Planning & Zoning Commission Meeting
Tuesday, January 9, 2024 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Election of Chairman & Vice-Chairman
5. Public Comment
6. Approval of Minutes
   a. November 14, 2023
7. Application Z-23-219 Rezoning Request
   a. Application & Staff Report
8. Other Business
9. Adjourn

Planning & Zoning Commission
Tuesday, November 14, 2023 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Green called to order the Planning and Zoning Commission meeting for November 14, 2023 at 6:39 p.m.

2. Roll Call

   Present - Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
   Absent - None

   Staff present - Sean Staneart - Acting City Manager, Trevor Traphagen - City Planner/MKSK, Terry Wymer - Zoning Inspector, Teresa Monroe - Clerk of Council

   Public present - Chris Palmer, Ryan Raber

3. Pledge of Allegiance

4. Public Comment

   None

5. Approval of Minutes

   a. October 10, 2023

ACTION:	Ryan Green moved to approve; Walter Raub seconded and all were in favor.
AYES:	Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0

6. Application # 10-10-2 Temporary Use; 480 W. Coshocton St.

   a. Application/Staff Report

   Sean Staneart said the Temporary Use Permit is an ordinance that was put into effect by council five or six months ago, it identifies a piece of property whose use is temporary in nature. The application starts in Planning & Zoning, this body makes a recommendation which is sent to council within ten days.

   Tonight's application is for a lay-down site, which is inconsistent with the allowable uses in the GCC-2 district. Planner Trevor Traphagen reviewed the application and staff report included in the packet and his recommendations as follows: install screening for a visual buffer along US 62, charge a performance bond or certified line of credit for an amount acceptable to the city for restoration of the site to pre-use condition, and because this use has existed for some time already, he recommends a time limit be put on this with no further extension. He added that he did not see anything detrimental to the health, safety or welfare of the community based on what they are doing at the site.

Ryan Raber was present on behalf of the applicant, Mid-Ohio Pipeline, he said they have been using the lay-down yard since June of this year, it is a staging area, temporary trailers, parking for employees and inspection staff on the project. The project they are currently working on is providing the gas pipeline for Intel, line starts at Tippet Road, runs along US 62 then to Beech and out Miller Road into the facility. Board members reviewed the application and asked questions on setback, roadway cleanup, project timeline (completion sometime in February), fencing/gating and screening. Ben Lee noted that any approval will need to be posted at the site. Sean Staneart recommended that what existed there prior to their presence be the requirement after they leave. After discussion, the board reviewed conditions as follows:

1. Screening, as required by 1132.09(a)(3)b., be installed along the perimeter of the use that is adjacent to U.S. 62. Install roughly five hundred feet of chain link fence with black or neutral mesh screen along frontage of US 62 and bracket the ends twenty feet off of each corner. Exhibit provided.

2. A performance bond, as required by 1132.07(b)(3), for an amount acceptable to the City, for restoration of the site to pre-use conditions be secured by the applicant and proof presented to the City Manager. This should include costs to remove structures, any fencing not previously in place, all materials, and gravel/ground stabilization installed to support the use. Commission recommends $20,000 to ensure the site is returned to pre-use condition.

3. This use ceases after the requested five (5) month permit expires. This use has been in operation for more than six (6) months and the intent of the city is to keep these types of uses temporary in nature.

4. Have a letter on file from the parcel owner noting the allowability of the use and referencing Chapter 1132.

5. All current remediation or alterations specific to or in addition to 1132.

ACTION:	Ryan Green moved to approve with conditions listed; Benjamin Lee seconded and the vote was as follows:
AYES:	Ben Lee, Steve Dyer, Jesse Coppel, Chairman Green, Walter Raub
NOES:	None
ABSTAIN:	None

Passed 5 - 0

7. Application # 10.10.1 Conditional Use Permit; 795 W. Coshocton St.

a. Application/Staff Report

The applicant is applying for a conditional use permit for a self-service car wash, already existing in the GCC-2 zoning district. The owner of RT62 Car Wash is requesting to remove the current vacuum islands, remove the street trees and install an alternative vacuum station closer to US 62. Application and staff report included with the packet, owner Christopher Palmer was present. Planner Trevor Traphagen stated that the existing car wash is considered a non-conforming use and was built prior to the current code. It can continue to operate as-is for as long as the owner wants it to, but the need for the conditional use permit came about with the desire to alter the site. Mr. Traphagen said he did not think the proposed location of the new vacuum structure would meet the setbacks required for the district, recommendation to still hold this hearing, that a conditional use permit is needed regardless to modify the site,

keeping in mind they would need to find another location for the vacuums unless the applicant wants to apply for a couple of variances to encroach into the front yard setback and to not have required landscaping. Mr. Traphagen reviewed procedure options for the board. The applicant said he is open to replacing the cover trees, he is reaching out to arbor companies to see if the trees can be moved and replanted or replaced. Board member review of materials and site plan, the street trees, discussion on setbacks required for the zoning district, a lift station located on the property, vacuum location and traffic flow from the wash. Sean Staneart reviewed other items that would be required with the site alteration: existing sidewalk completion to the property line, enclosure of the dumpster, meet requirements for green space, parking lot, street trees, setback and signage. The applicant said the biggest items for him are to figure out the impact of the lift station on the property and feasibility of the setback. Ben Lee said he would like to see a site plan/landscape plan with some measurements for a visual. Discussion on tabling the application in order to give the applicant time to look at options, the applicant said he would be in favor of tabling.

ACTION:	Ryan Green moved to table; Benjamin Lee 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

8. Zoning Inspector

   a. Zoning Report October 2023
   Included in the packet, no questions on items.

9. Other Business
   1. Discussion on the current zoning application portal in use, OpenGov, function, cost etc., staff working through options.
   2. School speed signs are still up on Maple, street department to check out.
   3. Comment made on a local business getting a "facelift", zoning inspector has made contact to walk through the alteration process.
   4. Discussion on new business and need for zoning certificate.
   5. Discussion on passing code to require blackout window covering for vacant downtown businesses.

10. Adjourn

ACTION:	Ryan Green moved to adjourn; Benjamin Lee seconded and all were in favor.
AYES:	Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0

The meeting adjourned at 8:43 pm

Zoning Map Amendment Application · Add to a project

Expiration Date | Active | Request Changes (/#/explore/request-changes/1527)

Z-23-219

Details
Submitted on Nov 7, 2023 at 10:21 am

Attachments
1 file

Activity Feed
Latest activity on Nov 7, 2023

JOHNSTOWN, OHIO
JAN - 4 2024
PAID
Article 8 Variance

Applicant
John Neibarger

0

Location
Point Location: 40.1525, -82.6934

View | Edit Workflow

Internal Review
In Progress

Permit Fee
Payment

Planning & Zoning Hearing
Review

Council Review
Review

Permit Issuance
Document

Details

Office Use Only

Edit

Conditions for Approval/ Additional Comments

Jim Blair Signature

☐

Ryan Green Signature

☐

Property Owner Information

Edit

Property Owner

DNJS INVESTMENTS, LLC

Zoning District

SR-1

Proposed Zoning District

UR-1

Present Use of Property

VACANT LAND

Description of the property to which Amendment would apply if enacted.

FOUR SINGLE FAMILY RESIDENTIAL BUILDING LOTS

Statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment.

CONSISTENT WITH THE MAJORITY OF ADJOINING HOMES AND IS APPROXIMATELY ONLY 10% OF THE TOTAL FINISHED PROPOSED BUILDING LOT. (90% OF THE PROPOSED LOTS ARE CURRENTLY UR-1)

Property Owners - Contiguous to Property

Add Property Owners - Contiguous to Property

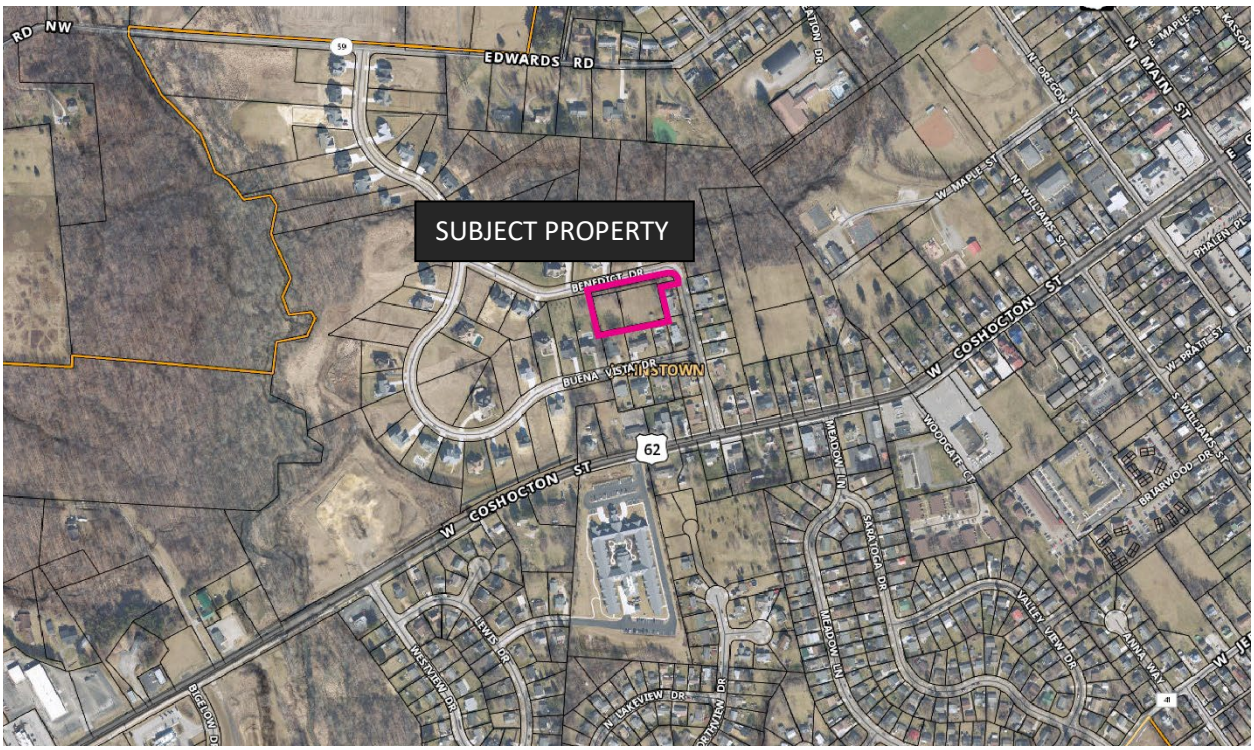
PLANNING STAFF REPORT

APPLICATION Z-23-219 | REZONING REQUEST

INTRODUCTION

To:	Planning and Zoning Commission & City Council
Reviewer:	Trevor Traphagen, AICP (MKSK)
Applicant:	John Niebarger
Request:	Amend the City of Johnstown Zoning Map to replace the existing Suburban Residential (SR-1) zoning with Urban Residential Low Density (UR-1) zoning.
Recommendation:	Consider the rezoning request and send a recommendation to City Council regarding application Z-23-219.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	Three existing parcels between Benedict Drive and Buena Vista Drive, approximately 700' north of Coshocton Street (US 62)	**Property Owner:**	DNJS Investments, LLC
Land Use Designation:	Residential	**Overlay District:**	No
Existing Zoning Designation:	Suburban Residential (SR-1)	**Design Review District:**	No

BACKGROUND INFORMATION

This request is to rezone a portion of three existing parcels along Benedict Drive. Based on documents provided by the city, the parcel illustrated in green in Figure 1, below, was originally part of the annexation of the larger parcel that was later subdivided to create the Racoon Creek Estates subdivision. That portion of the subject properties originally a part of Racoon Creek Estates (zoned SR-1) retained this zoning designation when the properties subject of this request were joined under common deeds. This area (illustrated below in green) is approximately 0.17 acres per the Licking County Auditors "OnTrac" online mapping system. The remainder of the parcels (approximately 0.997 acres illustrated in blue on Figure 1) retain the UR-1 zoning designation applied by Ordinance 07-1999. The purpose of this request is to apply the UR-1 zoning to the totality of these properties and remove the existing split-zoning on the parcels. If the request is approved, the applicant plans to create 4 new parcels that meet the standards of the UR-1 zoning district.

Figure 1

COMPREHENSIVE PLAN REVIEW

The comprehensive plan designates the subject properties as “Residential”. The description of the Residential land use included in the comprehensive plan states:

> The Residential land use is intended to be comprised of single-family detached residences. This classification seeks to preserve existing residential areas and support new, low to mid density development characterized by intimate neighborhoods and residences of distinctive design. Integration of open spaces is vital to the character development and the identity of the community. Streets should be interconnected through the neighborhood and to surrounding neighborhoods. Cul-de-sacs are discouraged.

Reviewer Comment: The proposed zoning district is a single-family zoning district. The proposed zoning district is consistent with the comprehensive plan.

EXISTING ZONING SUMMARY

The existing SR-1 zoning (applied to 0.17 acre parcel adjacent to Benedict Drive) is a single-family zoning district with the purpose of the SR-1 District is to permit the establishment of low density single-family residential uses with lot sizes sufficient for individual water and sewer facilities, but not to exceed two dwelling units per gross acre. Centralized water and sewage facilities are, however, encouraged (and in this case should be required). The minimum lot requirements are 20,000 square feet with a minimum lot width of ninety-five feet (95’). The minimum home size within the SR-1 district is 1,700SF for single-story dwellings, and 2,000SF for two-story dwellings.

The existing UR-1 zoning (applied to two parcels totaling approximately 0.997 acres) is a single-family zoning district that is intended to encourage the establishment of medium to low density single-family residential uses not to exceed five dwelling units per gross acre. Centralized water and sewer facilities are required. The minimum lot requirements are 9,500 square feet with a minimum lot width of seventy feet (70’). The minimum home size within the UR-1 district is 1,400SF for single-story dwellings, and 1,600SF for two-story dwellings.

Reviewer Comment: The zoning in this area is generally split between SR-1 and UR-1 zoning districts. Properties to the south and east are within the UR-1 zoning district. Properties to the north and west are within the SR-1 zoning district. Lot sizes within the UR-1 zoning district vary between 0.241 and 0.327 acres in size, while the lots within the SR-1 zoning district vary between 0.45 and 2.6 acres. The lots in this area are served by potable water and sanitary sewer service from the city.

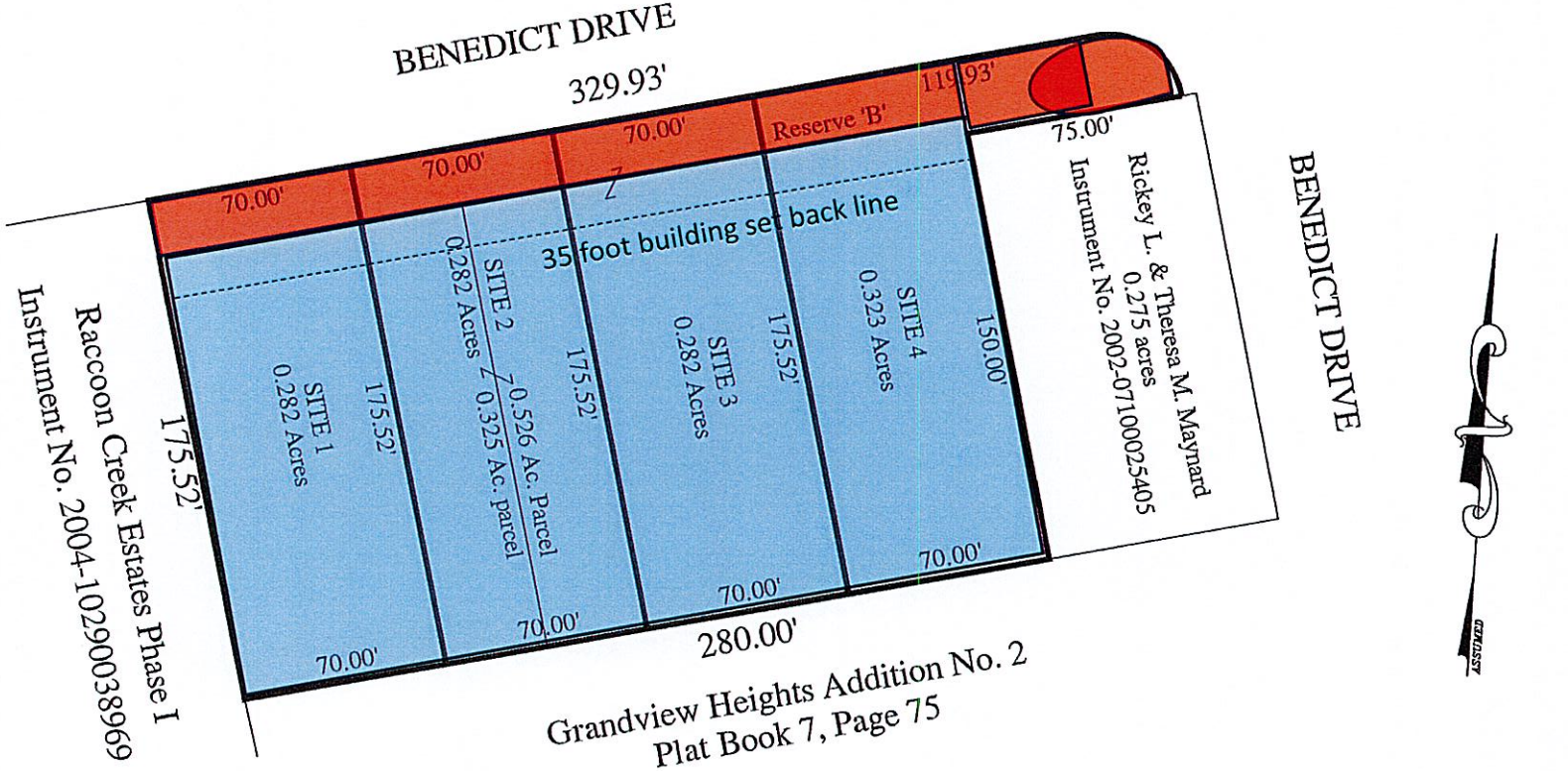
CONCLUSION

The requested zoning is consistent with the comprehensive plan and the existing zoning in the area. Approval of this rezoning request will not negatively impact the health, safety, or welfare of the City.

PROPERTY LOCATION:
Being a Plot Plan of parcels conveyed to DNJS Investments, LLC, as recorded in Instrument No. 202309190017089 & Instrument No. 202309180016999, in the Licking County Deed Records, and being all of Auditor's P.P.N. 053-179076-00.000, P.P.N. 053-179226-00.000, and P.P.N. 053-173472-00.048.

Plat of Survey

City of Johnstown, County of Licking, State of Ohio, part Quarter Township 4, Township 4N, Range 15W, United States Military Lands.



PREPARED BY:
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Graphic Scale
0 20 40 80
1 Inch = 40 Feet

Date: October 9, 2023