



Planning & Zoning Commission Meeting
Tuesday, November 22, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
 - a. October 25, 2022
5. Public Comments on Items Not on the Agenda
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-22-234 Variance; 900 W Coshocton St.
 - a. Variance Application & Staff Report
8. Zoning Inspector
 - a. October 2022 summary
9. Other Business
10. Adjourn



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

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for October 25, 2022 at 6:34 p.m.

2. Roll Call

Present - Ryan Green, Steve Dyer, Benjamin Lee

Absent - Jesse Coppel, Walter Raub

Staff present - Sean Staneart - Acting City Manager, Nicole Shook - City Council, Charlie Campbell - City Council, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Marvin Block, Dennis Blankemeyer, Glenn Ronken, Travis Van Deest

3. Pledge of Allegiance

4. Approval of Minutes

a. September 13, 2022

ACTION: Ryan Green moved to approve; Steve Dyer seconded and the vote was as follows:

AYES: Steve Dyer, Ryan Green

NOES: None

ABSTAIN: Benjamin Lee, due to absence

Passed 2 - 0

b. October 11, 2022

ACTION: Ryan Green moved to approve; Benjamin Lee seconded and the vote was as follows:

AYES: Steve Dyer, Ryan Green, Ben Lee

NOES: None

ABSTAIN: None

Passed 3 - 0

5. Public Comment

1. Marvin Block - 225 Edwards Rd.

- Received a letter that his neighbors wanted to put up an eight-foot fence, he attended and spoke in favor of that. The Planning Commission voted it down. The

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next meeting, which he was not notified of, the application was called back to the floor and passed. He does not think that was right, for him as a property owner there, to not inform him that it would be brought back up for a vote again. He was for it but what if he had been opposed; said this was a political play by this board. Said that Sean (Staneart) sent him some information and said they had the right to do it, but did that seem ethical. Added that he has never known the Blankemeyers to do anything wrong or not do things right, he fully supports them but he felt the zoning board was wrong making this decision the way they made it.

- Regarding zoning district GCC-1 and having apartments on the first floor. Discussion on the boundaries of GCC-1; said his building downtown was built in 1904 and has had living quarters (two apartments) on the first floor since it was built. On Pratt Street, the building that Blankemeyers own now, was built in 1900 and was converted into living quarters in 1940, it is a three-bedroom house. If the board tries to enforce this, asks if they are going to tell everybody that lives in GCC-1 that they can't have a bedroom downstairs, what about the people on Oregon and Maple Street.

Chairman Green said that is the trouble with a grandfathered district like that. In GCC-1 there are things that are historically there and are in operation currently. This is more for new things when they come in, so if there is a house there, it is hard to say you can't have a bedroom downstairs; a house is a different thing. If you are going to modify a building or change it completely, or build a new building, that is when the zoning comes into effect. Some discussion on examples of "what if" a building burnt down, could it be rebuilt the way it was even though the code is different now. Mr. Block said they should tread on thin ice and watch these zoning codes or they will be taking away peoples property rights with some of this zoning they are passing. Mr. Green said no, they do not intend to take property rights away.

2. Travis Van Deest - 10189 Duncan Plains Rd.

- Asked if the ordinance for the first story was an actual ordinance, he said he had problems finding that. Chairman Green said under GCC-1 it is conditional use. Ben Lee referenced 1155.03(b) (of the City Codified Ordinances) and said it explicitly lists that second story and multi-family and single-family dwellings are allowed within GCC-1. It doesn't explicitly state that it is allowed on first floor, the document being used as an exclusionary document means that it is not listed/included, unless it falls in some gray space in a variance piece. Mr. Van Deest said that is a lot of fancy words and asked if there was an ordinance that prevents someone from having a residence on the first story in GCC-1. Ben Lee again referenced 1155.03. Mr. Van Deest asked the definition of "gray space". Mr. Lee said an area that isn't specifically or explicitly defined within the code itself, so it is open to interpretation in some respect; within the code itself, you have to apply not only the explicit and what is listed, but the intent as well. Mr. Van Deest asked where it said that first story is prohibited. Mr. Lee said again, it is not explicitly listed so the intent of the code is that first story would not be allowed as a conditional use. Mr. Van Deest asked for the motivation behind preventing first story dwellings. Mr. Lee provided his opinion on lateral application, example given was a corridor of commercial along US 62 with

rear residential, so mixed use. In a vertical sense, it is a similar application, his opinion is that they want to maintain first-floor commercial and second floor residential. Mr. Van Deest said he was still confused on the point of restricting that, he is trying to understand. Mr. Green said it has been a conversation in zoning for a long time, in Johnstown, as it pertains to our zoning, residential on the first floor downtown is not something that they are looking for, so as far as leaving residential out of it, and it being an exclusionary document, that is where we are at, so however it ended up that way, that is where we are at, as it pertains to now and this document, they are trying to keep first floor as commercial. Mr. Van Deest asked how common space is addressed, how do you separate the two. Mr. Lee said the difficulty too, is that if you look at the nature of the type of application that is reviewed, it is the conditional use that is an exception to a permitted use and is taken on a case by case basis relative to the standards and metrics that they have to review when they review a conditional use. Similar to variances, it is incumbent upon the board to make sure that if we have a certain number of conditional uses that come in a similar theme to review that particular policy and see if there is a need for a change to either make it permanent with maybe some stricter rules or to make it codified or allowable in another respect, the zoning document itself is a living document, it changes, it moves, it adjusts with the times. Similar to the example being given, if it hasn't come before this board for a specific hearing, he would say it is very hard to proper any kind of opinion on it without examining the merits of what is being presented, because it has not been examined in that sense. So it is hard to say to your (Mr. Van Deest) question, how would you review this, we don't have anything in front of us to review and it's hard to put an opinion out there to satisfy your question.

- Had another question in regard to short-term rentals, said the board has banned them in residential areas. Asked for the board's reasoning and motivation behind wanting to do that. Chairman Green said this had been part of a large conversation in the last couple of years, there are risks involved, traffic and other things that rentals on a mass scale could bring, that there was a lot of research that went into that and ultimately that was the decision made. Mr. Van Deest asked if he could share other reasons, Mr. Green said Mr. Van Deest would need to go back through the meetings or minutes as to why they did that, there were long conversations over a couple of months, not a spur of the moment decision. Mr. Van Deest asked that in light of the growth of Johnstown in the last year, had they talked about bringing that back to the table and reexamining. Mr. Green said no, not at this point. Mr. Van Deest asked if short-term housing is something that will be in demand in the city of Johnstown. Mr. Green said they will have to see as it comes, they take applications as they come. Mr. Van Deest asked if they had done any research on the other two markets in Chandler, Arizona or the Texas plant. Mr. Green said that is something they would have to do. Mr. Van Deest said workers in Texas were sleeping in their cars so it is a concern of his and thinks it is a conversation they need to have as a city. He thinks it is a disservice to the citizens by preventing them from opening short-term rentals with their properties, they could make money and provide a service to the area, said that in January we will have approximately 5,000 workers in Johnstown; have they had any conversation about that. Chairman Green said they have not brought that back to the table but they appreciate the thoughts on it. Mr. Van Deest asked if it was something they would consider, Mr. Green said it is

something they may look at, as Mr. Lee said, the zoning code is a living document and they do go through it.

6. Tabled Applications

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

Sean Staneart said there has not been any movement on this and if they do bring it off the table he would like to notify the applicant first as they were the ones that requested it. He said that Jake Shields with Redwood did reach out to him and wanted to reintroduce some type of plan. Mr. Staneart said that the application on the table is for a map amendment, not for a "plan" but that he would gauge the board's interest in getting into the weeds with a plan. He would recommend against that because this is a zoning map amendment. If they want to present a plan, they need to remove their application entirely and start fresh. Mr. Staneart said he is unsure if procedurally that is possible or needs to be voted up or down so he will lean on the board's desire, he does not want to see a lot of staff time or the board's time spent if there is not a strong desire to go down this path, no need to answer now. Mr. Lee asked if when we have had situations like this in the past, have they not allowed an applicant to withdraw or refile and credit toward whatever new filing fee? Mr. Staneart said possibly they could, procedurally he was not sure, he would need to check the ordinance. Mr. Lee said he knows we have done it at least once with a sign application, so he is just putting it out there that there might be some precedence for that. Mr. Dyer said he was confused, and said so instead of getting it rezoned the applicant wants to come with a plan for the current zoning? Mr. Staneart said it was confusing, he would really like to stay focused on what this request is and that is a zoning map amendment and the other various parts that go into the development in his opinion are really irrelevant for the most part, and that was strongly conveyed to the applicant while they were here. There are follow up conversations to still be had. Chairman Green said if there was no motion to bring off the table they will move on.

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

ACTION: Benjamin Lee moved to take off the table; Ryan Green seconded and the vote was as follows:

AYES: Ryan Green, Ben Lee, Steve Dyer

NOES: None

ABSTAIN: None

Passed 3 - 0

Travis Van Deest said he thinks Sean Staneart has a partisan interest in the outcome beyond the business of the board and to avoid the appearance of impropriety, he asks that he recuse himself, said he owns the property adjacent to his and has a conflict of interest in this matter and asks that he does not make a recommendation on this. Mr. Staneart said he has not made a recommendation for approval or otherwise and that he would not have any problem with being removed from this entirely, it is up to the board to decide, all he does is provide the information and the background as far as what is in the city ordinances, so he would have no issue with being removed from this if it makes the applicant more

comfortable. Mr. Lee said he trusts Sean's judgment with respect to the ethical aspect of his participation here, if he wants to step aside that's fine, or if he wants to stay a part of the conversation that's fine. Mr. Lee said he does not feel there has been a recommendation done, that Mr. Van Deest's comment is noted, but he thinks Mr. Staneart's comments have been directed upon further review of what to look at as the criteria but neither an up or down was in the packet itself so in his opinion he will leave it up to Mr. Staneart. Chairman Green said it is a board decision and he thinks it is acceptable to leave it up to Sean, he does not have a problem with him giving background on the application and not an opinion, the decision is up to the board.

Mr. Staneart said on the background, he would defer to the prior packet put forth. Chairman Green said he would give the applicant a chance to speak on this and provide any updates, that any new information should have been provided twenty-four hours before this meeting and anything not provided in the packet is not permissible. At the previous meeting, Mr. Van Deest was asked to provide more detailed material for consideration. Mr. Green deferred to staff, Clerk Monroe said nothing new had been received and noted the applicant was also sent an email by Mr. Blair last week. Applicant Travis Van Deest denied receiving but that he had new material tonight. Mr. Lee said if there is new material being submitted tonight, in order to make an informed decision, that the board table it again to have time to review. Chairman Green said they could table it again at the applicant's request or they can rule on it tonight without the new information. Mr. Van Deest said he has retained an attorney in this matter, he is out of town, Steve Palmer, and has asked that he get an extension so that would be favorable to him as well so that he can review all the documents and be here at the next hearing. Mr. Green asked Mr. Van Deest if he is asking the board to put this back on the table, Mr. Van Deest said yes.

Benjamin Lee referenced Zoning Code 1131.04 that within sixty days from the date of the application, the commission shall approve, approve with supplementary conditions or disapprove the application as presented. Mr. Lee said at this point with the sixty days expiring thereabout October 29th, the applicant is asking that the board table this until such time they are able to review and or the applicant's attorney is able to review the documents and can come back and have a hearing. Mr. Lee addressed the applicant Travis Van Deest saying that puts us outside of that timeframe and with that noted, you are ok with not making a decision within that sixty-day period. Mr. Van Deest say he will wave that, correct, yes. Mr. Van Deest to provide the material for consideration.

ACTION:	Ryan Green moved to table at the applicants request; Benjamin Lee seconded and the vote was as follows:
AYES:	Ben Lee, Steve Dyer, Ryan Green
NOES:	None
ABSTAIN:	None

Passed 3 - 0 TABLED

7. Application # Z-22-230 Conditional Use Permit; 10 W. Pratt Street

a. Application & Staff Report

Sean Staneart said the staff report references the ordinances, this application is similar to

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the prior applicant, same zoning consideration when it comes to conditional use, a transient accommodation which is allowed under conditional use. Engineering diagrams provided by the applicant show the site plan with parking area for the establishment as well as trash receptacle, building elevations and diagrams that speak to the size and the number of units. Applicant Dennis Blankemeyer said he was under the impression last year that this was all taking care of and there were no issues and now they are told to come back and put it under conditional use so he is a little confused about what has happened in the last year and what has changed, he is here to clean up any gray area in the application. Added that they have been operating now for a while, they even asked the City of Johnstown and Licking County about the bed tax information and were told there was none at the time, they have done all they can to keep everything above board and be transparent so he thinks this is more about cleaning up some gray areas. Sean Staneart said the applicant is correct, it is a bit of a housekeeping item and that the applicant has borne some of the burden to be a participant in trying to help the city clean this up and do things properly, he commends them and appreciates them being willing to go through the process and apologized for any past miscues or conversations had by previous staff. Mr. Staneart said all he knows is that when a transient accommodation is granted it has to be under a conditional use and we did not have anything on file. Commissioners reviewed the application asking questions on items within. The first floor is a common area with kitchen and seating, questions on the expectation of privacy, the rooms are upstairs, applicant said they were specifically told they could not have any bedrooms on the first floor, they wanted to but it was made clear they could not so they made it a common area. The rooms can be rented out without the first floor but if the first floor is rented out they typically make them rent the rooms also, all guests can use the common space. Total number of rooms is three.

Public Hearing

1. Marvin Block, 225 Edwards Road

- Said the Blankemeyers have tried to do everything right, they fell through the cracks at the time, unbeknownst to them and it is not their fault, it was a former staff problem with the city. If they had been advised of proper procedures at the time they would have done it.

2. Travis Van Deest

- He did not hear any mention of parking, asked if that side of the road has their own parking. Mr. Green said that side of the road has public parking behind them. Discussion on parking, noted that the application only need identify parking, public or private. Mr. Van Deest asked if he could utilize that same parking for his projected project. Mr. Blair said any business on S. Main Street can use any public parking.
- Asked if the no first floor bedrooms was an ordinance, is there somewhere he can read that. Chairman Green again referenced the conditional use application. Mr. Lee again referenced code 1155.03(b) and the conversation previously had during public comment.

3. Marvin Block

- Said the downtown parking lot was bought for the businessmen of this community

and they maintained it for years, the parking lot was deeded to the Village of Johnstown for always and ever to be public parking for the citizens of Johnstown. That didn't mean for one or the other side of the street, it is for everyone in Johnstown.

Chairman Green closed public comment.

Motion: Ryan Green moved to approve; Steve Dyer seconded

Benjamin Lee referenced 1131.03 and the criteria that they all reviewed and found to be acceptable with respect to the application. Mr. Lee said for himself, he will state that 1131.03 A – J in his opinion weighed in favor of the applicant, there wasn't one that outweighed another and looking at how the application was submitted and the business being proposed, the ability to separate the common area from the second floor bedrooms and the fact it fits in the transient definition. Mr. Lee referenced 194, the administrative code that looks over the bed tax within the city. It was noted that the applicant inquired on how to proceed with the tax, Mr. Stanearth said that given the current staffing situation, he is addressing this with the Finance committee and recommends rescinding the bed tax temporarily until there is proper staff in place to enforce the code. He believes that if there is something on the books then it needs to be enforced and if they are not going to enforce it then it should either be removed or taken back for the time being. Discussion on procedure and the need to investigate further, Mr. Stanearth said that at this time from an enforcement standpoint neither he, nor finance has the ability to do this type of enforcement, there are a lot of details. Mr. Blankemeyer said there were so many things that were unclear about the tax, what was the percentage, when do they pay it, at what time do they pay it, so many things that would also be administrative on their end, and seemed an unnecessary burden for three rooms for a six percent tax but they will pay it, it is just a little unclear for them. Discussion on maybe not rescinding but a suspension of and not enforcing. Potential for partnering with the company that codifies and maybe have a strikethrough or an asterisk and a note about its enforcement level, Mr. Lee said he feels the policy is sound, it is just having the ability to enforce it.

Travis Van Deest said he had a comment on the issue, Chairman Green said public comment was closed. Mr. Van Deest continued interruption and comment, Chairman Green said that public comment was closed and they will move to the vote. Clerk Monroe said there was a motion and a second on the table currently. Mr. Van Deest was again denied comment.

ACTION:	Ryan Green moved to approve; Steve Dyer seconded and the vote was as follows:
AYES:	Steve Dyer, Ryan Green, Ben Lee
NOES:	None
ABSTAIN:	None

Passed 3 - 0

8. Other Business

No further business.

9. Adjourn

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

AYES: Ryan Green, Steve Dyer, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 3 - 0

Meeting adjourned at 7:30 pm



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 InformationApplication 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

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Home Occupation

Use of Property

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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

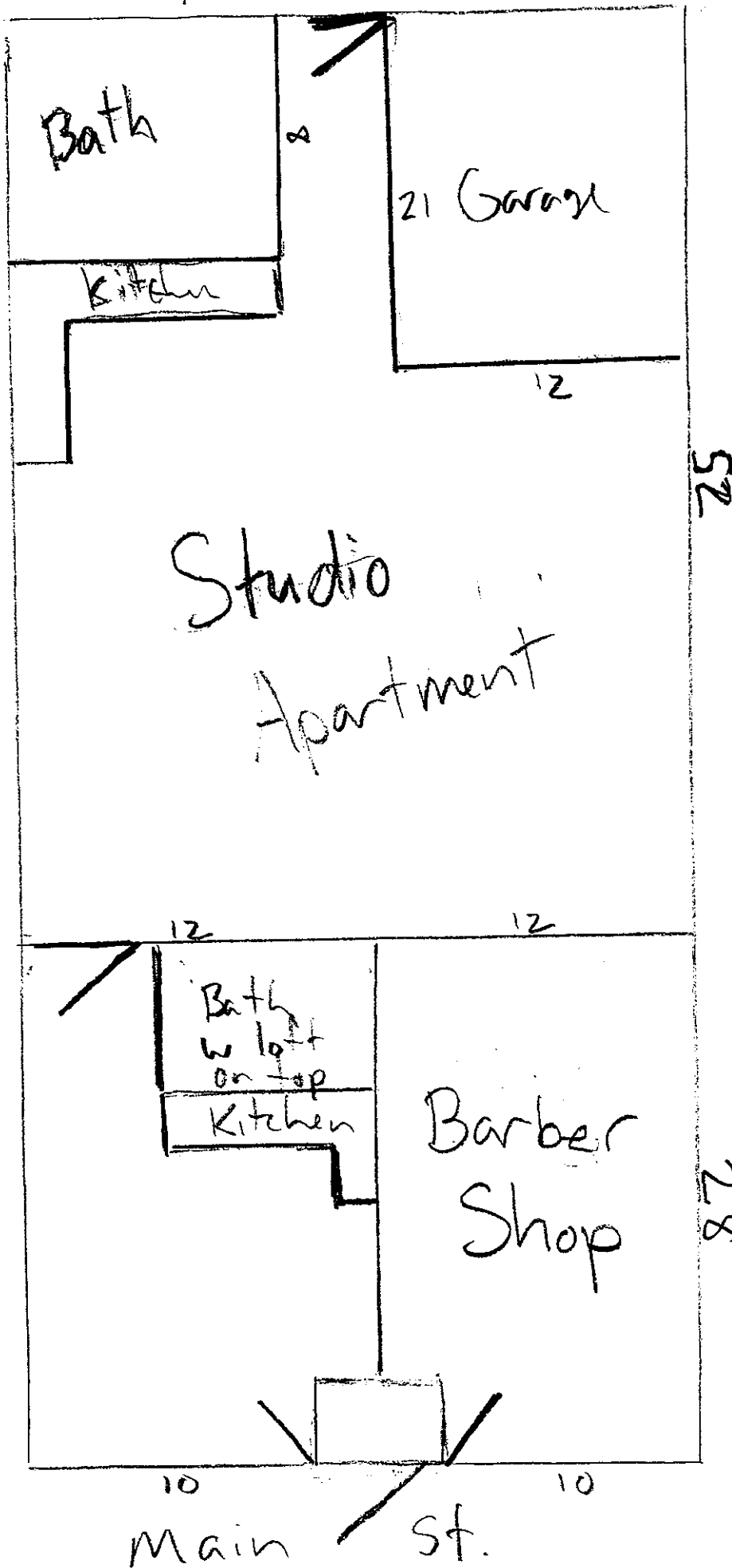
Authorization

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

true

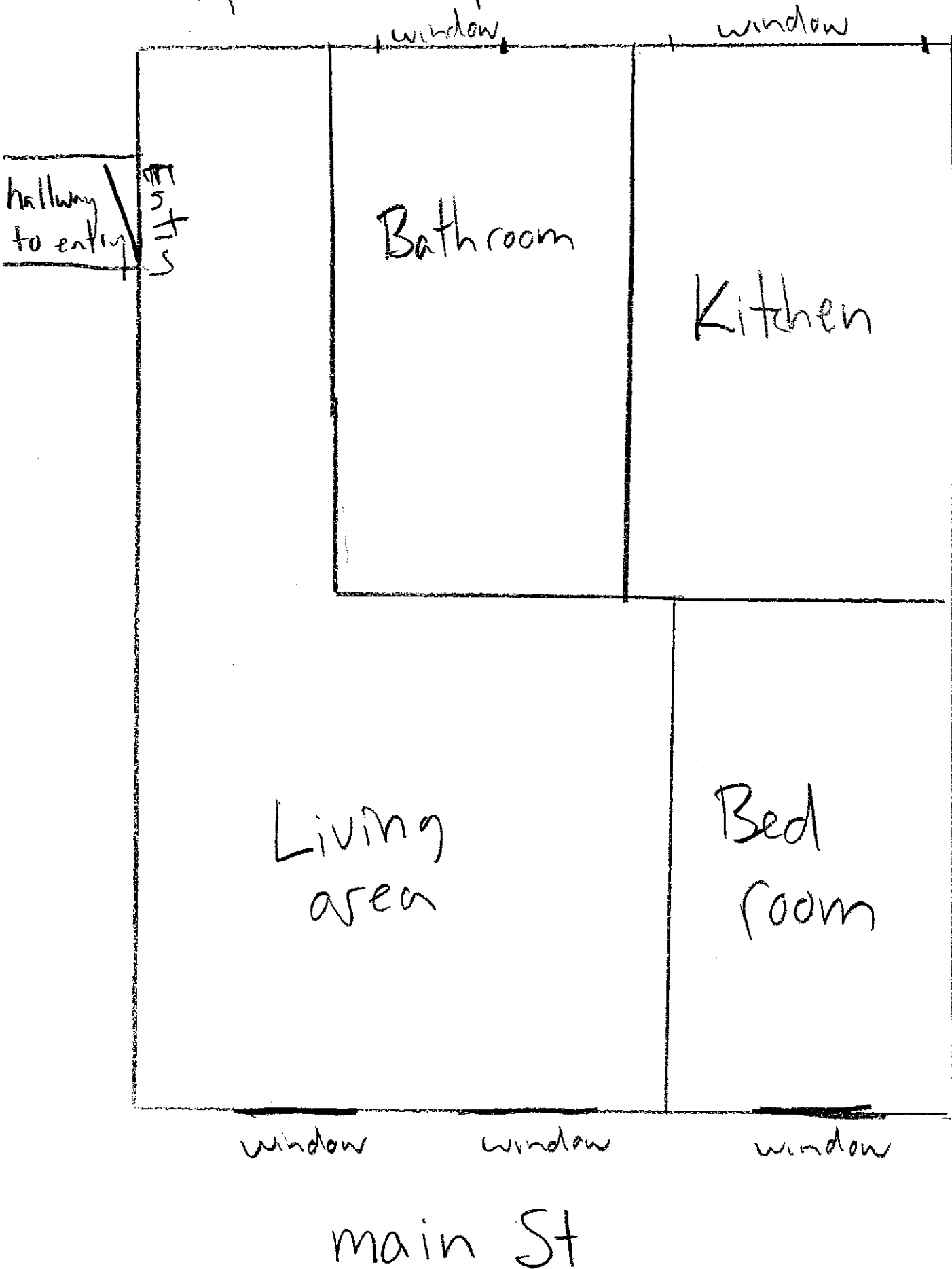
May

2 parking spots

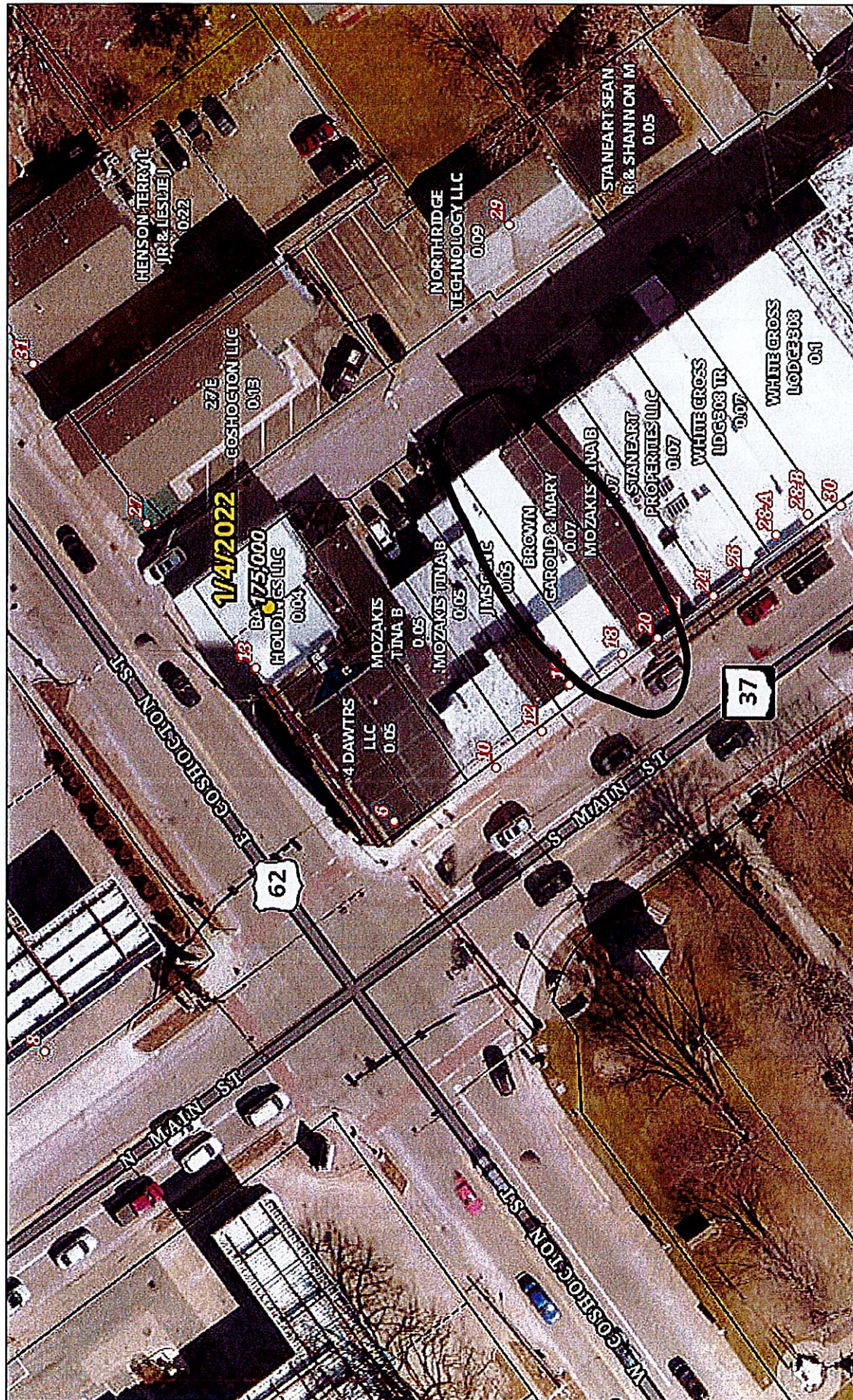


1st Floor

Up stairs Apartment



OnTrac Property Map



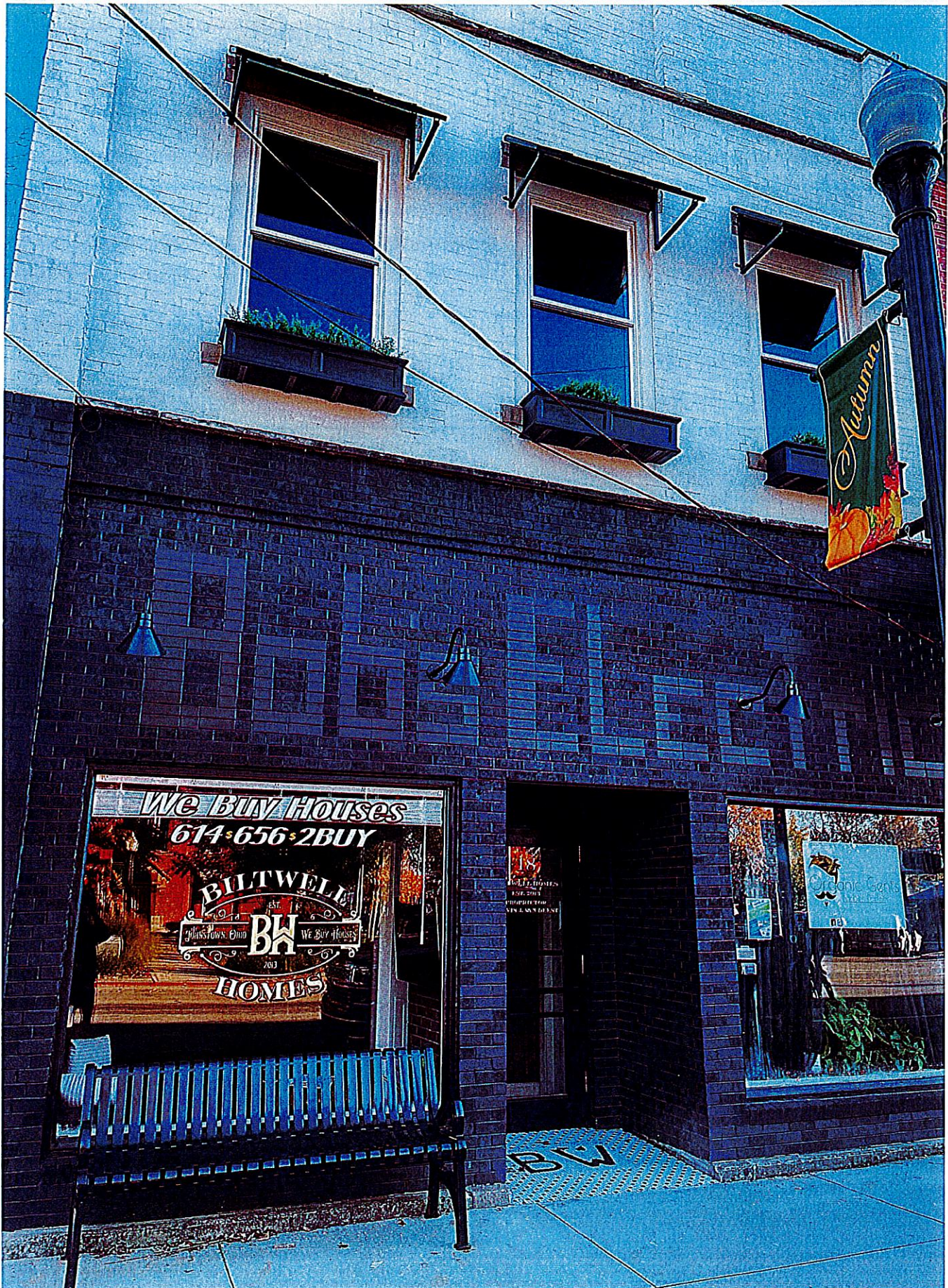
September 7, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Interstate/US/State Route
- County Road

- Interstates
- Township Road
- Other Road Type
- Driveway
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TAX MAP

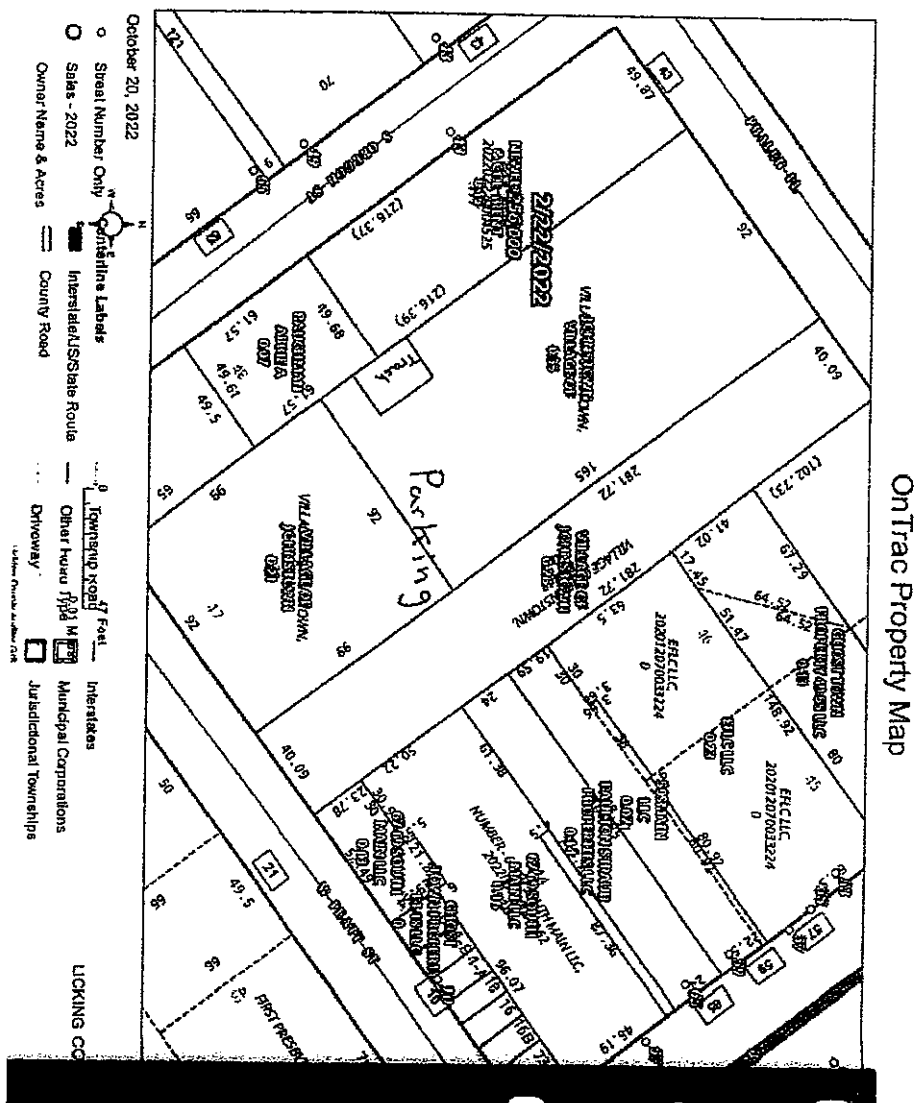












VILLAGE OF JOHNSTOWN

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 hear a Variance application request for 900 W. Coshocton St. to consider a Wall sign application for three wall signs Ordinance 1177.15 in a GCC-2 Zoning District where only one is allowed and to change the location of street trees as required in Ordinance 1183.8a

The Variance application will be heard on Tuesday, November 22 at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-173442-00.078)

For more information contact:

Jim Blair

Johnstown Zoning Inspector

740.281.7405

jblair@johnstownohio.org

Zoning Use Permit

Z-22-234

Applicant

 Rachel Wolff
 6144414222
@ rwoff@manniksmithgroup.com

Primary Location

900 Coshocton
Johnstown, Oh 43031

Project Information

Application for: Conditional Use
--

Non-Conforming Use Variance
-- true

Home Occupation Use of Property
-- Commercial

Ordinances(s) the application applies to:
1177.15 Signs, 1183.8.a and 1183.8.c Trees

Description and nature of request
The variances being requested are for frontage trees and building signs

List of Contiguous Property Owners

Name	Address
Huntington National Bank	880 W Coshocton St

Name	Address
FB Kyber Run LLC	W Coshocton St

Name	Address
William k. and Susan K. Emery	11740 Johnstown-Utica Road

Name	Address
OReilly Auto Enterprises LLC	Johnstown-Utica Road

Name	Address
Stephen A Sherowski	855 W Coshocton St

Name	Address
City of Johnstown	900 W Coshocton St



FEINKNOPF MACIOCE SCHAPPA ARCHITECTS

October 26, 2022

Re: Chase Bank Johnstown, Ohio | Variance Request

The following is our request on behalf of Chase bank for the Johnstown site:

The enumeration below follows the format of the variance request.

Signage Variance Request

A. The property is previously unoccupied although I understand that other companies have hoped to secure this site without success likely partially due to the signage restrictions as a factor. It appears that this outlet has been available for a number of years and again this variance impacts our visibility for many reasons:

1. The main entrance to our building is on the shopping center side which is standard practice to have a sign over the main entry.
2. The facade facing the street also is standard industry practice so our clients and desired clients can see our building and what it is.
3. The tree/planting/screening requirements make seeing signage on the building a challenge; at maturity the trees effectively screen the signage. Given this item small glimpses are all that is available to passing cars traveling at the speed limit.
4. Outlet properties such as this are typically offered at a premium and the visibility of the site to clients is a main reason to select it and a building without sufficient signage is problematic to those making the purchaser decision.

B. While “substantial” is in the eye of the beholder and 3 is more than 1 we believe this signage necessary to our success. One of the main attractors of an outlet building is the views of the building from multiple directions.

C. We are complying in large measure to the requests of the review board to make this an exciting project and an attractive addition to the shopping center and to Johnstown. We do not see how this variance would negatively affect the surrounding properties.

D. The additional signage cannot possibly hinder the delivery of government services.

E. We understand that adjacent properties have multiple wall signs and believed that this was a normal request in this shopping center.

F. We don’t see another method that can take the place of the 3 requested wall signs.

G. We hope that our modest wall signs are a function of the property type that is purchased largely for its visibility and is not easily compared with other properties. A strip center, for example, where there is only one sign that can make sense or a freestanding building that is pushed to the road and has no exposure from behind or is “crowded” by the adjacent outlot buildings making signage critical.

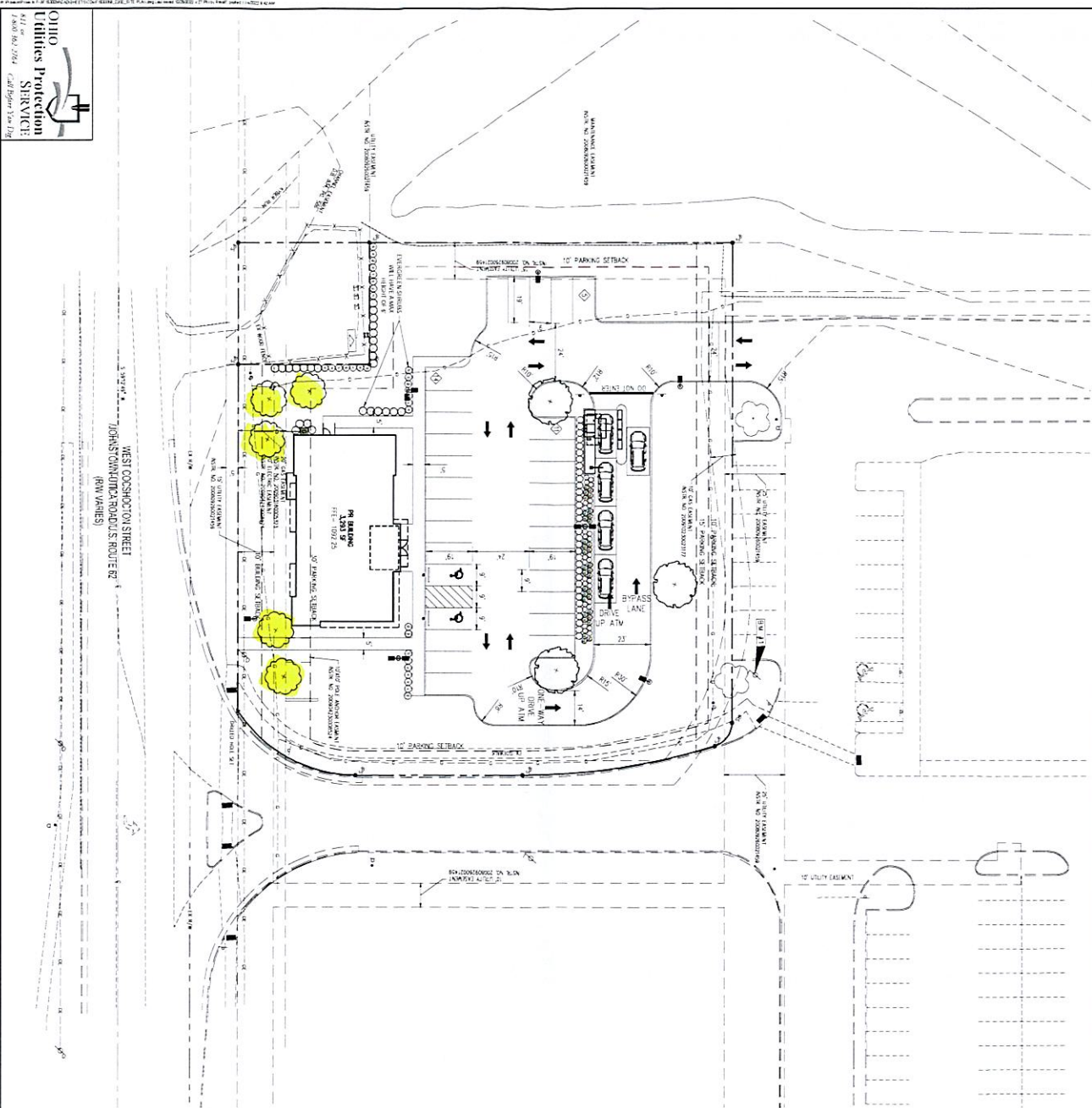
Tree Variance Request

- A. The tree variance request is onerous in the quantity and location in order to see our building. We are looking to not 'block' all visibility to the property signage by clustering the same quantity of trees, that enhance the overall aesthetic and achieves our visibility goals.
- B. The existing buildings along the street/outlot buildings all have different landscaping and we understand that the 'tree line' requirement is receiving resistance from our neighbor due to poor mature tree visibility of their building. We believe our request is not substantial.
- C. We see no substantive negative characteristics of our proposed landscaping plan.
- D. The additional signage cannot possibly hinder the delivery of government services.
- E. Almost all of the outlot buildings have a different landscaping approach and so that was not a consideration.
- F. While we could potentially move the building farther from the street to allow more space between the building and the property line there's a gas and electric easement in this area and our cluster arrangement prevents the possibility of many of these trees when they are mature from being destroyed due to necessary utility work.
- G. Additionally, we are looking to have the sidewalk on the ROW side of the property as discussed in our meeting with you. We are excited to move the parking to the back of our site and understand that you feel the same way, and to push the building back and obscure it with trees is extremely undesirable.

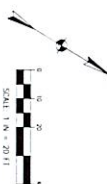
Signature

A handwritten signature in black ink, appearing to read "David A. Youse". The signature is fluid and cursive, with the first name "David" and last name "Youse" clearly distinguishable.

David A. Youse, President



PANEL ID NUMBER		DS-1734-01-00	
ITEM		QC -	
PHOSPHOR SILE A		0.96 AC	
TOTAL BUILDING AREA		1,791 SQ	
SPRINKLERS REQUIRED			
HOBBS		SIZE	66 AC
BUILDING		OF	15
FLOORING		TO	10
PAVING		NO	
PAVING SPRINKS			
DASH 5' HOOK / 200' G - 11' SPRINKS REQUIRED			
SPRINKS REQUIRED = 17 SPRINKS			
SPRINKS PROVIDED = 33 SPRINKS			

[illegible]

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-22-234

Applicant: City of Johnstown

Property Address: 900 W Coshocton Street

Zoning District: GCC-2

Commission Date: 11/22/2022

Project Narrative:

The applicant is proposing to construct a building located at 900 West Coshocton St. in a GCC-2 zoning district. The applicant is requesting a wall sign variance and a street tree variance.

The applicant requests a variance to Section 1177.15 of the Johnstown Codified Ordinances to allow for three wall signs. Our current code will only allow for one wall sign.

The applicant requests that the required street trees be cluster to the corners of the lot to allow for brand & building visibility.

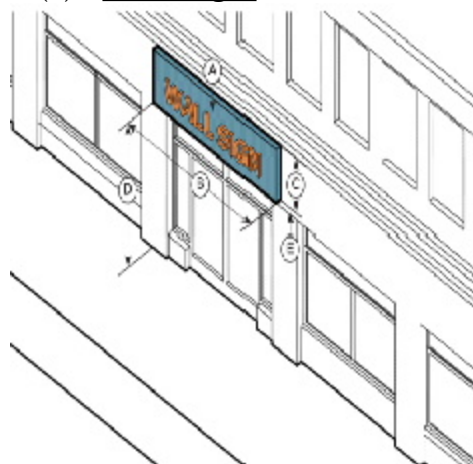
1177.01 PURPOSE.

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign or advertising distraction and obstruction that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights of way, provide more open space and curb the deterioration of the natural environment and enhance community development. (Ord. 13-2022. Passed 7-5-22.)

1177.14 PERMANENT SIGNS

Particular types of permanent sign types shall be permitted in specific zoning districts as cited in Section [1177.14](#) of this chapter. Permanent signs shall also be subject to the following requirements:

(a) Wall Sign.



(1) Standards.

A. Signs should align with a building's entablature, and placed to fit harmoniously with horizontal molding, friezes, sills, or other ornament.

B. Wall signs must generally be placed on higher than the windowsills of the second floor.

C. Wall signs may be placed under the windowsills of upper stories by special permit.

D. Information displayed should be limited to business name, address, and logo. Additional information is prohibited.

1177.15 SIGN TABLE.

Sign Type	GCC-1	GCC-2	LM
Projecting ⁵ (CONT.)	4. Maximum clearance is 8 feet. (D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet (D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet (D). Maximum projection is 6 feet (E).
Wall Sign	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.
	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)
	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)
	4. 8' minimum clearance (D). and 7 inch maximum projection (E).	4. 8' minimum clearance (D). and 7 inch maximum projection (E)	4. 8' minimum clearance (D). and 7 inch maximum projection (E)
	5. Maximum number is one per building	5. Maximum number is one per building	5. Maximum number is one per building

1183.08 STREET TREE REQUIREMENTS.

In order to receive a zoning certificate, a variance, a conditional use permit, subdivision plat approval, development plan approval or site plan approval the planting of trees along roadways for all new development shall be required in accordance with the following Street Tree Requirements:

(a) Deciduous canopy trees (street trees) shall be planted no less than twenty-four (24) feet and no more than thirty-six (36) feet on center unless otherwise approved by the City Engineer.

(b) Street trees must be planted in the tree lawn, between the sidewalk or leisure trail and the road pavement. Tree lawns shall be a minimum width of six (6) feet.

(c) Street trees shall be a minimum of three (3) inches caliper (trunk diameter at four and five-tenths (4.5) feet above the ground).

(d) Any tree on the list of undesirable species in Section [1183.14](#) shall not be planted as street trees.

(e) Street trees shall be located so that a twenty-five (25) foot sight triangle is maintained at street intersections.

(f) Street trees shall be located not less than ten (10) feet from fire hydrants, street lights, and/or utility poles.

(g) The property owner shall be required to maintain all street trees for a period of two (2) years after the tree is planted and to replace any tree which dies within such two (2) year period.

(h) Street trees should be of the same genus and species planted continuously along the length of each street.

(i) No person shall, as a normal practice, top any tree within the public right-of-way. "Topping" means the severe cutting back of limbs within the tree's crown to such a degree so as to remove the normal canopy or disfigure the tree.

(j) Street tree limbs extending over a sidewalk shall be trimmed to such an extent that no portion of the same shall be less than seven (7) feet above the sidewalk. Tree limbs extending over streets shall be trimmed so that no portion of the same shall interfere with the normal flow of traffic.

(k) The City, or any licensed utility, shall have the right to, but will not be required to, plant, prune, maintain and remove trees, plants, and shrubs within the established right-of-way lines of all streets, highways, and alleys as may be necessary to ensure public safety, enhance the symmetry and beauty of such public grounds, or remove such trees as may be injurious to sewers, electric power lines, gas lines, water lines or other public improvements.

(l) No person shall, by any type of construction, reduce the area of a tree lawn within the street right-of-way.

(m) On all properties within the Downtown area, to avoid interference with pedestrian traffic, only approved street trees may be planted. Such trees shall conform to the size, spacing, and placement of similar trees already in place on adjacent and nearby properties. In addition to the approved street trees, tree wells may also contain flowers or other ground cover plantings.

(Ord. 08-2022. Passed 5-4-22.)

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.

Recommendation:

Wall Sign— Currently the neighboring parcel (Huntington Bank) has 2 wall signs. These locations share similar environmental conditions unique to this area. Staff would recommend that the same variance (2 wall signs) be afforded to the applicant. It should be noted that the secondary wall sign for the Huntington building is smaller in size.

Street Trees— Currently the neighboring parcel (Huntington Bank) has the street trees planted continuously along the length of the street. The applicant references different landscaping in the area, but it should be noted that those parcels were done prior to this ordinance taking effect. It would also create consistence with the closest neighboring parcel if the variance was not granted.

With both variance requests that applicant mentions concern with signage visibility. Staff would like to point out that a monument sign will also be integrated with the development of this site and will allow for brand visibility. It should also be noted that street trees need to be located outside of the right of way. It is hard to visibly reference right of way location with the drawings provided in the packet. The building is not preexisting and could be located further back to self-remedy the need for a variance on street tree location.



CITY OF JOHNSTOWN OHIO



October 2022 Zoning Inspector Summary

Total new homes permitted YTD 2022: (56)

Total new homes permitted in October 2022: (2)

Remaining approved building lots: approximate 50.

Total all permit applications received for October: (11)

October property code enforcements entered into OpenGov. (6)

Few unique October examples: Pig living in a house, man living in a Van.

Applications for October by category:

1. Zoning Certificates: 3
2. Curb cut, CO, Sidewalk, 3
3. Certificate of Appropriateness
4. Fence: 1
5. Decks: 0
6. Shed: 0
7. Signs: 1
8. Variance: 1 (Chase wall signs)
9. Zoning Map Amendment: 0
10. Lot Split 0
11. Food Trucks 0
12. Residential garages/additions: 0
13. New businesses 0
14. Conditional Use 1 (10 W Pratt approved)
15. Occupancy permits 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. Postponed until November 10, 2022 for trial.
2. Williams St. property conditions, summons served court date September 22, 2022. New court date December 22, 2022 for trial.

3. Central Station Dr. Property conditions, summons served court date September 22, 2022. Case moved to October 27, 2022 Magistrate had to recuse herself. Case dismissed October 27, 2022
4. Williams St. property conditions, owner has responded positive but no action for repairs taken. Pending court. Court date set for October 13, 2022, no show for Court. Driver's license will be suspended if he does not show up on for Court on November 10, 2022.
5. Inspections completed: sidewalks, deck framing, fence post holes: 17
6. Parking in front yards Zoning Violation Notices: 1
7. Litter receptacle violations 2
8. Yard signs removed from the street right of ways 7
9. W. Coshocton business has 2 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 applications in process.

New: Chase bank at 900 W Coshocton COA scheduled for DRB October 13, 2022 first review resulted in many design changes, 2nd DRB review scheduled for November 9, 2022.

Armstrong Ceilings Plant expansion: COA approved. Exterior excavation prep work has started. Engineering review in process.

Redwood Apartments: project has been tabled status unknown.

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

Leafy Dell: Coughlin Apartment project, the engineering has been approved, Zoning certificate review completed and ready to approve. Traffic study and water tap decisions pending.

Maronda Homes has completed their Leafy Dell project and has pulled out of Johnstown. Waiting on Maronda signs to be removed week of 10/31/2022.

Jim Blair
Johnstown Zoning and Property Code Enforcement Official