Planning & Zoning Commission Meeting
Thursday, October 15, 2020 - 5:15 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Creekside Preserve - Pulte Homes Re-Plat
   a. Application 2020-321-Z
5. Concord Crossing East - Schlabach Builders Re-Plat
   a. Application 2020-292-Z
6. Other Business
7. Adjourn

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

SEP 2 8 2020

Re-Plat Application

Application Number: 2020-321-Z

JOHNSTOWN, OHIO

Fees:
$300 + cost of postage and advertising OCT 0 9 2020

Total fee amount: 435.90 **Paid:** PAID **Check/cash:** _____

The undersigned is applying for a Re-Plat Approval for the following use; said approval to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Applicant Name: Pulte Homes of Ohio, LLC Phone: 614-356-5843

Mailing Address 475 Metro Place, Suite 200 City: Dublin, Ohio

Email address: Joseph.Lamparyk@PulteGroup.com

Property Owners (If different from Applicant): _____

Property address: Parcel #053-177534-000, 200 Whitetail Trail Johnstown, Ohio

Zoning District: UR-2

Name of Subdivision: Creekside Preserve at Raccoon Creek previously The Preserve at Racoon Creek

Size of Subdivision: 123 lots
Lots to be Re-Platted

Number of ~~Proposed Lots:~~ 24 lots

In addition, the following items must accompany this application:

1. Ten (10) copies of a survey/plat
2. A PDF copy of the submittal

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

Applicant's signature: _____ *Date:* 9 / 23 / 20

Office use only

Date received in office:
9 / 24 / 2020 **by:** Bailey Kimchuk

Planning and Zoning Commissioners hearing date: 10 / 13 / 2020

Permit was approved issued on date: ____ / ____ / ____

Permit was denied on date: ____ / ____ / ____

Commission Chairperson Signature:

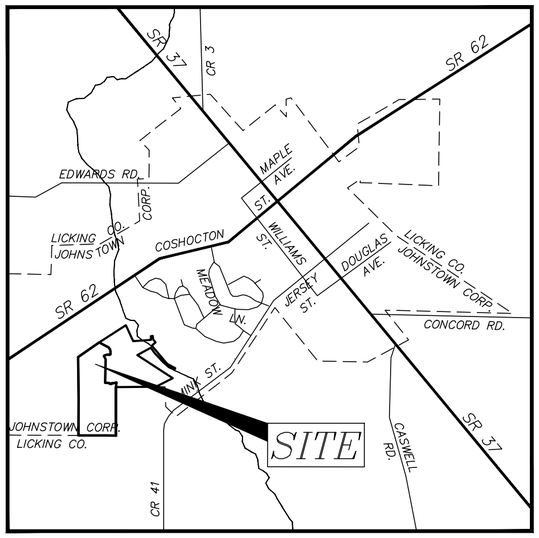
_____

Additional comments or requirements:

_____

_____

REPLAT OF
LOTS 100 THROUGH 102, AND LOTS 143 THROUGH 145, LOT 198, RESERVE "B" AND RESERVE "C" THE VACATION OF LOTS 94 THROUGH 99 AND EASEMENTS LOTS 154 THROUGH 156 AND EASEMENTS A PORTION OF LOT 100 AND EASEMENTS 5 FOOT EASEMENT ACROSS LOTS 102 AND 143 10 FOOT ACROSS LOT 199 AND A PORTION OF BIGELOW DRIVE OF THE PRESERVE AT RACCOON CREEK SECTION 2



LOCATION MAP
Not to Scale

DEVELOPER:

PULTE HOMES OF OHIO LLC
A MICHIGAN LIMITED LIABILITY COMPANY
475 METRO PLACE SOUTH
DUBLIN, OHIO 43017
(614) 376-1000

AREA CALCULATIONS
NUMBER OF BUILDABLE LOTS 20
AREA IN LOTS 4.277 AC.
AREA IN RESERVE "B-A" 1.010 AC
AREA IN RESERVE "C-A" 13.759 AC
AREA IN RIGHT-OF-WAY 0 AC.
TOTAL AREA 19.046 AC.

BUILDING SETBACKS
ZONED UR-2
LOT SIZE 7500 SQ. FT.
FRONT YARD 30 FEET
REAR YARD 25 FEET
SIDE YARD 7.5 FEET ONE SIDE 15 FEET TOTAL

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING OF S 49°29'51" E FOR THE CENTERLINE OF WHITETAIL TRAIL AS NAMED AND DELINEATED ON THE SUBDIVISION PLAT OF "THE PRESERVE AT RACCOON CREEK SECTION 2" OF RECORD IN INSTRUMENT NUMBER 200607260021790, RECORDS OF THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET ARE ONE INCH REBAR, 30 INCHES IN LENGTH WITH PLASTIC CAP INSCRIBED "STANTEC S-8711"
- = IRON PIN SET (5/8 INCH REBAR, 30 INCHES IN LENGTH WITH PLASTIC CAP INSCRIBED "STANTEC S-8711"
- = MAGNETIC NAIL SET

STANTEC CONSULTING SERVICES INC.

9/23/2020

MICHAEL P. PEECOOK DATE
REGISTERED SURVEYOR NO. S-8711

STATE OF OHIO MICHAEL P. PEECOOK S-8711 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

Stantec

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

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SITUATE IN THE STATE OF OHIO, COUNTY OF LICKING, VILLAGE OF JOHNSTON, BEING PART OF LOTS 3 AND 4 OF THE SECOND RANGE OF LOTS IN QUARTER TOWNSHIP 3 NORTH, RANGE 15 WEST, UNITED STATES MILITARY DISTRICT, BEING THE REPLAT OF LOTS 100 THROUGH 102, AND LOTS 143 THROUGH 145, RESERVE "B" AND RESERVE "C" AND THE VACATION OF LOTS 94 THROUGH 99 AND EASEMENTS, LOTS 154 THROUGH 156 AND EASEMENTS, A PORTION OF LOT 100 AND EASEMENTS, 5 FOOT EASEMENT ACROSS LOTS 102 AND 143 AND A 10 FOOT EASEMENT ACROSS LOT 199 AND A PORTION OF BIGELOW DRIVE, OF "THE PRESERVE AT RACCOON CREEK SECTION 2", BEING A SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 200607260021790, CONVEYED AS PARCEL 3 TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 201409160017984, RECORDS OF THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS REPLAT OF LOTS 100 THROUGH 102, AND LOTS 143 THROUGH 145, RESERVE "B" AND RESERVE "C" AND THE VACATION OF LOTS 94 THROUGH 99 AND EASEMENTS, LOTS 154 THROUGH 156 AND EASEMENTS, A PORTION OF LOT 100 AND EASEMENTS, 5 FOOT EASEMENT ACROSS LOTS 102 AND 143 AND A 10 FOOT EASEMENT ACROSS LOT 199 AND A PORTION OF BIGELOW DRIVE, OF "THE PRESERVE AT RACCOON CREEK SECTION 2", BEING LOTS 100-A THROUGH 102-B, 198A THROUGH 211 AND RESERVES "B-A" AND "C-A", INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE LANDS HEREIN PLATTED, FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF LICKING COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS HEREUNTO SET HIS HAND THIS ____ DAY OF _____ , 2020.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____
WITNESS

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT OF LAND ACQUISITION

_____
PRINT

_____
WITNESS

_____
PRINT

STATE OF OHIO

COUNTY OF PICKAWAY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULE HOMES OF OHIO TLC, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESSED WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____DAY OF _____, 2020

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC, STATE OF OHIO

VILLAGE OF JOHNSTOWN

APPROVED THIS _____ DAY OF _____, 2020.

_____
PLANNING COMMISSION CHAIRMAN,
VILLAGE OF JOHNSTOWN, OHIO

_____
PRINT

APPROVED THIS _____ DAY OF _____, 2020.

_____
ENGINEER FOR VILLAGE OF JOHNSTOWN, OHIO

_____
PRINT

APPROVED THIS _____ DAY OF _____, 2020.

_____
JIM LENNER, VILLAGE MANAGER,
VILLAGE OF JOHNSTOWN, OHIO

APPROVED THIS _____ DAY OF _____, 2020, AND OTHER IMPROVEMENTS HEREIN DESCRIBED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE VILLAGE OF JOHNSTOWN, STATE OF OHIO.

_____
VILLAGE CLERK, VILLAGE OF JOHNSTOWN, OHIO

_____
PRINT

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____ , 2020

_____
AUDITOR, LICKING COUNTY, OHIO

COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____ , 2020 AT _____

FEE _____

_____
RECORDER, LICKING COUNTY, OHIO

RECORDED THIS _____ DAY OF _____ , 2020 IN PLAT CABINET _____, SLIDE _____

_____
DEPUTY RECORDER, LICKING COUNTY, OHIO

SHEET 1 OF 5

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NOTES:

1. EASEMENTS RESERVED OVER THE ENTIRE AREA OF RESERVE "B-A" AND WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, AND THE CABLE TELEVISION INDUSTRY, BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

2. DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM DRAINAGE SWALES, DITCHES, AND APPURTENANT STRUCTURES ON ANY PART OF THE AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON, INCLUDING THE RIGHT OF ACCESS TO CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SWALES, DITCHES, AND APPURTENANT STRUCTURES. NO STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

3. THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID PORTION OF THE DRAINAGE EASEMENT AREA.

4. A HOMEOWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF THIS PLAT AND ALL PROPERTY OWNERS SHALL BE MEMBERS OF SAID ASSOCIATION.

5. MAINTENANCE FOR RESERVES"B-A" AND "C-A" , IS SOLELY THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. AN EASEMENT ENCOMPASSING THE ENTIRE AREA DESIGNATED AS RESERVES "B-A" AND "C-A" IS HEREBY GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTENANCE OF THE OPEN SPACE.

6. EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED HEREON AS PRIVATE UTILITY EASEMENT (P.U.E.) FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER RUNOFF DRAINAGE FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

7. EASEMENTS FOR MAJOR STORM DRAINAGE SWALES AND APPURTENANT WORKS ARE HEREBY GRANTED TO THE VILLAGE OF JOHNSTOWN AND ITS SUCCESSORS AND ASSIGNS, AND ARE HEREBY RESERVED FOR THE BENEFIT OF THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON, FOR THE USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY AND WELFARE IT IS NECESSARY TO CONSTRUCT, MAINTAIN AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA", AND THE COST THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED.

8. NO DETERMINATION HAS BEEN MADE BY THE DEVELOPMENT REGULATION DIVISION, VILLAGE OF JOHNSTOWN AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER THE WETLANDS EXIST ON THE SITE.

9. THIS SITE LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) OF THE FLOOD INSURANCE RATE MAP, NUMBER 39089C0139 H, WITH AN EFFECTIVE DATE OF MAY 2, 2007.

PREPARED BY:

Stantec

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

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N

0 60' 90' 120'

SCALE IN FEET

LEGEND

100 = EXISTING LOT NUMBERS

101 = PROPSED LOT NUMBERS

(R) = RADIAL TO STREET CENTERLINE

(NR) = NON RADIAL TO STREET CENTERLINE

D.E. = DRAINAGE EASEMENT

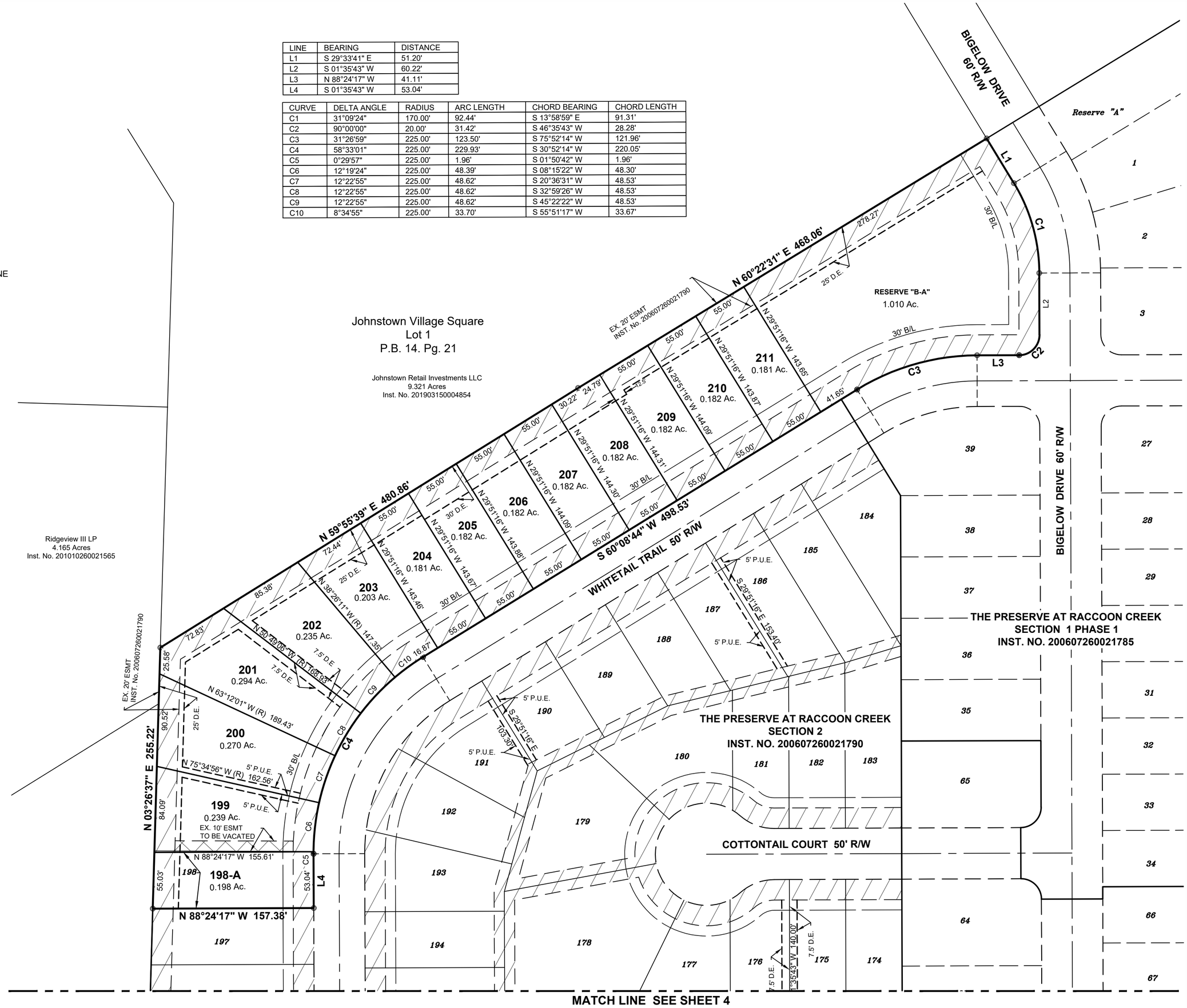
P.U.E. = PRIVATE UTILITY EASEMENT

EXISTING EASEMENTS OF RECORD IN INSTRUMENT NUMBER 200607260021790

LOT AREA AND EASEMENTS TO BE VACATED BY THIS PLAT

LINE	BEARING	DISTANCE
L1	S 29°33'41" E	51.20'
L2	S 01°35'43" W	60.22'
L3	N 88°24'17" W	41.11'
L4	S 01°35'43" W	53.04'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°09'24"	170.00'	92.44'	S 13°58'59" E	91.31'
C2	90°00'00"	20.00'	31.42'	S 46°35'43" W	28.28'
C3	31°26'59"	225.00'	123.50'	S 75°52'14" W	121.96'
C4	58°33'01"	225.00'	229.93'	S 30°52'14" W	220.05'
C5	0°29'57"	225.00'	1.96'	S 01°50'42" W	1.96'
C6	12°19'24"	225.00'	48.39'	S 08°15'22" W	48.30'
C7	12°22'55"	225.00'	48.62'	S 20°36'31" W	48.53'
C8	12°22'55"	225.00'	48.62'	S 32°59'26" W	48.53'
C9	12°22'55"	225.00'	48.62'	S 45°22'22" W	48.53'
C10	8°34'55"	225.00'	33.70'	S 55°51'17" W	33.67'



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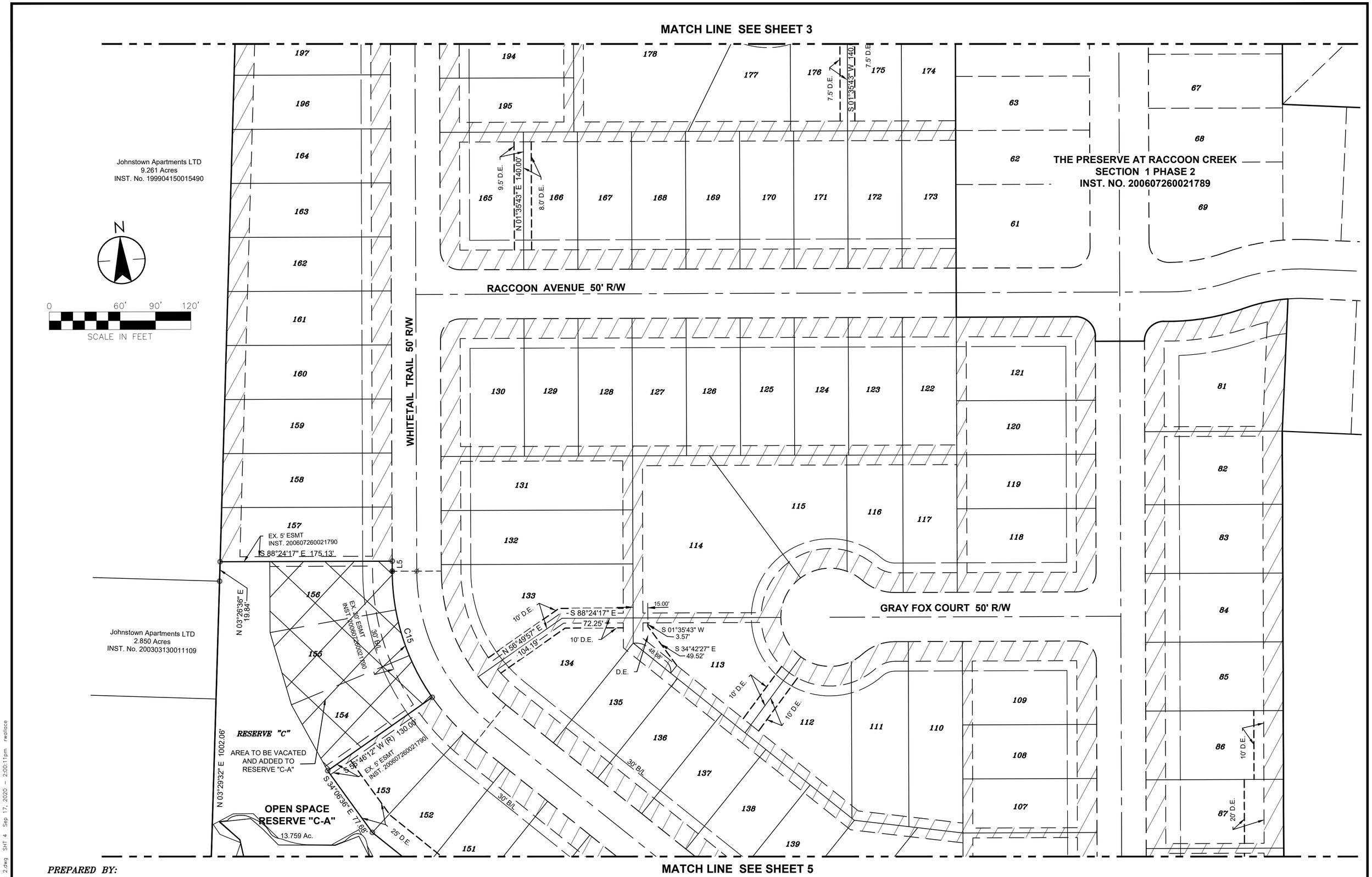
SHEET 3 OF 5



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LEGEND

100	= EXISTING LOT NUMBERS
101	= PROPSED LOT NUMBERS
(R)	= RADIAL TO STREET CENTERLINE
(NR)	= NON RADIAL TO STREET CENTERLINE
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PRIVATE UTILITY EASEMENT

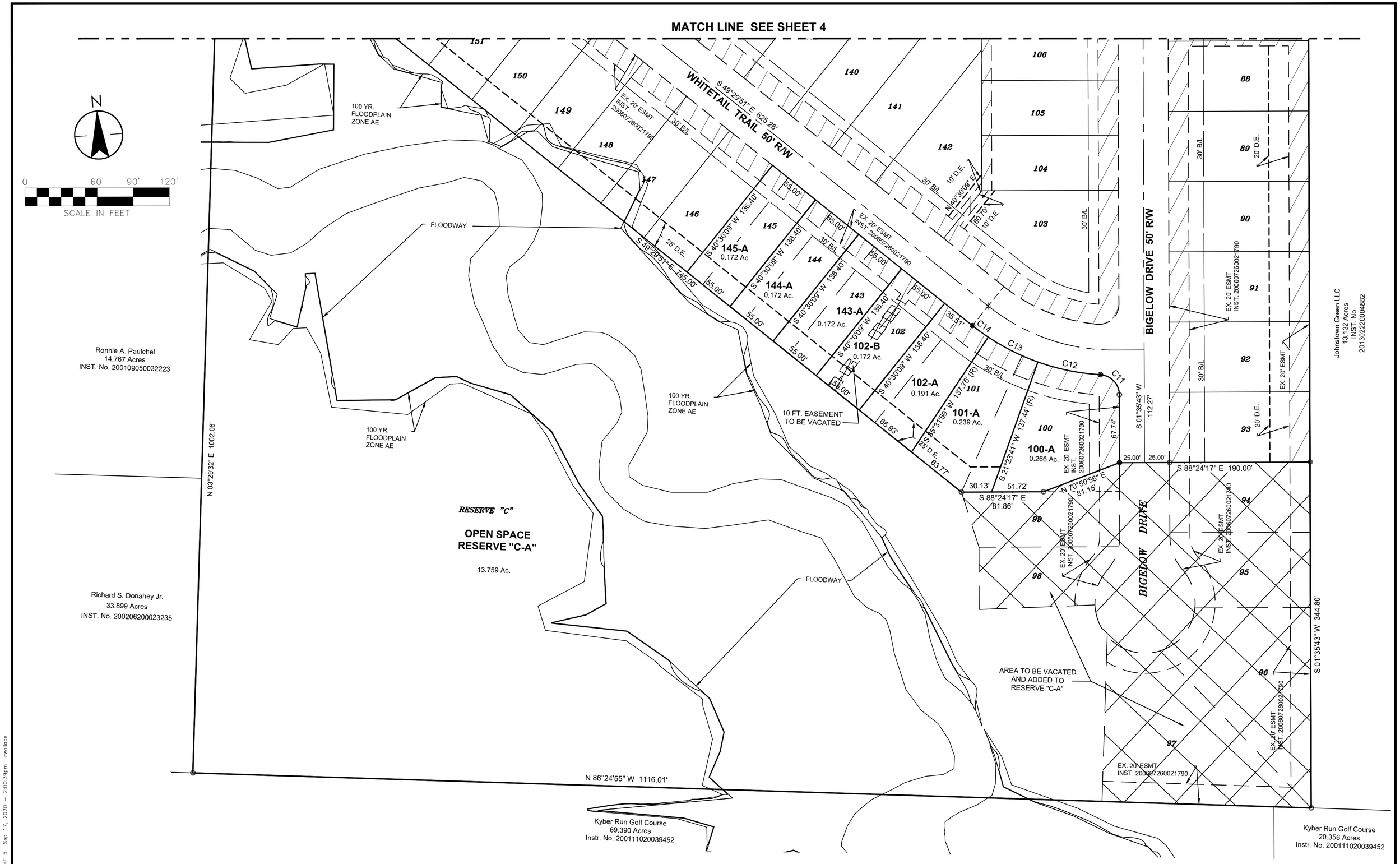
EXISTING EASEMENTS OF RECORD IN INSTRUMENT NUMBER 200607260021790

LOT AREA AND EASEMENTS TO BE VACATED BY THIS PLAT

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	34°49'31"	225.00'	136.76'	S 15°49'02" E	134.66'

LINE	BEARING	DISTANCE
L5	S 01°35'43" W	10.31'

SHEET 4 OF 5



LEGEND

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D.E.	= DRAINAGE EASEMENT
P.U.E.	= PRIVATE UTILITY EASEMENT

EXISTING EASEMENTS OF RECORD IN INSTRUMENT NUMBER 200607260021790

LOT AREA AND EASEMENTS TO BE VACATED BY THIS PLAT

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	86°27'13"	20.00'	30.18'	S 41°37'53" E	27.40'
C12	16°15'11"	225.00'	63.83'	S 76°43'54" E	63.61'
C13	14°08'18"	225.00'	55.52'	S 61°32'10" E	55.38'
C14	4°58'10"	225.00'	19.52'	S 51°58'56" E	19.51'
C15	34°49'31"	225.00'	136.76'	S 15°49'02" E	134.66'

LINE	BEARING	DISTANCE
L5	S 01°35'43" W	10.31'

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SHEET 5 OF 5

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

JOHNSTOWN, OHIO
OCT 06 2020
PAID

Re-Plat Application

Application Number: 2020-292-Z

Fees:
$300 + cost of postage and advertising

Total fee amount: 384.00 **Paid:** _____ **Check/cash:** _____

The undersigned is applying for a Re-Plat Approval for the following use; said approval to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Applicant Name: Schlabach Builders Phone: 330-763-3010

Mailing Address 6678 SR 241 City: Millersburg

Email address: schlabachbuildersamy@gmail.com

Property Owners (If different from Applicant): _____

Property address: 330 Foundries T, 305 Mandaric, 302 Mandaric / 305 Bontrager ST Johnstown, Ohio

Zoning District: PUD

Name of Subdivision: Concord Crossing East

Size of Subdivision: _____

Number of Proposed Lots: 4 corners added to 4 Lots

In addition, the following items must accompany this application:

1. Ten (10) copies of a survey/plat
2. A PDF copy of the submittal

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

Applicant's signature: _____ *Date:* 9/11/20

Office use only

Date received in office:
SEP 15 2020 / SEP 15 2020 **by:** Jim Blain

Planning and Zoning Commissioners hearing date: 10 / 13 / 2020

Permit was approved issued on date: _____/_____/_____

Permit was denied on date: _____/_____/_____

Commission Chairperson Signature:

_____

Additional comments or requirements:

_____

_____

OnTrac Property Map

June 9, 2020

N W E S

Centerline Labels

- Street Number Only
- Sales - 2020
- Owner Name & Acres
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships

0 188 Feet

0.04 Miles

Licking County Auditor GIS

LICKING COUNTY TAX MAP