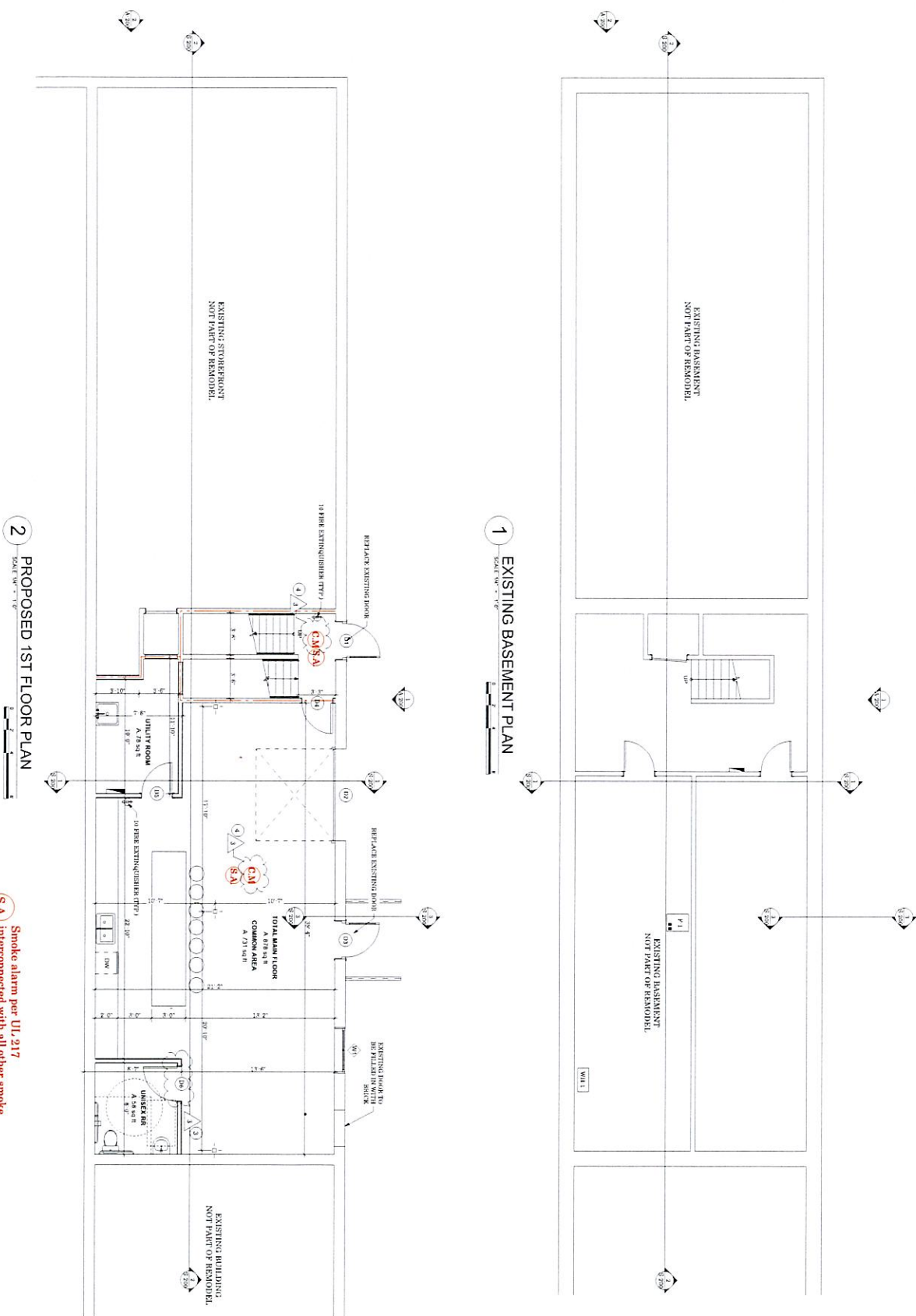
WEST PRATT STREET APARTMENTS
WEST PRATT STREET
JOHNSTOWN, OHIO 43031
LICKING COUNTY

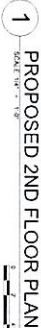
CONTRACTOR:



4805 E. MAIN ST. P.O. BOX 347 BERLIN, OH 44610
Phone # 330-893-0230 WWW.TEKTON-ENG.COM

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- 0 Number of accessible exits provided - 2
- 0 Common path of travel distance (Code maximum is 75')
- 0 Retail space is single exit - Max 75' travel distance & 49 occupants.

ALL DOOR FRAMES TO BE HOLLOW METAL

WINDOW SCHEDULE					
ID	SIZE	TYPE	MATERIAL	TEMPERED	NOTES
W1	4'0" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W2	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W3	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W4	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W5	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W6	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W7	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W8	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W9	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W10	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W11	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	
W12	2'6" x 6'0"	ENLIGHTEN	ALUMINUM	☐	

ALL WINDOWS TO REPLACE EXISTING
WINDOWS IN EXISTING OPENINGS

General Note
To locate dimensions with the structural drawings, the contractor should refer to the drawings of the building before starting construction. All dimensions that are not under or not indicated shall be verified with the design professional. Each contractor shall verify all dimensions and clearances before proceeding with their work. The contractor shall be responsible for obtaining all necessary permits for the work consistent with acceptance of the existing and new conditions. Flashing shall be installed in such a manner to prevent moisture from entering any walls or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior floor and window openings. The exterior wall intersections with roofs, chimneys, porches, balconies, exterior wall intersections with roofs, chimneys, porches, eaves, gutters and similar

10 W. Pratt St.
Johnstown, OH 43031
Licking County



4805 E. MAIN ST. P.O. BOX 347 BERLIN, OH. 44610
Phone # 330-893-0230 WWW.TEKTON-ENG.COM

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-22-191
Property Address: 10 W Pratt Street
Commission Date: 10/25/2022

Applicant: Denise Blankenmeyer
Zoning District: GCC-1

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.

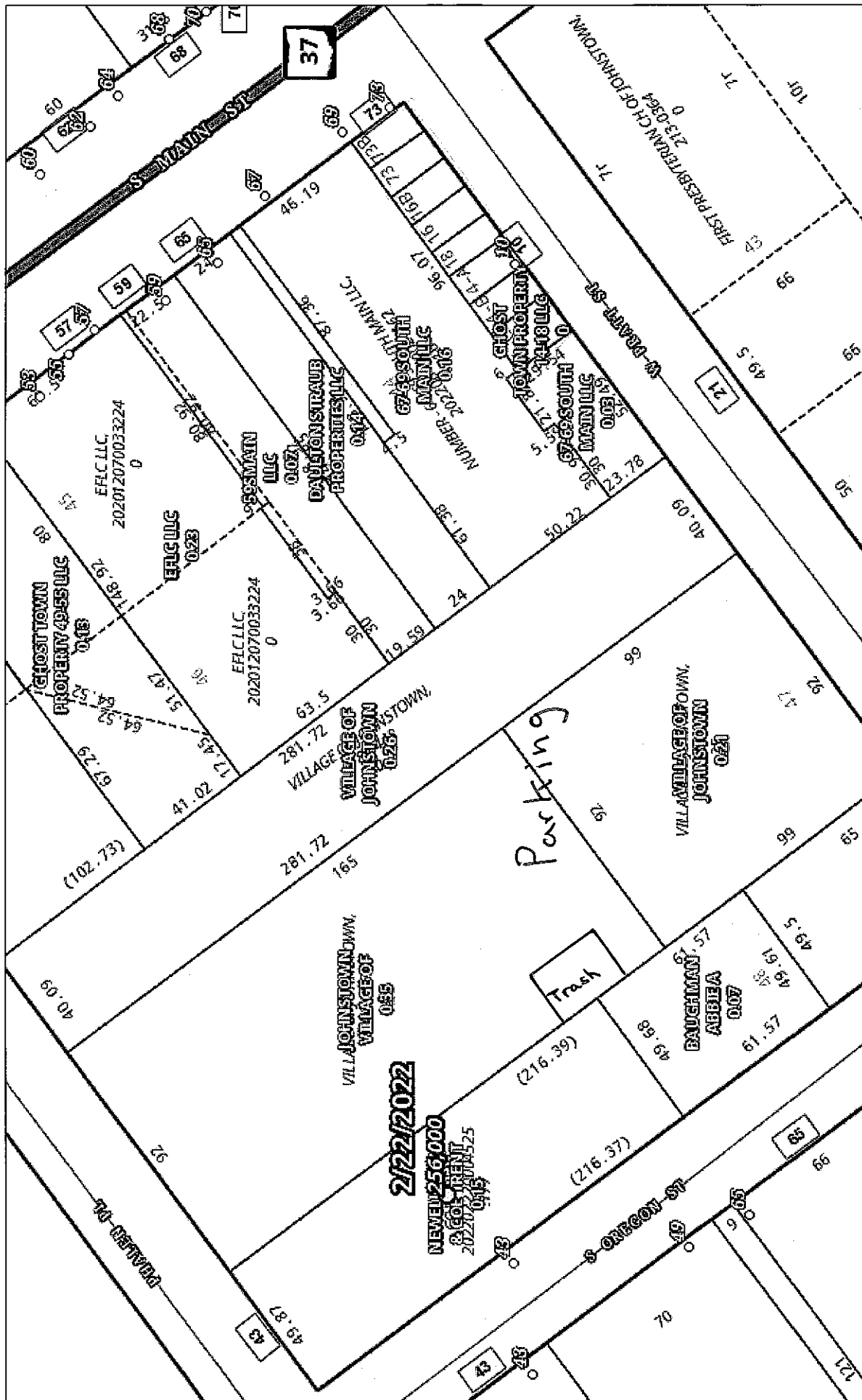
It shall be the affirmative duty of the applicant to present by the preponderance of evidence, sufficient basis to demonstrate the propriety of a conditional permit. Mere application for the permit is not sufficient. (Ord. 15-2019. Passed 4-16-19.)

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: 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. Living space are currently located on the second floor. However, there is a gathering room located on the first floor which is useable by transient occupants as well as nonoccupants for private use. Currently no single family or multi-family is allowed on the first floor in GCC-1 zoning district.

OnTrac Property Map



October 20, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres

- Centerline Labels
- Interstate/US/State Route
- County Road

- 0 Township Road
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

LICKING COUNTY TAX MAP