



Planning & Zoning Commission Meeting
Tuesday, September 10, 2024 - 6:30 PM
AGENDA

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments on Items Not on the Agenda
4. Public Hearing - Rezoning Request; 670 W. Coshocton St.
 - a. PZ Resolution 2024-01
 - b. Staff Report
 - c. Notice of Public Hearing
5. Application # 8-14-5 Conditional Use Permit; Curaleaf 150 Commerce Blvd.
 - a. Application & Staff Report
 - b. Notice of Public Hearing
6. Zoning Inspector
 - a. August 2024 Report
7. Other Business
8. Adjourn

CITY OF JOHNSTOWN
Planning & Zoning Commission
Resolution 2024-01

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION INITIATING AN
AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN,
OHIO IN ACCORDANCE WITH SECTION 1137 OF THE CODIFIED ORDINANCES
OF JOHNSTOWN, OHIO.**

WHEREAS, it has been brought to the attention of members of council as well as members of the Planning and Zoning Commission that split zoning exists on the property located at 670 W. Coshocton Street, effectively splitting the property between residential and commercial zoning designations; and

WHEREAS, the rezoning of this particular parcel is consistent with the comprehensive land use plan showing it as commerce corridor; and

WHEREAS, the proposed change will allow the entirety of the parcel to be used in accordance with the proposed General Community Commercial (GCC-2) zoning district

NOW THEREFORE, in accordance with Section 1137 be it resolved by the Planning & Zoning Commission of the CITY OF JOHNSTOWN, Licking County, Ohio approval to forward to City Council the following recommendations:

Section 1. Amend the official zoning map of the City of Johnstown for **Parcel number 053-174270-00.000 (670 W. Coshocton St.)** from the split zoning designations GCC-2 and SR-1 to GCC-2 alone.

Section 2. It is found and determined that all formal actions of this City Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this City Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the CITY OF JOHNSTOWN

Passage by the Planning and Zoning Commission: August 13, 2024

By: ___ Coppel ___



Jesse Coppel, Chairman

ATTEST TO:

APPROVED AS TO FORM:



Teresa Monroe, Clerk of Council



Yazan Ashrawi, Law Director

PLANNING STAFF REPORT

REZONING REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Mr. Terry Henson

Request: Amend the City of Johnstown Zoning Map to replace the existing Suburban Residential (SR-1) zoning with General Community Commercial (GCC-2) zoning.

Recommendation: Consider the request to rezone the subject property from Suburban Residential (SR-1) to General Community Commercial (GCC-2) zoning.

PROPERTY LOCATION MAP

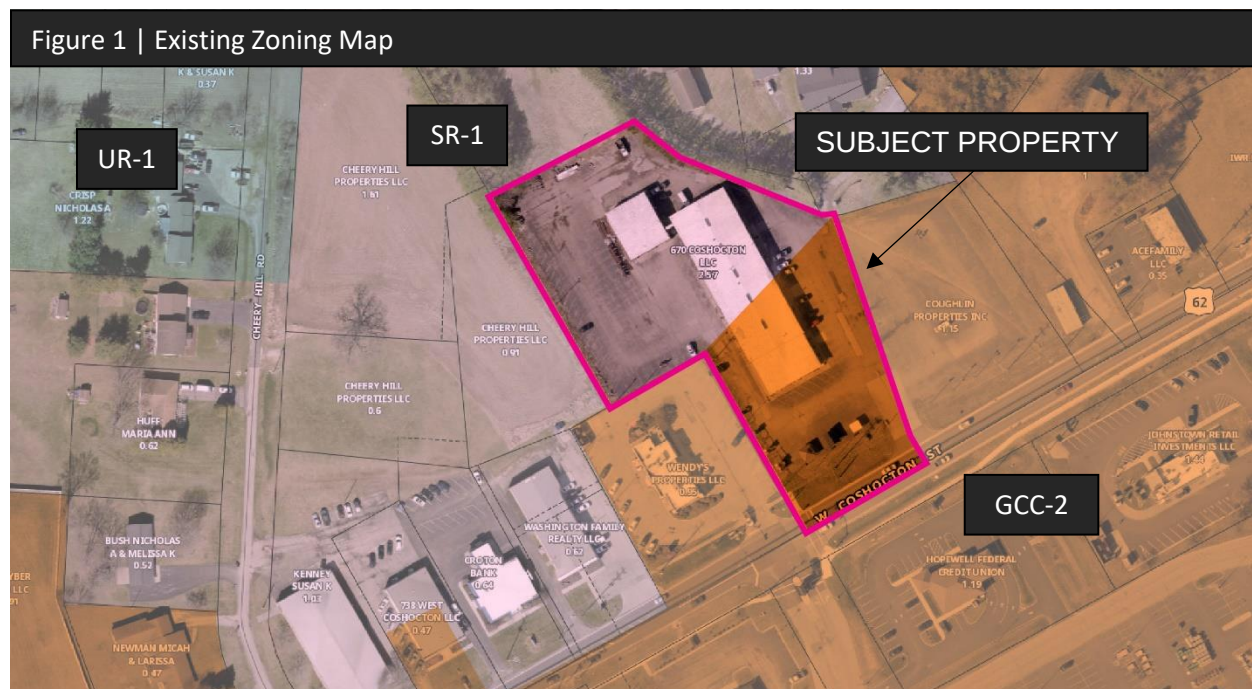


PROPERTY INFORMATION

Property Location:	One parcel located between Bigelow Drive and Cheery Hill Road, approximately 700' north of Coshocton Street (US 62)	Property Owner:	670 Coshocton LLC
Comp Plan Land Use Designation:	Commerce Corridor	Overlay District:	Yes - Corridor District
Existing Zoning Designation:	Suburban Residential (SR-1) and General Community Commercial (GCC-2)	Design Review District:	Yes – GCC-2

BACKGROUND INFORMATION

This request is to rezone a portion of one existing parcel along Coshocton Street (U.S. 62). Based on the existing zoning map, the parcel illustrated in Figure 1, below, is currently split between the SR-1 and GCC-2 zoning districts. The site was originally used as an automotive dealership, and the building has since been partitioned to support a variety of commercial uses. The total property area is approximately 2.57 acres per the Licking County Auditors “OnTrac” online mapping system. Approximately 1.03 acres are currently zoned GCC-2, while the remaining 1.54 acre section is within the SR-1 zoning district. The areas within each zoning district are illustrated below. New development is associated with this request. This rezoning was recommended to remove the split zoning to allow commercial uses to occupy the entirety of the site.



COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Commerce Corridor”. The description of the Commerce Corridor land use included in the comprehensive plan states:

The Commerce Corridor describes the city’s commercial center that includes a mix of medium to large-scale retail, restaurant, and commercial buildings. The corridor’s proximity to future employment centers and planned neighborhoods presents opportunities to facilitate mixed-use redevelopment that encourages new internal street networks and a refined focus on pedestrian connectivity. This translates into retail buildings with interactive storefronts that directly front internal streets and provide frequent pedestrian interactions.

Reviewer Comment: The proposed zoning district is a commercial zoning district. The proposed zoning district is consistent with the comprehensive plan. Additionally, the existing SR-1 zoning is designed to support low-density, single-family residential uses which does not align with the purpose of the Commerce Corridor land use designation.

EXISTING ZONING SUMMARY

Based on a zoning map from 2004 (that included zoning Ordinance documentation), the GCC-2 zoning on the southern half of this parcel has been in place since 1989. The SR-1 zoning designation for this parcel does not have an Ordinance number included on the referenced map. While the existing split zoning has been in place for more than 30 years, the property was originally developed in its entirety as an automotive dealership and the parcel has been utilized for commercial purposes since originally developed.

The GCC-2 zoning district allows for a wide variety of commercial uses primarily focused on retail sales of goods, provision of commercial services, and temporary lodging facilities. Per Chapter 1155.01 of the Codified Ordinances, the purpose of the GCC-2 district is to designate appropriate areas for the establishment and development of commercial activities to service regional needs.

The SR-1 zoning district allows limited uses, primarily focused on low density residential. Per Chapter 1143.01 of the Codified Ordinances, the purpose of the SR-1 zoning 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.

Reviewer Comment: Most commercial properties adjacent to Coshocton Street (U.S. 62) in this area of Johnstown are within the GCC-2 zoning district. The removal of the split zoning to apply a commercial zoning district on this property is consistent with properties in the area, and with the way the property has been used since originally developed. The existing portion zoned SR-1 is already occupied by a commercial structure and not well-suited to be developed for residential purposes.

REQUESTED ZONING SUMMARY

The requested zoning is General Community Commercial - 2 (GCC-2). As noted above, the GCC-2 district allows for a variety of commercial services that are intended to address regional service needs. The existing use of the property to support a variety of commercial uses within two existing buildings on the property that previously supported the operations of an automobile dealership. The requested application to apply the GCC-2 zoning district to the entirety of the parcel mirrors the application of this zoning district to other commercial uses in the area along this segment of Coshocton Street.

CONCLUSION

The requested zoning is consistent with the comprehensive plan and the existing zoning in the area. Approval of this rezoning request to replace the existing SR-1 zoning designation with the GCC-2 zoning designation will not negatively impact the health, safety, or welfare of the City. Please note, any future development on this property will be required to comply with the Codified Ordinance of Johnstown at the time of development.

SUPPLEMENTAL INFORMATION

The maps below provide additional context to the existing zoning and how the map illustrates the district boundaries over time. Figure 2 represents the existing 2022 zoning map. Figure 3 represents the zoning map in 2004 and includes the Ordinance numbers referenced above.

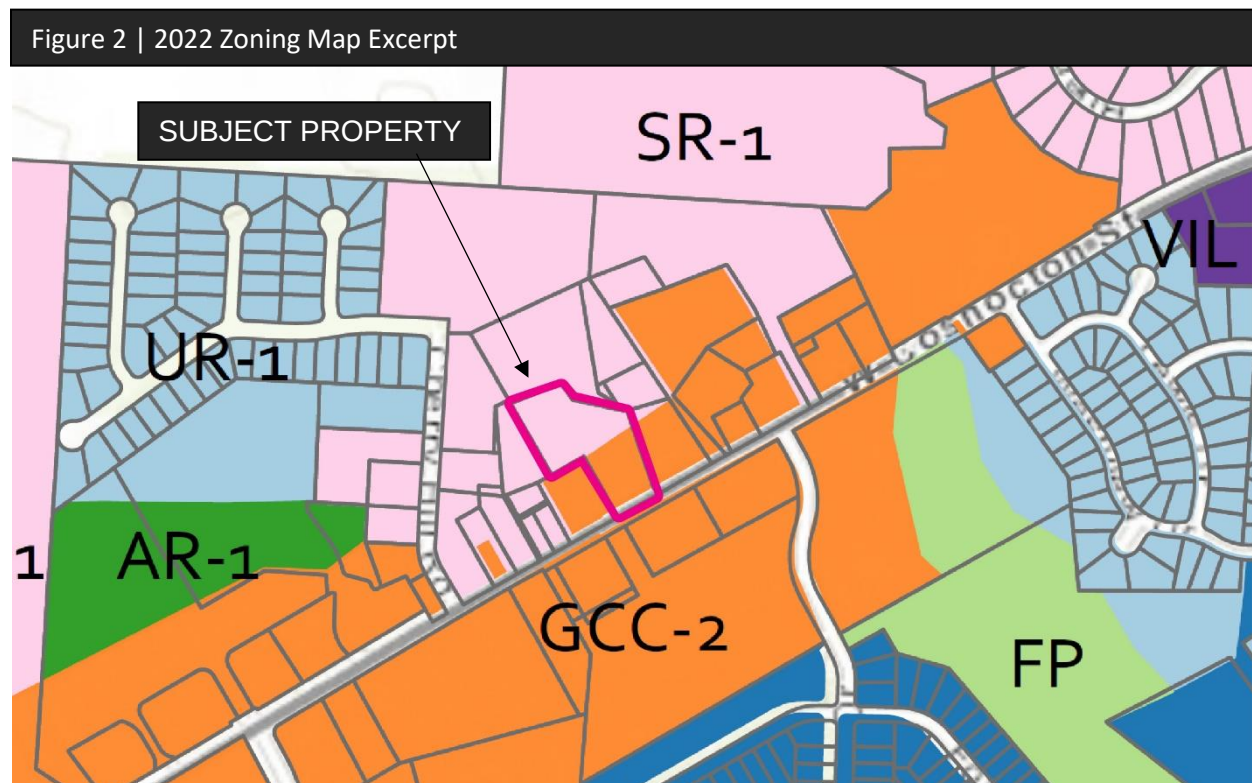
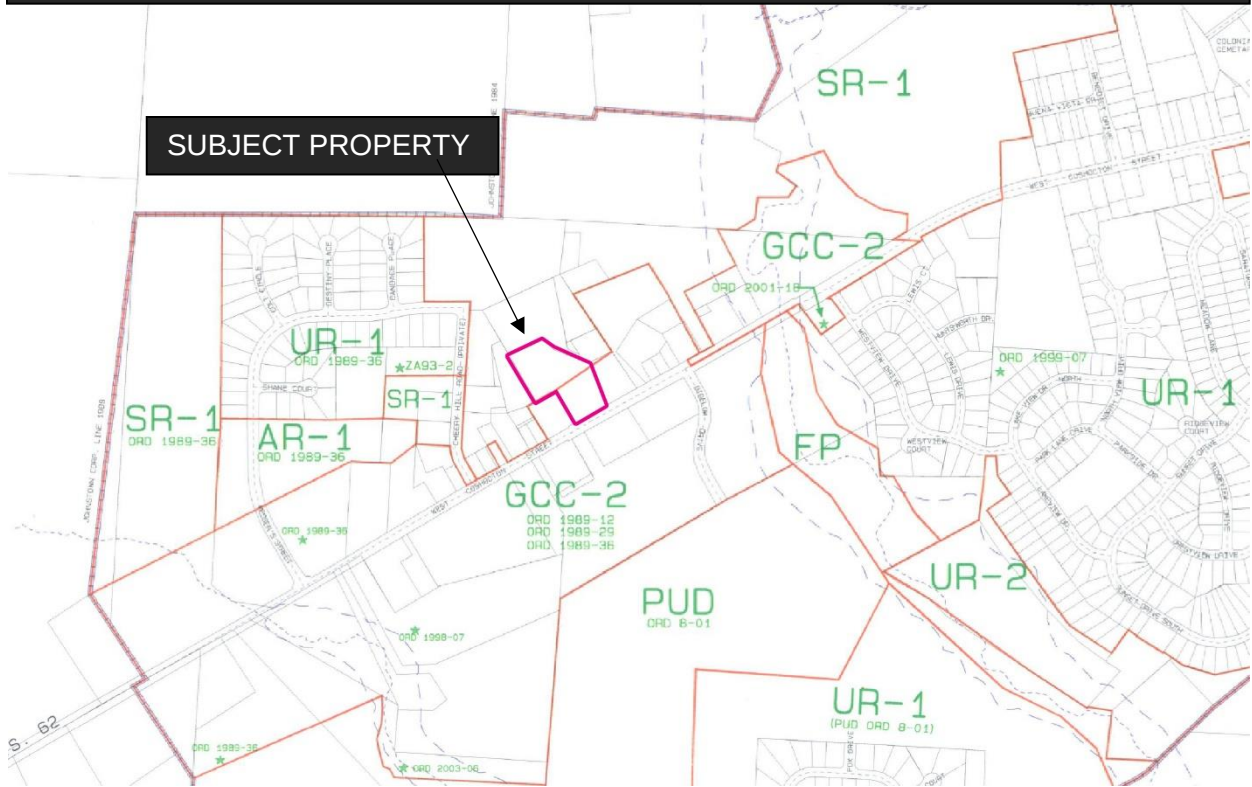


Figure 3 | 2004 Zoning Map Excerpt





Ohio

PO Box 630599 Cincinnati, OH 45263-0599

GANNETT

AFFIDAVIT OF PUBLICATION

VILLAGE OF JOHNSTOWN
Accounts Payable *Legal Ads*
Village Of Johnstown
599 S Main St
Johnstown OH 43031-9177

STATE OF WISCONSIN, COUNTY OF BROWN

The Newark Advocate, printed and published in Ohio and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

08/30/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/30/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$140.74

Tax Amount: \$0.00

Payment Cost: \$140.74

Order No: 10512410

Customer No: 1049797

PO #: 670 W. Coshocton St

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that the Johnstown Planning and Zoning Commission will hold a public hearing Tuesday, September 10, 2024, commencing at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43081, regarding: An amendment to the official zoning map of the City of Johnstown, Ohio in accordance with Section 1137 of its Codified Ordinances.

To amend the official zoning map of the City of Johnstown for Parcel number 053-174270-00.000 (670 W. Coshocton St.) from the split zoning designations GCC-2 and SR-1 to GCC-2 alone.

Within thirty days after the conclusion of this public hearing, a recommendation will be made by the Commission to Council.

BY ORDER OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF JOHNSTOWN, COUNTY OF LICKING, OHIO.

By: Teresa Monroe, Clerk of Council. August 30, 2024.

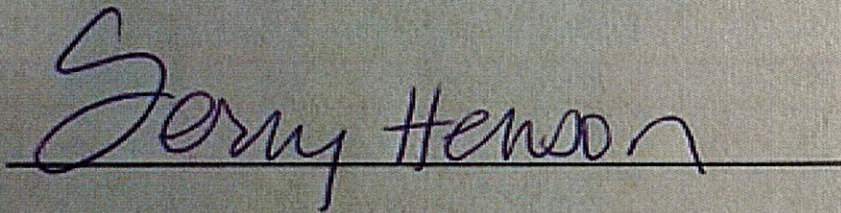
City of Johnstown
599 South Main Street
Johnstown, Ohio 43031
740-967-3177 (Office)
Pub: 8/30/24; #10512410

To: Council & P & Z,

From: Terry Henson,

I would like to confirm my support for the consideration to rezone a portion of my property to 670 W Coshocton St in Johnstown. from SR-1 to GCC-2.

Thank you,

A handwritten signature in dark ink, reading "Terry Henson", is written over a horizontal line. The signature is cursive and fluid.

Terry Henson



CONDITIONAL USE PERMIT APPLICATION: CHAPTER #1131.02

Application Number: _____ Date: ____/____/____

FEES:

Number of Certified Letters to Contiguous Property Owners: ____ @ \$8.53 = \$_____

Newspaper Advertising Expense: \$_____

Application Fee= \$500

Total Fee Amount: \$_____ Paid: Check # _____ / Cash: \$_____

1. Applicant's Name: Curaleaf OGT, Inc. Phone: (516) 754 - 6787

2. Mailing Address: 290 Harbor Dr., 5th Floor City: Stamford State: CT Zip: 06902

3. E-mail Address: george.schidlovsky@curaleaf.com Zoning District: _____

4. Property Address: 150 Commerce Blvd City: Johnstown State: OH Zip: 43031

5. Proposed Use of Property: Cannabis Cultivation and processing facility

6. Number and dimensions of existing and proposed off-street parking or loading spaces, applicable.

7. Number of Dwelling Units: 0

8. Square Feet of Living Area (Residential Use Only): 0

9. Yard Dimensions: Front: 343.78 ' Rear: 650.10 ' Left Side: 828.50 ' Right Side: 534.84 '

10. Percentage of Lot to be covered: See Civil Plan % Area of Lot: _____ sq. ft.

11. 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 Planning and Zoning Commission may require, to determine if the proposed conditional use meets the intent and requirements of this Ordinance #1131.01 to #1131.09.

12. A narrative statement evaluating the effects on adjoining property, and a discussion of the general compatibility with adjacent and other properties in the district.
13. 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.
14. Such other information regarding the property, proposed use, or surrounding area may be pertinent to the deliberations of the Planning and Zoning Commission as determined by the City Planner.

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- A set of two (2) scale plans and dimensioned drawings showing the lot, with location of existing and proposed buildings their height and planned alterations are required.
- Attach any requested, supplemental, or necessary documentation such as: Number of dimensions of existing and proposed off-street parking or loading spaces, applicable. Other material may be requested by the Zoning Inspector to determine conformance with and provide for the enforcement of this ordinance.
- For all new businesses or changes of business use, for all commercial buildings with interior remodeling projects you are required to notify the Johnstown Monroe Fire Inspector at (740) 967-2976 of business and interior structure changes. A Licking County Building Department Permit is required for all structural changes, electrical, HVAC and plumbing. Their contact number is (740) 349-6671. (Ask for Heidi or Erin)

The undersigned is applying for a Conditional Use Permit for the following use to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.

Applicant's Signature: George Schidlovsky

Digitally signed by George Schildlovsky
Date: 2024.08.08 17:33:46 -04'00'

Date: 8 / 8 / 2024

OFFICE USE ONLY:

Date Received in Office: ____/____/____ By: _____

Permit was Approved Issued on Date: ____/____/____

Permit was Denied on Date: ____/____/____

Commission Chairperson Signature: x

Additional Comments or Requirements:

RBI Construction Management Services



srice@rbicms.com 345 N Chillicothe St., Plain City, OH 43064 614-935-6592

150 Commerce CUP Application

Sean and Terry,

Please see the written responses to the individual requests for information below.

Items #1 - #9 have been completed on the application.

Item #10 is included with Item #11 and submitted as an attachment to the application.

Item #12 is requesting a narrative statement of an evaluation of the effects on the adjoining properties, along with a discussion of the general compatibility with adjacent properties.

As 150 Commerce is located within an industrial park having operated in the park since 2014 (with an addition in 2019) there would be no negative effects on the adjoining properties. It should be noted the property to the North (Tech) is currently being expanded for their future growth. The proposed addition to 150 Commerce will utilize the same building components as the previous builds and will appear as one building when completed.

Item #13 is being added as an attachment to the application.

Item #14 – We will wait for the determination of the City Planner for any additional requested information. The two sets of plans will be submitted as an attachment.

Thank you both for your assistance to date.

Appreciate it.

A handwritten signature in black ink, appearing to read 'SR' or 'Steve Rice'.

Steve Rice

Partner

RBI CMS

614 935 6592

srice@rbicms.com

List of Materials that will be used on the project:

1. Concrete Foundation
2. Masonry Wainscotting
3. PEMB (pre engineered metal building by American Buildings / Nucor)
4. Structural Steel Framing (by American Buildings / Nucor)
5. Metal Siding (walls and roof panels by American Buildings / Nucor)
- 6.
- 7.
- 8.

* **List of Contiguous Neighbors and Addresses:**

1.	KWB Properties	158 Commerce Blvd Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
2.	TECH International	539 E Coshocton Road Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
3.	Johnson Property Mangement Trust	Parcel #053-173010-00.000	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
4.				
	Neighbor's Name	Neighbor's Address	State	Zip Code

~~The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.~~

Applicant's Signature: x Steve Rice Date: 06 / 19 / 2024

OFFICE USE ONLY:

Date Received in Office: ____ / ____ / ____ By: _____

Date of Planning and Zoning Commission Meeting: ____ / ____ / ____

Date Permit Approved or Denied by Planning Commission: ____ / ____ / ____

Conditions Necessary for Approval: _____

City Manager Signature: x _____

PLANNING STAFF REPORT

APPLICATION # 8-14-5 | CONDITIONAL USE PERMIT

INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Curaleaf OGT, Inc.

Request: To expand the existing cannabis cultivation use currently active on the property along with the construction of an addition to the existing facility at 150 Commerce Boulevard.

Recommendation: Consider the request to allow for the existing cannabis cultivation use to expand into a facility addition on the same property. See page 7 for reviewer recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map

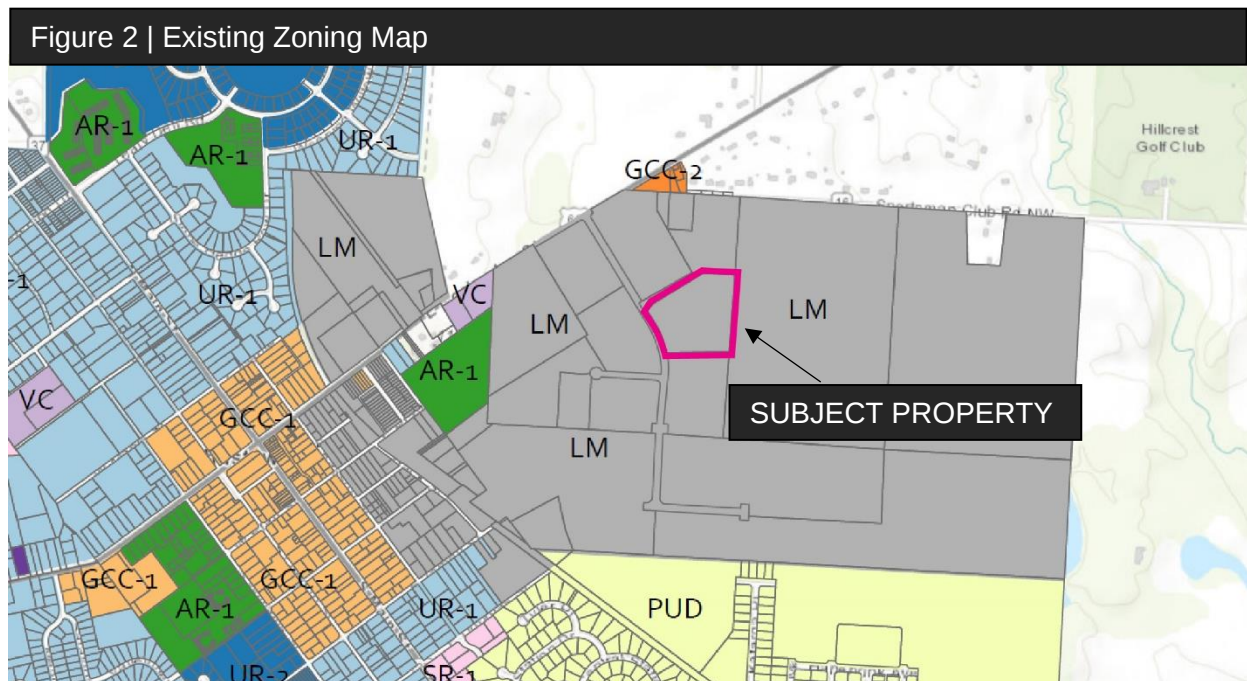


PROPERTY INFORMATION

Property Location:	Located on the east side of Commerce Boulevard approximately ¼ mile south of Coshocton Street (U.S. 62)	Property Owner:	APEKS II LLC
Comp Plan Land Use Designation:	Employment	Overlay District:	No
Existing Zoning Designation:	Light Manufacturing (LM)	Design Review District:	Yes – LM

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to expand the existing cannabis cultivation use occurring at 150 Commerce Boulevard. The parcel is 8.24 acres in size. The existing CUP (approved in 2014) that allows this use only allows the existing facility to be utilized for the cultivation of cannabis and the applicant is proposing to expand the existing facility and is requesting this CUP to expand the existing use. The applicant has submitted a proposed site plan illustrating the proposed expansion, modifications to ingress/egress, parking, and stormwater treatment. This plan is included as an attachment with the packets sent to the Planning and Zoning Commission and City Council. The proposed expansion will be contained within the existing parcel – no additional parcels of land have been included in this request to expand the existing CUP for cannabis cultivation. Figure 2 illustrates the existing zoning in the area of the subject property.



COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Employment”. The description of the Commerce Corridor land use included in the comprehensive plan states:

Employment describes land areas that are ideal to facilitate high-wage employment growth. These areas are scaled to accommodate a wide range of building footprints, where new industries may require a variety of facilities for integrated supply chains, ranging from distribution centers, research and development facilities, warehousing, and data storage.

Reviewer Comment: The proposed expansion of this use is within the northern commerce park in Johnstown. The surrounding uses utilize similar site layouts, facility types/sizes, and the existing roadway network is designed to accommodate the mix of automobile and truck traffic that will be needed to serve this use. The proposed expansion of this use is consistent with the Comprehensive Plan.

EXISTING ZONING SUMMARY

Chapter 1159.01 establishes the purpose of the Light Manufacturing (LM) zoning district which states: “It is the purpose of the Light Manufacturing (LM) district to designate appropriate areas for the establishment and development of manufacturing activities to supply regional needs.” The allowable uses within the district are specific and generally related to the production of goods from raw materials, but not raw materials processing.

The existing LM zoning has been in place on this parcel since 1988 based on the adopted ordinance of the zoning district on this parcel. The LM zoning is currently the only zoning district in the city that allows this type of use to occur. The proposed use is only allowable through a CUP, which is what the applicant is requesting with this application.

Space left intentionally blank.

EXISTING SITE CONFIGURATION

Figure 3, below, illustrates the existing site conditions at 150 Commerce Boulevard. The proposed expansion will be to the east of the existing facility towards the rear of the parcel.

Figure 3 | Existing Site Conditions



GENERAL STANDARDS FOR CONDITIONAL USES (CHAPTER 1131.03)

The City's Codified Ordinances establish multiple standards that must be evaluated when considering a Conditional Use Permit (CUP). Specifically, Chapter 1131.03 of the Codified Ordinances states: "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." The specific conditions are noted below with the reviewer's comments following in *italicized* text.

- (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.

Reviewer Comment: The proposed use and facility expansion indicate the use of similar building materials and scale to the existing facility. From the materials provided to the reviewer, the proposed expansion will be similar in character to other facilities existing and currently under construction within the vicinity of the proposed use.

- (b) Seeks to maintain, and will not be hazardous to, the health, safety and welfare of the existing neighborhood, and the total community.

Reviewer comment: This use has been ongoing for more than 5 years, with no apparent impact to the health, safety, and welfare of the area. This use has not generated excess demands on police, EMS, or fire services since being established. The proposed expansion, given the entirety of the use is indoors, should not generate any additional impacts to the health, safety, and welfare of the area or the city.

- (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.

Reviewer Comment: As noted above, the cultivation of cannabis use is existing on this site. This request is to allow for a facility expansion to expand the use of cannabis cultivation. The facility is located within the northern commerce park of Johnstown and has access to U.S. Route 62 via Commerce Boulevard. Both roadways are capable of supporting the types of vehicles that may service the proposed facility expansion.

- (d) Will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.

Reviewer Comment: Based on information provided to the reviewer, the existing public infrastructure in the area is capable of supporting the proposed facility expansion. No concerns from a utility or EMS perspective were shared with the reviewer. The proposed building and use expansion materials indicate the use of existing infrastructure without the need for expansion.

- (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.

Reviewer Comment: The proposed expansion of the use of cannabis cultivation will be conducted within the proposed expanded facility. Based on existing operations of the Curaleaf facility at this address, the proposed expansion is not anticipated to create excessive traffic volumes, or produce noise, smoke, fumes, glare or odors. The use will be conducted solely indoors, similar to the existing cultivation use on the property.

- (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.

Reviewer Comment: The proposed plans illustrate the continued use of the existing vehicular access points to the property. These existing access points for vehicles have been sufficient and the proposed parking areas and access drives will utilize the existing vehicular access points to Commerce Boulevard.

- (g) Complies with any other requirements or standards that are cited under the specific zoning district regulations of this Ordinance.

Reviewer Comment: Chapter 1159.04 of the City's regulations do not establish any specific conditions or standards for cannabis cultivation. The proposed improvements will still be required to comply with the remainder of the Johnstown's development standards.

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

Reviewer Comment: The proposed use is allowable within the LM zoning district, and generally complies with the goals to increase the employment base within the city.

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

Reviewer Comment: No natural, scenic, or historic features of major importance have been identified on this site. The site is currently developed and has been generally cleared of existing vegetation.

- (j) Is a conditional use identified for the applicable zoning district.

Reviewer Comment: Chapter 1159.04 of the Codified Ordinances establishes cannabis cultivation as a conditional use. The applicant has requested a CUP as required by the codified ordinances and that is the purpose of this review.

LM ZONING DISTRICT DEVELOPMENT STANDARDS

Chapter 1159.03 establishes the zoning district development standards for the LM zoning district. The table below illustrates the base zoning district standards of the LM zoning district. Please note all applicable development regulations.

Category	Requirement
Minimum Lot Size	N/A ¹
Minimum Lot Width	N/A ²
Minimum Front Setback	40' ³
Minimum Rear Setback	25'
Minimum Side Setback	35' ⁴
Maximum Lot Coverage	90%
Maximum Building Height	40'
¹ Lot size shall be adequate to provide the yard space required by these additional district development standards.	
² All lots shall be adequate to provide the yard space required by these additional district development standards.	
³ Parking shall be at least 15' from the street right-of-way.	
⁴ Total side setback of 35', with a minimum of 15' on one side.	

Reviewer Comment: The proposed site plan included with the application does not appear to conflict with the requirements of the LM zoning district above. Additional review of site-specific zoning criteria within the LM and other site development requirements will be addressed during a formal site plan review. Additionally, this site will be required to apply for a Certificate of Appropriateness prior to site development.

COMPLIANCE WITH CODIFIED ORDINANCES

The site plan submitted with the application does not illustrate some required site elements such as a sidewalk or street trees. If this CUP is approved, a site plan review and Certificate of Appropriateness will need to be requested and approved prior to any site development activities occurring on the site.

With the addition of impervious structure as part of the expansion, the applicant must provide documentation that the capacity and size of the storm water detention facility meets the impacts of the expansion and current regulations during the site plan review process.

CONCLUSION

The reviewer does not find any inconsistencies between the requested Conditional Use Permit to expand the existing cannabis cultivation use and the adopted comprehensive plan and LM zoning district. Approval of this request to allow the expansion of cannabis cultivation will not negatively impact the health, safety, or welfare of the City. A Certificate of Appropriateness must be provided by the applicant and approved by the City prior to any site development activities occurring on the site.

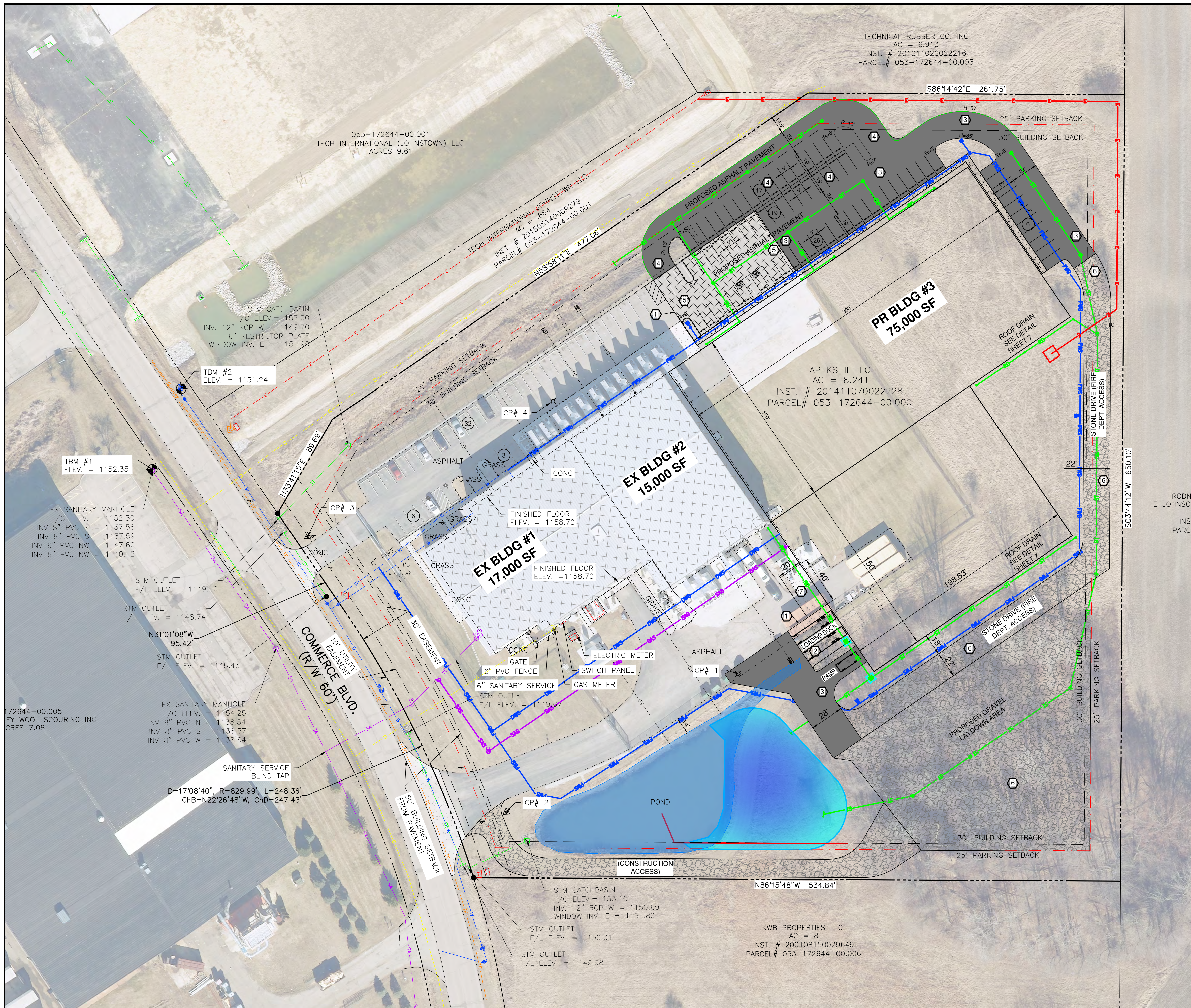
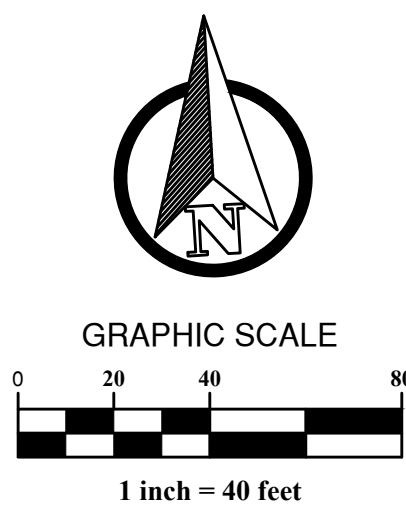
Reviewer Recommended Conditions

Based on the application submitted, the reviewer recommends two conditions be attached to this request for a Conditional Use Permit. These conditions are outlined below:

1. The gravel drive illustrated to the south and east of the proposed facility expansion shall be removed and returned to grass or other natural vegetation once construction of the facility expansion is complete.
2. Air filtration systems (similar to the existing equipment used at the facility) to mitigate any off-site odors shall be used in the facility expansion.

GENERAL SITE INFORMATION	
ADDRESS:	150 COMMERCE BOULEVARD, JOHNSTOWN OH 43031
PARCEL NUMBERS:	053-172644-00.012 8.24 ACRES
ZONING CLASSIFICATION:	LIGHT MANUFACTURING (LM)
EXISTING BUILDING (SF)	32,000
PROPOSED BUILDING (SF)	75,000
TOTAL BUILDING (SF)	107,000
SETBACKS per Section 1159.03 (COMMERCE BOULEVARD)	
ITEM	INFORMATION
FRONT SETBACK SET BACK (Section 1159.03, A, 3):	50' BUILDING SETBACK FROM PAVEMENT 25' PARKING FROM STREET R/W
REAR YARD SETBACK SET BACK (Section 1159.03, A, 4):	25' REAR YARD SETBACK
SIDE YARD SETBACK SET BACK (Section 1159.03, A, 5):	25' SIDE YARD SETBACK
MAXIMUM LOT COVERAGE SET BACK (Section 1159.03, A, 6):	90%
BUILDING HEIGHT REQUIREMENT SET BACK (Section 1159.03, B):	40'
PARKING SPACE REQUIREMENT per Section 1175.10	
OFFICES (1175.10, A, 10): 1/250 SF (5,100 SF)	21
MANUFACTURING (1175.10, D, 1) 1 FOR EVERY 2 EMPLOYEES PLUS 1 FOR EACH BUSINESS VEHICLE: 20 EMPLOYEES, 3 VEHICLES	10 + 3 = 13
TOTAL PARKING SPACES REQUIRED	34
TOTAL PARKING SPACES PROVIDED	109 (INCLUDES 5 ADA SPACE)
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	
39089C0141J	
MOST RECENT EFFECTIVE DATE OF FIRM:	
MARCH 16, 2015	
BASE FLOOD ELEVATION (BFE):	
N/A	
FLOOD ZONE:	
ZONE: X	

- | | |
|---|--|
| 1 | FULL DEPTH PAVEMENT SAWCUT AND HEAT WELD |
| 2 | PROPOSED CONCRETE PAVEMENT |
| 3 | PROPOSED HEAVY DUTY PAVEMENT |
| 4 | PROPOSED STANDARD DUTY PAVEMENT |
| 5 | EXISTING PAVEMENT TO BE REMOVED/
PROPOSED HEAVY DUTY PAVEMENT |
| 6 | PROPOSED CONSTRUCTION GRAVEL
EMERGENCY ACCESS & LAYDOWN AREA |
| 7 | PROPOSED AIRGAS TANK AREA |



PLAN PREPARED FOR:

PLAN PREPARED BY:



642 Brooksedge Blvd
Westerville, OH 43081
P: 614.942.6042
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LICKING COUNTY, JOHNSTOWN OHIO
 SITE IMPROVEMENTS PLANS
 150 COMMERCE BOULEVARD
 75K SF EXPANSION
CONCEPT PLAN

[illegible]

DATE: 7 / 29 /2024
SCALE: AS SHOWN

DRAWN BY MC	CHECKED BY AH
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PROJECT NUMBER
21-101-03

DRAWING NUMBER
SITE

SHEET NUMBER
1 / 1



Public Notice

Johnstown Planning and Zoning Commission will consider the Hearing of a Conditional Use Permit from Curaleaf OGT Inc:

150 Commerce Blvd
Johnstown, Ohio 43031
(Auditor Pin # 053-172644-00.012)

Medical Cannabis Cultivation & Medical Cannabis Processing Medical conditionally allowed in the LM district. The owner is requesting the construction of a 75,000 Sq Ft building. This would be considered an alteration, or expansion of the current use and would require a zoning certificate, a COA obtained by the DRB for alterations, and the need for a conditional use permit. Reference Chapter #1157.03 (d), 1157.04, 1127.01, 1187.06, of the city's Codified Ordinance.

The Conditional Use will be heard:

*Tuesday, September 10, 2024 at 6:30 P.M. at:
599 South Main Street
Johnstown, Ohio. 43031*

For more information contact:

**Zoning Code Enforcement Official
(740) 967-3177 x5**

Per Chapter 1181.06 of the code, nonconforming uses are not to be expanded, except when allowed to do so by law, etc. Self-service car washes may be permitted if a Conditional Use Permit (CUP) is requested and ultimately approved. Based on this information, my opinion is that the only way a reconstruction, or alteration of this use could be considered is via an application being submitted by the property owner (or business owner with landowner permission) to allow the use and the proposed expansions. **There can be no expansion without a CUP, nonconforming uses are not allowed to be expanded by right.**



August 2024 Zoning Inspector Summary

- Total new homes permitted this month: (0)
- Total of all permit applications received: (11)
- **Applications:**
 1. Zoning Certificates: (1)
 2. Curb cut, Certificate of Occupancy (CoO), Sidewalk: (1)
 3. Certificate of Appropriateness (CoA): (3)
 4. Fence: (2)
 5. Decks: (1)
 6. Shed: (0)
 7. Signs: (0)
 8. Pool: (0)
 9. Variance: (0)
 10. Zoning Map Amendment: (1)
 11. Lot Split: (0)
 12. Food Trucks: (1)
 13. Residential garages/additions: (0)
 14. New businesses: (0)
 15. Conditional use: (1)
 16. Final Occupancy Permits: (0)
 17. Inspections: (9)
 18. Demolition: (0)
- **Zoning Violation Notices:**
 1. Parking in front yards: (2)
 2. Trash: (1)
 3. Disabled vehicles: (2)
 4. Litter receptacle: (7)
 5. High grass: (8)

Terry L. Wymer

Terry L. Wymer
Zoning Code Enforcement Official