



Regular Council Meeting
Tuesday, January 7, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. Presentation; Out of the Darkness organization
7. Presentation; Kristy Hawthorne - South Licking Watershed Conservancy District
8. Action on Minutes
 - a. December 10, 2024
9. Citizen comments on matters not on the agenda
10. Council Committee reports
 - a. **Design Guidelines Steering Committee (Ad Hoc):** Met 12/18/24; Next 2/5/25 @ 5:30 pm council chambers
 - b. **Safety & Service:** 1/7/25; Next 2/4/25 at 5:30 pm council chambers
 - c. **Township Liaison Committee:** Next 1/9/25 @ 4:00 pm Admin conference room
 - d. **Planning & Zoning:** Next 1/14/25 @ 6:30 pm Council Chambers
 - e. **Design Review Board:** Next 1/14/25 @ 5:30 pm Council Chambers
 - f. **Finance:** Next 1/21/25 @ 5:00 pm Council Chambers
11. Director Reports
 - a. Service Departments: Water, Sewer, Streets / Service Director
12. Tabled Legislation - None
13. Public Hearings of Legislation
 - a. **ORDINANCE 32-2024** AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY ADDING TWO PARCELS TOTALING 17.7 +/- ACRES TO SUBAREA FIVE OF THE PD DISTRICT.
 - b. **ORDINANCE 01-2025** AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO, AND DECLARING AN EMERGENCY.
 - c. **RESOLUTION 2025-01** A RESOLUTION AMENDING THE REGULAR MEETING DATES SET FOR ALL REGULAR CITY COUNCIL MEETINGS AND THE PLANNING & ZONING COMMISSION FOR THE 2025 CALENDAR YEAR
14. Introduction of Legislation - none
15. Other Business
16. Executive Session to consider the purchase or sale of property
17. Adjourn

Next Council Meeting January 21, 2025



Regular Council
Tuesday, December 10, 2024 - 6:30 PM
MINUTES

1. Call to Order

Santa Claus addressed the Council requesting permission for he and his team of reindeer pulling his sleigh, to drive a little faster than normal through the streets and skies of Johnstown on Christmas Eve in order to make accurate and timely delivery of presents. Children of council members were in attendance and Mayor Barnard asked them who was in favor of raising the speed limit for Santa; by a show of hands, the majority was in favor. Mayor Barnard said that now City Council would vote on it and read Resolution 2024-54 waiving speed limit enforcement for Santa on Christmas Eve.

RESOLUTION 2024-54 A RESOLUTION AMENDING THE CITY OF JOHNSTOWN TRAFFIC CODE AND COUNCIL RULES OF ORDER

ACTION: Donald Barnard moved to approve; Tiffany Hollis seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for December 10, 2024 at 6:39 PM.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Ryan Green, Wesley Kobel, Dave Selan, Bob Orsini
Absent - Jeff Barr

Staff present - Sean Staneart - City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Officer Pacha, Officer Lopez, Yazan Ashrawi - City Law Director, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Mike Sileargy, Allan Benton, Tim Tepe, Craig Moncrief, Jamie McNally, Claire Orsini, Emma Green, Thomas Green, Sofia Kobel, Isabelle Barnard, Addy Barnard, Natalie Kelly, Ellie Kelly, Amelia Hollis, Wyatt Selan

3. Invocation

Mayor Barnard offered the invocation.

4. Pledge of Allegiance

5. Approval of Agenda

Mayor Barnard made one change to the agenda, removing the Executive Session to consider the purchase or sale of property.

ACTION: Dave Selan moved to approve the agenda with the removal of Executive

Session; Wesley Kobel seconded and all were in favor.
AYES: Donald Barnard, Tiffany Hollis, Ryan Green, Wesley Kobel, Dave Selan, Bob Orsini
NOES: None
ABSTAIN: None

Passed 6 - 0

6. Life-saving ceremony - PD

Police Officers Pacha and Lopez were dispatched to a welfare check at TJ Evans Park (Bike Path) where they found a gentlemen unresponsive in his vehicle and having a medical emergency, The officers broke a vehicle window and rendered aid along with Monroe Township Fire Department to save the gentleman's life. The gentleman was present tonight to recount the events in his own words and thank the officers for their timely assistance and getting him to the hospital. Chief Smart said this was a job well done and presented Officer Pacha and Officer Lopez with Lifesaving awards.

7. Additional

a. Comments

Mayor Barnard said council members spend a lot of time at council meetings away from their families and they wanted to include their families for one meeting tonight and let them be a part of what they do. He asked their children in attendance to stand up and say their name and let people know who they are. Claire Orsini (Bob Orsini), Emma Green, Thomas Green (Ryan Green), Sofia Kobel (Wesley Kobel), Isabelle Barnard, Addy Barnard (Don Barnard), Natalie Kelly, Ellie Kelly, Amelia Hollis (Tiffany Hollis), Wyatt Selan (Dave Selan).

8. Action on Minutes

a. November 19, 2024

ACTION: Dave Selan moved to approve; Bob Orsini seconded and all were in favor.
AYES: Ryan Green, Tiffany Hollis, Donald Barnard, Wesley Kobel, Dave Selan, Bob Orsini
NOES: None
ABSTAIN: None

Passed 6 - 0

b. December 3, 2024

ACTION: Dave Selan moved to approve; Tiffany Hollis seconded and the vote was as follows:
AYES: Ryan Green, Tiffany Hollis, Donald Barnard, Wesley Kobel, Dave Selan
NOES: None
ABSTAIN: Bob Orsini, absent

5 - 0

9. Citizen comments on matters not on the agenda

No comments

10. Council Committee reports

a. **Planning & Zoning:** Met 12/4/24; Next 1/14/25 @ 6:30 pm Council Chambers

No report

- b. **Design Review Board:** Met 12/4/24; Next 1/14/25 @ 5:00 pm Council Chambers
Applications were approved for a window sign on S. Main and solar panels for a residence on Tyler Station.
- c. **Design Guidelines Steering Committee (Ad Hoc):** Next 12/18/24 @ 5:30 pm Council Chambers
- d. **Safety & Service:** Next 1/7/25 @ 5:00 pm Council Chambers
- e. **Township Liaison Committee:** Next 1/9/25 @ 4:00 pm Council Chambers
- f. **Finance:** Next 1/21/25 @ 5:00 pm Council Chambers

11. Director Reports

- a. Police Chief
Report included in the packet.

12. Tabled Legislation - None

13. Council decision on Zoning Map Amendment - LM

a. **ORDINANCE 30-2024** AN ORDINANCE TO ACCEPT A ZONING TEXT AMENDMENT

Sean Staneart said the public hearing was held last week and asked the City Planner for a review of the request. Trevor Traphagen said this is a request to amend the allowable uses within the Light Manufacturing (LM) zoning district, it is not a site specific rezoning or specifically focused on one piece of property, this would be a change to the entirety of the LM zoning district. Mr. Traphagen reviewed his staff report included in the packet and the comments on the code amendment criteria for review.

City Law Director Yazan Ashrawi said from a legal perspective, there is no legal requirement to act or not act or grant or not grant this request, at this point it is a policy consideration. Zoning is a law and the applicant is asking to change the law to allow additional uses across the LM zoning district; the staff report has identified issues from a land use and planning perspective.

Sean Staneart said that when looking for a staff recommendation, staff looks at the exposure from the effects of proposed permitted uses, at this point, the exposure and liability that we could potentially see with the infrastructure demands is too great of an unknown, there is concern for exhausting the infrastructure of that area.

Craig Moncrief, an attorney with Plank Law Firm, was present with the applicant Tim Tepe for Roebling Development. Mr. Moncrief said they understand there are traffic concerns and maybe there was a way to have a traffic analysis done as part of a site plan review. He said that what they are proposing is really no different than what is permitted there today; they are open to discussing this, whether it is procedure or something to try and alleviate concerns, they are willing to do what they can.

Tiffany Hollis asked the applicant if they currently own property in the area. Mr. Tepe said they do not, they have the land under contract right now. Ms. Hollis asked if some of the proposed uses could be struck, Mr. Traphagen said yes, as a council they can determine if they would like to entertain a smaller subset of the proposed list. Ms. Hollis said she thinks they need to create jobs

and increase revenue for the city and she thinks the best way to do that is through job creation. She said looking at the list proposed, she would say no to warehousing and storage and electrical vehicle charging stations because she would be looking for uses that will help create employment. She said she knows that opposes the traffic concerns but the community spoke and did not pass the tax increase, therefore, they have to do what they have to do to make sure they increase the revenue for the city, and with that comes heavier traffic. She said she does think that the current uses in the industrial park are antiquated and are something they should be revisiting. Mayor Barnard said he one hundred percent agrees that they need to bring more jobs and employment to Johnstown, it is just weighing the traffic impact of the city center. Dave Selan said he would agree with the ideas about warehousing and storage, from his previous experience, the amount of traffic that brings does not bring the higher levels of revenue. He said he is open to the idea of changing some of the uses of the area, but the applicant would need to come with a finer-tuned idea of what is coming in. Mr. Moncrief asked if council would be interested in tabling this to try and work through that. Ms. Hollis said she would be, Bob Orsini said that he would recommend this goes back to zoning, that their recommendation was to not approve. Ryan Green said when this came before the planning commission, there were questions that didn't have concrete answers, and to go ahead and change something fundamentally, change a whole district, he doesn't think they felt it was on them, in one application, to change it. He thinks if you ask them, they would agree there is antiquated code in there, he would be for more review on it and an update to Light Manufacturing.

Mayor Barnard asked for direction from the Law Director. Mr. Ashrawi said a denial here would not prohibit this applicant, or the Planning and Zoning Commission, or council, or a combination, from presenting another application and working through it with staff to refine uses then bring it back through the same process, he said If council tables this, it stays with council. If there is a vote, a no vote would be a no to the zoning amendment, i.e. accepting the recommendation of the Planning Commission. Mayor Barnard asked if the council votes no on this, could they waive the zoning fee for the applicant to bring it back to zoning; Mr. Ashrawi said he believes council would have that discretion. Sean Staneart highlighted the three ways a review can be initiated; by an applicant, by council or by the Planning & Zoning Commission, there would be no fee if initiated by council or zoning. Mr. Staneart said he knows there have been conversations about the LM code, and he does not disagree that there is language in there that is antiquated, striking wording because of the antiquated nonexistence of that particular industry probably makes sense, but, what uses would they want to permit in there, and once defined, staff would need some type of traffic analysis to support the fact that it won't overwhelm the downtown. He said that is a policy decision, if they feel that congestion in the downtown is OK due to the revenue produced, that is something to weigh and decide. Mr. Staneart added that there is another opportunity area on the other side of town in the PD District, acknowledging that there were problems existing on this side of town. He said when the PD district was zoned, a heavy emphasis was given on the infrastructure potential, so he does not know that LM is limiting the ability to have industry here, it is limiting in specific areas but by no means is it limiting, there is an expansive area in the PD district and the Comprehensive Plan identifies a very large swath of land to be used in a plethora of ranges. He asked legal staff to address Mr. Moncrief's comment on committing to a traffic and engineering study later, would council or zoning have the ability to then deny the project. Mr. Ashrawi said if the permitted uses of the zoning district are changed and someone brings a project with that use, they would have the right to proceed so long as the other development standards are met. Unlike a PD district, there is not a separate, secondary development process. Mr. Traphagen said that changing the zoning and allowing for all the studies to be done after, is going to put them on defense from day one. Mr. Moncrief asked what staff would be looking for at this stage. Mr. Traphagen said it would have to be a study certified by a traffic engineer that does some sort of estimate in terms of the volume of traffic that would be generated based on those expanded uses across the acreage of all of the LM district and what it would do to specific intersections within the city. It would need to be enough to pick up on the areas they already know are problematic i.e. US 62 and 37. Sean Staneart said and it may not be just 62 and 37, there might be other areas that are affected, and will the revenue created be enough to backfill the requirement of infrastructure needed. Mr. Staneart added that

there is a process in our codified ordinances, if someone has a specific use that they want to bring before the Planning and Zoning Commission and Council, that can be done, Council can choose to allow for a specific use, so there is easily a path forward for this applicant. It still allows the LM area to evolve and grow and facilitate manufacturing needs but not leave the city vulnerable.

Mr. Moncrief said short of a traffic impact study, if they were to come back with a new application and pay the fee, was there any room for discussion on what uses they would be interested in or is this strictly we need a traffic impact study. Trevor Traphagen said based on what he saw in this application, if the grouping of uses is similar in a revised application, he thinks he would still have the same concern, he cannot say until he sees a revised application. Mr. Moncrief said he was looking for feedback on changing uses, removing some they have proposed, Mr. Traphagen said that is up to the council. Ryan Green asked Trevor how we get an accurate traffic impact study when we don't know which business will go in there. Mr. Traphagen said generally engineers go with a range, they would take the list of proposed uses and run some analysis probably with some input from their team and with data from the Institute of Transportation Engineers. Mr. Moncrief asked if there were any recent traffic studies in this area, Mr. Traphagen said the most recent one done would be the larger area one from the TID, done by MS Consultants. Mr. Moncrief said they could look at that because if this property has been zoned industrial, then traffic assumptions have been based on industrial uses. Mr. Stanearth said they can look at it but if it led to a conclusion that the roadway segment would be overwhelmed, staff would still come back with a recommendation of no, the modeling has to prove that it won't affect it negatively, not just a study showing the number of cars.

Mayor Barnard opened the floor to the public:

1. Allan Benton

- Said he was confused, he has sixty-seven acres, when he bought it, it was light industrial, and the city wants residential now according to the Comprehensive Plan? As a property owner, he bought that based on it being Light Manufacturing. He agrees that warehousing doesn't benefit anybody, but the right kind of manufacturing coming in can generate money for the city with low traffic.

Mayor Barnard said he wanted to clarify that they have not changed the zoning, Mr. Benton's property is still zoned the same way, Light Manufacturing.

2. Mike Sileargy

- The PD district of the Johnstown Gateway did not need a traffic study because it has mechanisms built in; he asked what the mechanisms were, and did that apply to the major economic development projects listed in the gateway that get streamlined approval. Or is the mechanism just the fact that the NCA of the gateway has the ability to issue its own millage to pay for the roads as needed after the development comes.

Trevor Traphagen said New Community Authority funds can be used for those types of improvements. Sean Stanearth said there is a process in place, when that development comes, there will be traffic studies required by the developer.

- The projects in the PD district go through a CODA, they do not have final development plans. With only one guy going into Sub-Area One, that triggers three hundred residential units in eighteen months. If only one guy is going in and then there is residential coming in, is that going to produce enough millage to pay, does the revenue justify. Said he is trying to see where the traffic study impacts the development in the gateway, it doesn't seem like

there really is a traffic study because there is no end user, it is kind of just like this scenario.

City Law Director Ashrawi said there is a requirement in the planned district code that for any preliminary development plan, for any property in the planned district, it is required to have a traffic impact study. Mr. Sileargy asked if that included major economic development projects, Mr. Ashrawi said yes.

ACTION: Donald Barnard moved to approve Ordinance 30-2024; Dave Selan seconded and the vote was as follows:
AYES: None
NOES: Mayor Barnard, Wesley Kobel, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
ABSTAIN: None

Failed 0 - 6

Mayor Barnard asked if council could direct that Planning and Zoning begin working on getting the LM district cleaned up. City Law Director Ashrawi said they can certainly request that they take a look at it and initiate something under the process. Mayor Barnard asked if council members were good with this, there were no objections. Ms. Hollis asked if the applicant does have a specific use, could they apply for conditional use. Mr. Staneart said if they have a specific use and they want to bring it before zoning and council for an amendment to the zoning text which could permit it or conditionally permit it, they can absolutely do that.

14. Public Hearings of Legislation

- a. **RESOLUTION 2024-51** A RESOLUTION ESTABLISHING THE REGULAR MEETING DATES AND TIME FOR ALL REGULAR CITY COUNCIL MEETINGS FOR THE 2025 CALENDAR YEAR
Discussion on a May election and the need to change a meeting date. As noted in the "whereas", if an election falls on a scheduled Tuesday meeting, the meeting will be moved to the following Wednesday, the clerk could edit.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Bob Orsini moved to approve Resolution 2024-51 as written; Tiffany Hollis seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel
NOES: None
ABSTAIN: None

Passed 6 – 0

- b. **RESOLUTION 2024-52** A RESOLUTION ESTABLISHING THE REGULAR MEETING DATES AND TIME FOR ALL REGULAR PLANNING & ZONING COMMISSION MEETINGS FOR THE 2025 CALENDAR YEAR
Ryan Green said that the October 28th meeting could conflict with some festivities in the city, it has the last three years, there are Halloween and Fall Fest things going on that day. Council decision to strike the October 28th meeting from the schedule.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Bob Orsini moved to approve as amended striking the October 28th meeting

per councilman green; Tiffany Hollis seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley
Kobel
NOES: None
ABSTAIN: None

Passed 6 – 0

- c. **RESOLUTION 2024-53** A RESOLUTION ESTABLISHING SUBMISSION DEADLINES FOR PLANNING & ZONING COMMISSION AND DESIGN REVIEW BOARD APPLICATIONS IN THE 2025 CALENDAR YEAR

The deadline for applications has been set four weeks ahead of the meeting dates. Sean Staneart said in certain situations we have been able to move forward quicker than that, but it does help to have a defensible document to reference when there is a heavy load of applications, staff needs the appropriate time to review.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Bob Orsini moved to pass resolution 2024-53 as written; Tiffany Hollis seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley
Kobel
NOES: None
ABSTAIN: None

Passed 6 - 0

- d. **RESOLUTION 2024-55** A RESOLUTION ESTABLISHING THE 2025 SCHEDULE OF HOLIDAYS FOR THE CITY OF JOHNSTOWN

Wes Kobel asked how busy the offices were on New Years Eve. He said he was thinking of adding that day off or a half day. After staff discussion, Sean Staneart said he appreciates the thought but because the city is in union negotiations now, it could complicate it. Mayor Barnard said when negotiations are finished they can look at adding further days.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Bob Orsini moved to pass Resolution 2024-55 as written; Tiffany Hollis seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley
Kobel
NOES: None
ABSTAIN: None

Passed 6 - 0

- e. **RESOLUTION 2024-56** A RESOLUTION TO APPOINT A CITY LAW DIRECTOR, CITY PROSECUTOR AND MUNICIPAL COURT MAGISTRATE TO SERVE THE CITY AND ITS' EMPLOYEES FOR THE YEAR 2025

Ryan Green said there was discussion earlier in the year about opening bids for the Law Director. Mayor Barnard said he did not see a need to bid, to find a law firm that specializes in all the areas we have, just his thoughts. Sean Staneart said the list of items that Frost Brown Todd is currently engaged in for the city are zoning matters usually with Thad Boggs, Environmental with Steve Samuels, Economic Development with Emmett Kelly who is currently working through a site and developers agreement associated with CRA's and TIF's, also General Counsel Yazan Ashrawi. Mr. Green said no potential candidates were brought up previously, just general conversation because it had been roughly seven years. No further discussion or comments from council.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Dave Selan moved to approve Resolution 2024-56 as written; Wesley Kobel seconded and the vote was as follows:
AYES: Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Bob Orsini
NOES: None
ABSTAIN: None

Passed 6 - 0

- f. **ORDINANCE 31-2024** AN ORDINANCE TO APPROVE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF JOHNSTOWN, LICKING COUNTY, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025

This is the annual budget for 2025. Mayor Barnard listed highlights; up to a four percent increase in wages for personnel, four new employees, a Police Officer, street employee, Planner, and Economic Development Director. It moves \$600,000 from the General Fund to the "rainy day fund" to reestablish the city's bond rating and marks funds for potential use if OPWC grants are approved for Douglas Street renovation and pavement maintenance on Pershing, McCracken, Drury and Fairview.

Ryan Green said he appreciates all the work from Finance Committee on this. He said the Economic Development Director is a newer position, we do not have a wage scale or job description on what that employee will do, he is not sure that one should be added, unless it is just a place holder. Mr. Green referenced the \$600,000 to the rainy day fund for increasing our bond rating, asked about money from the sale of the Enterprise Drive property being used to pay down debt service. Finance Director Dave Delande said \$200,000 was put into the Budget Stabilization Fund along with \$400,000 from the General Fund. Money from the sale was put into the Capital CIP Fund but we did not pay down the loan, that loan was roughly two to four percent. Some further discussion on the city's bond rating, Bob Orsini said the rainy day fund is an earmarking of funds that are not allocated to show that we have something in savings. The reason we didn't use it to pay down debt is because the debt is so low, using it to pay debt is not a good mathematical calculation. Also, if we pay it off early there is no advantage, the total cost is baked in. Jack Liggett asked what department the bond was being paid out from. Mayor Barnard said there were three bonds, some come out of water or sewer or general, depending on what they were used for and they are allocated based on what the bond money was used for. The sale of the property brought in \$900,000 and \$375,000 went to sewer, \$375,000 went to water, and \$200,000 went to general. Mr. Orsini said they tried to divide it up base upon each departments initial buy in was.

No further questions or debate.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Donald Barnard moved to pass Ordinance 31-2024 as written; Bob Orsini

seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

- g. **ORDINANCE 33-2024** AN ORDINANCE TO REALIGN PERMANENT APPROPRIATIONS BY MODIFYING APPROPRIATIONS FROM ONE ACCOUNT TO ANOTHER WITHIN THE FUND AND AMENDING ORDINANCE 24-2023, TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS
Mayor Barnard said this is cleaning up all the funds for the end of year. Finance Director Delande reviewed line item details.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Donald Barnard moved to waive the second reading of Ordinance 33-2024; Bob Orsini seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

ACTION: Donald Barnard moved to pass Ordinance 33-2024 as written; Dave Selan seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

15. Introduction of Legislation

- a. **ORDINANCE 32-2024** AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY ADDING TWO PARCELS TOTALING 17.7 +/- ACRES TO SUBAREA FIVE OF THE PD DISTRICT.
Jamie McNally was present for the legislation, he said with the planned development, they are filling in some of the "missing teeth", and right now they are proactively annexing and zoning this 17.7 acres into Sub-area 5. Now that Cologix is advancing with their data center, the concept is that they would bring in an industrial user, ideally, but a different use, so that the city can continue to balance its tax base. So, it probably would not be a data center user, they are proactively trying to share the sites in front of some industrial users that would create jobs.

Mayor Barnard asked where Cologix was going on the map provided, Mr. McNally said the blue

(Sub-area 1), one hundred fifty. The first two buildings will be coming online most likely along Duncan Plains, on the northern portion of their site, so they will be able to tap into the water and sanitary that is already across the street, which is great because there are minimal investments that need to be made to bring their first two buildings online. That gives them time to coordinate the water line loop and sanitary loop throughout the rest of the planned development.

This is the first reading, public hearing will be held at the next meeting on January 7, 2025.

16. Other Business

1. Mayor Barnard commended Chief Smart for the job he has done for the last two and a half years, they have not lost a single officer in that time. He thanked him for keeping his team together that long.
2. Ryan Green said there is an election scheduled for May 6th. Ms. Monroe said she would make that edit before publishing.
3. Dave Selan said Saturday will be a busy day, breakfast at the Legion and Wreaths Across America at the cemetery.
4. Ryan Green thanked staff and service department for getting the truck and trailer ready and cleaned up for the parade, it was a fun time.
5. Wes Kobel congratulated Ms. Hollis and everyone who helped pull off the Home for the Holidays event, he and everyone he spoke to had a great time. It is one of the great things about living here in town.
6. Tiffany Hollis asked if there was an update coming from Frank Cea. Mr. Barnard said he will be coming after the first of the year, he is working on the next newsletter.
7. Tiffany Hollis asked Sean Staneart if he had talked to anyone from Armstrong, that the building is for sale. Mr. Staneart said there absolutely nothing to be concerned about, he met with them two weeks ago, everything is going fantastic at that plant and they are happy where they are. He said it is not uncommon for buildings that have a Tennant in them to be marketed, the building is for sale but not the business, they are not leaving, they currently do not own their own building, they lease.
8. Tiffany Hollis inquired about staff vacation time being use or lose. Mr. Staneart said staff is allowed to carry over 120 hours, after that, it is use or lose. Police Department is different, they can go up to 240 but it is based on the amount of service time. She asked if that was amendable, Mr. Staneart said it is but again, he would not recommend doing anything with that at this moment because we are going through union negotiations. The City Manager and Council have the ability to make concessions for rolling over additional on a case by case basis.

17. Adjourn

ACTION:	Donald Barnard moved to adjourn; Dave Selan seconded and all were in favor.
AYES:	Ryan Green, Tiffany Hollis, Donald Barnard, Wesley Kobel, Dave Selan, Bob Orsini
NOES:	None
ABSTAIN:	None

Passed 6 - 0

The meeting adjourned at 8:37 pm

Next Council Meeting January 7, 2025



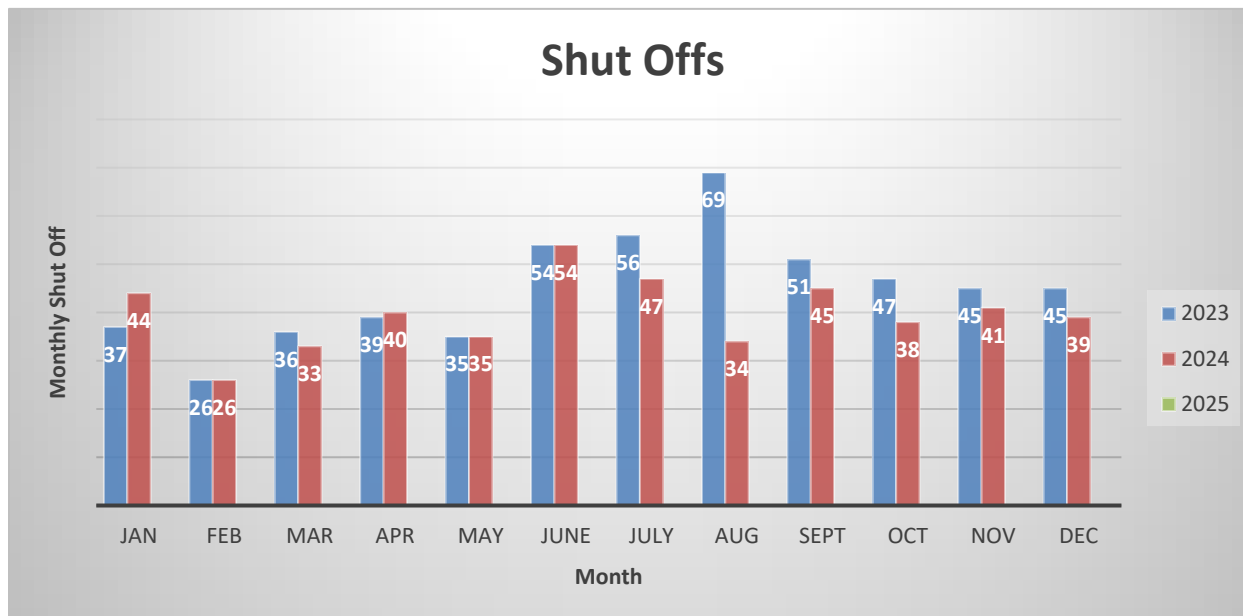
December 2024 Water Council Report



Water Plant December 2024

- 1) As of December 31st, the flow is 19.571 MG.
- 2) There were 39 shut offs.
- 3) Worked on work orders.
- 4) The Water Department had 0 hours of training.
- 5) Tim Perry worked 6 hours for the Street Department.
- 6) Changed lime feeders, took #1 feeder out and put #2 lime feeder in service. We cleaned #1 feeder and the feed line.
- 7) On 12/04/2024, the Water Plant started a six-week demo on new CL2 monitor for chlorine feed control from HF Scientific.
- 8) David Nichols participated in union negotiations with the City.
- 9) David Nichols relocated leak detection equipment to monitor leaks in the system and found two leaks.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown



Daily Plant Tap Test Results

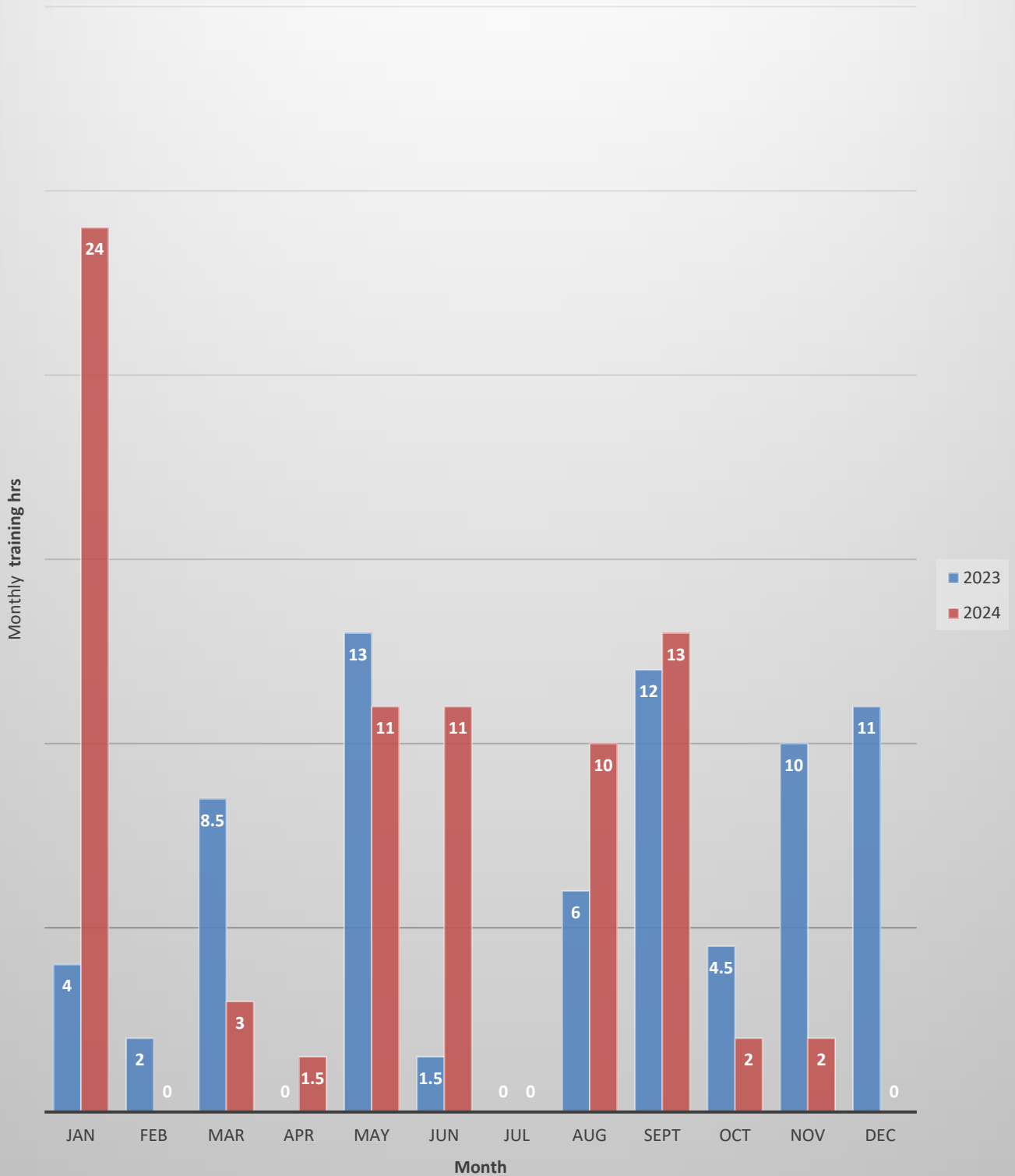
Date	PH	Phenol Alkalinity	Total Alkalinity	Total Hardness	Plant Tap Cl2		
					Free	Total	Combined
Dec-01	7.79	0	58	146	0.90	0.98	0.08
Dec-02	8.17	0	59	153	0.99	1.06	0.07
Dec-03	8.02	0	58	152	1.07	1.18	0.11
Dec-04	7.86	0	56	151	0.97	1.13	0.16
Dec-05	7.99	0	54	148	1.02	1.08	0.06
Dec-06	8.17	0	56	148	1.11	1.16	0.05
Dec-07	8.04	0	54	154	1.09	1.13	0.04
Dec-08	8.02	0	54	147	1.24	1.34	0.10
Dec-09	7.91	0	56	147	1.03	1.12	0.09
Dec-10	7.92	0	59	148	0.99	1.04	0.05
Dec-11	7.69	0	55	145	1.04	1.11	0.07
Dec-12	7.57	0	61	153	1.33	1.42	0.09
Dec-13	7.64	0	56	148	1.27	1.33	0.06
Dec-14	7.83	0	57	153	1.19	1.23	0.04
Dec-15	8.04	0	56	147	1.19	1.28	0.09
Dec-16	8.09	0	57	150	1.00	1.08	0.08
Dec-17	8.04	0	57	151	0.90	0.95	0.05
Dec-18	7.92	0	59	153	1.03	1.09	0.06
Dec-19	7.89	0	57	149	0.99	1.06	0.07
Dec-20	7.88	0	53	146	0.97	1.04	0.07
Dec-21	7.83	0	56	150	1.23	1.30	0.07
Dec-22	7.74	0	51	142	1.03	1.12	0.09
Dec-23	7.71	0	54	146	1.01	1.11	0.10
Dec-24	7.92	0	55	146	0.93	1.02	0.09
Dec-25	8.05	0	51	139	0.91	0.99	0.08
Dec-26	8.19	0	50	141	0.75	0.80	0.05
Dec-27	7.66	0	50	139	0.90	0.95	0.05
Dec-28	8.00	0	55	144	1.10	1.16	0.06
Dec-29	7.96	0	60	145	1.18	1.23	0.05
Dec-30	7.98	0	55	147	0.91	0.96	0.05
Dec-31	7.96	0	53	145	0.92	0.97	0.05
Average							
e	7.92	0	56	148	1.04	1.11	0.07

Total Alkalinity: 35-55 mg/L

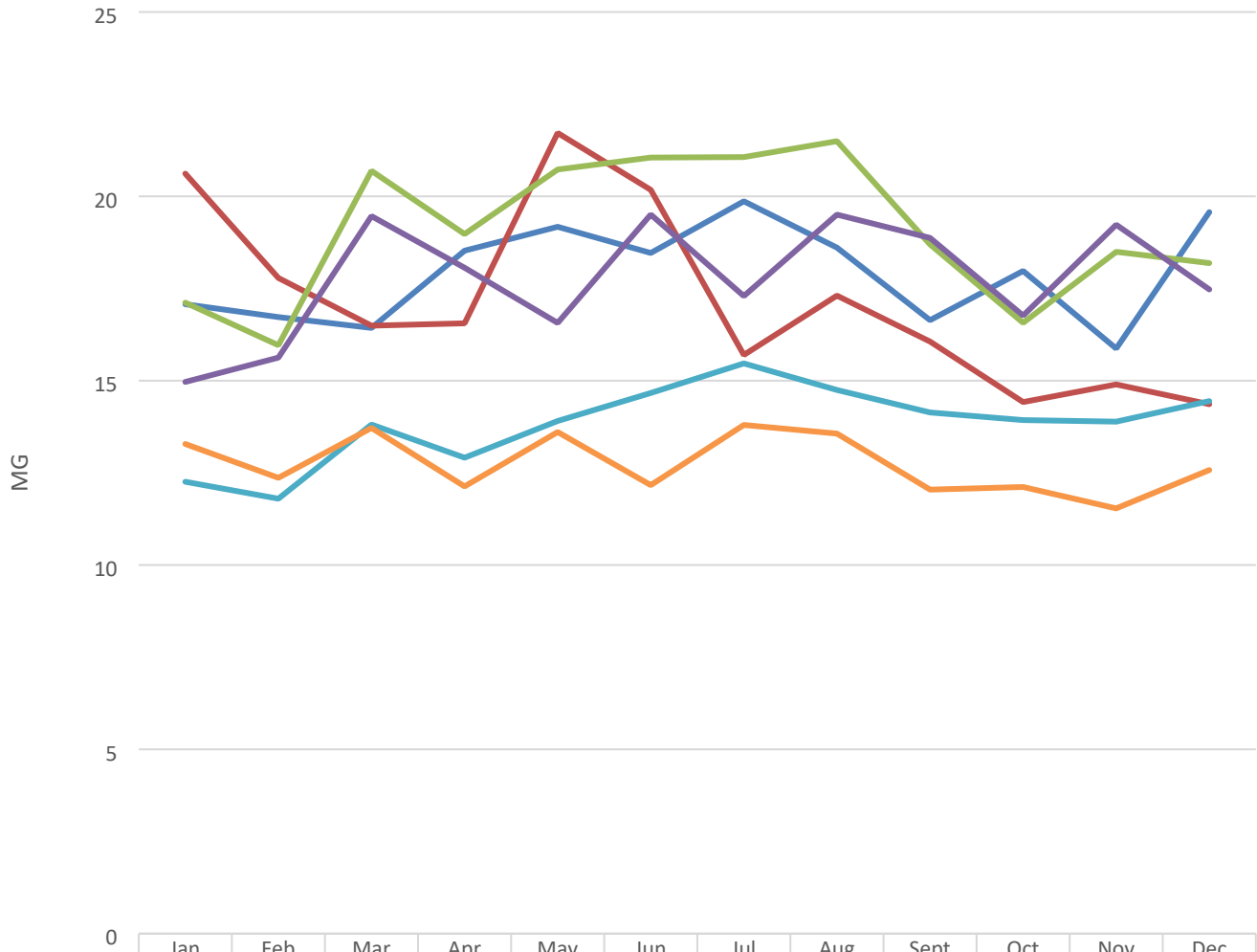
Phenol Alkalinity: 0-2 mg/L Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)

Free Chlorine: 0.85-1.10 mg/L

Training Hours



Monthly Influent MG



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2024	17.074	16.725	16.431	18.526	19.174	18.464	19.866	18.609	16.641	17.976	15.872	19.571
2023	20.616	17.786	16.492	16.556	21.719	20.176	15.698	17.307	16.061	14.42	14.898	14.362
2022	17.116	15.962	20.692	18.977	20.728	21.052	21.065	21.496	18.696	16.569	18.495	18.189
2021	14.966	15.626	19.463	18.063	16.567	19.506	17.295	19.504	18.873	16.765	19.23	17.475
2020	12.258	11.799	13.81	12.911	13.907	14.666	15.468	14.748	14.138	13.931	13.889	14.446
2019	13.283	12.365	13.718	12.132	13.607	12.167	13.799	13.565	12.045	12.116	11.536	12.576

Months

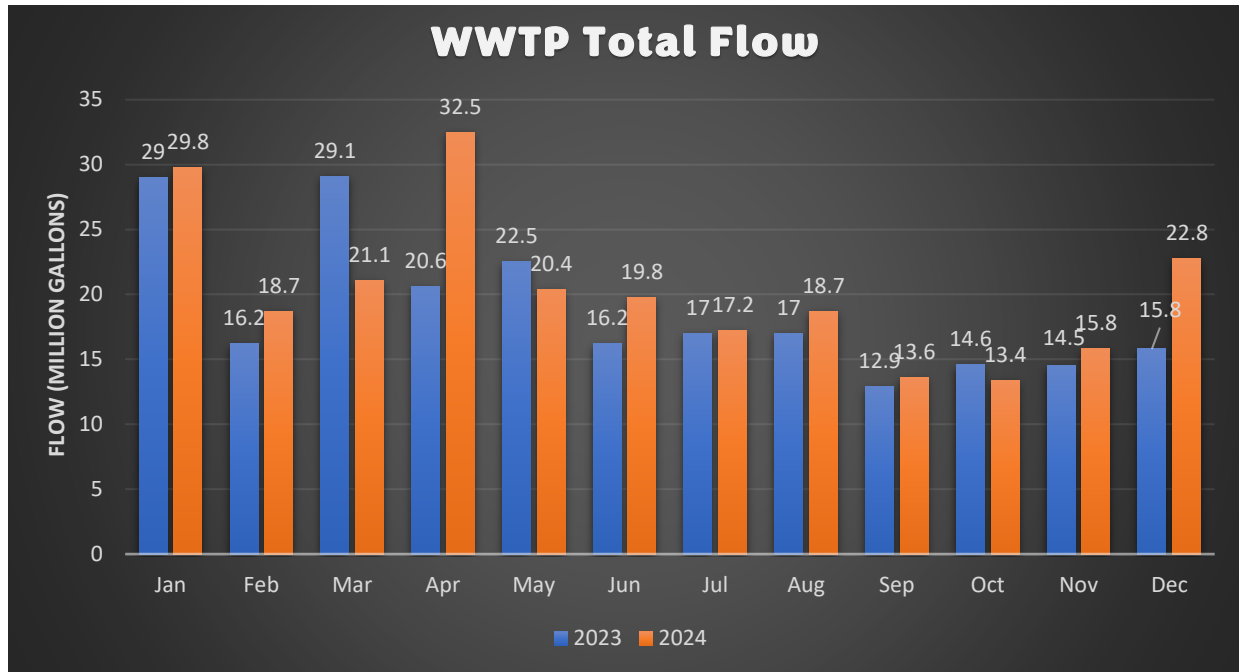
Yearly Total MG for 2025

	Infl MG	Effl MG
January	17.074	16.325
February	16.725	15.958
March	18.223	17.463
April	18.526	17.762
May	19.823	19.081
June	20.458	19.581
July	19.866	18.445
August	19.219	18.948
September	18.957	18.216
October	19.199	18.362
November	18.313	17.488
December	19.571	18.776
Total MG	225.954	216.405

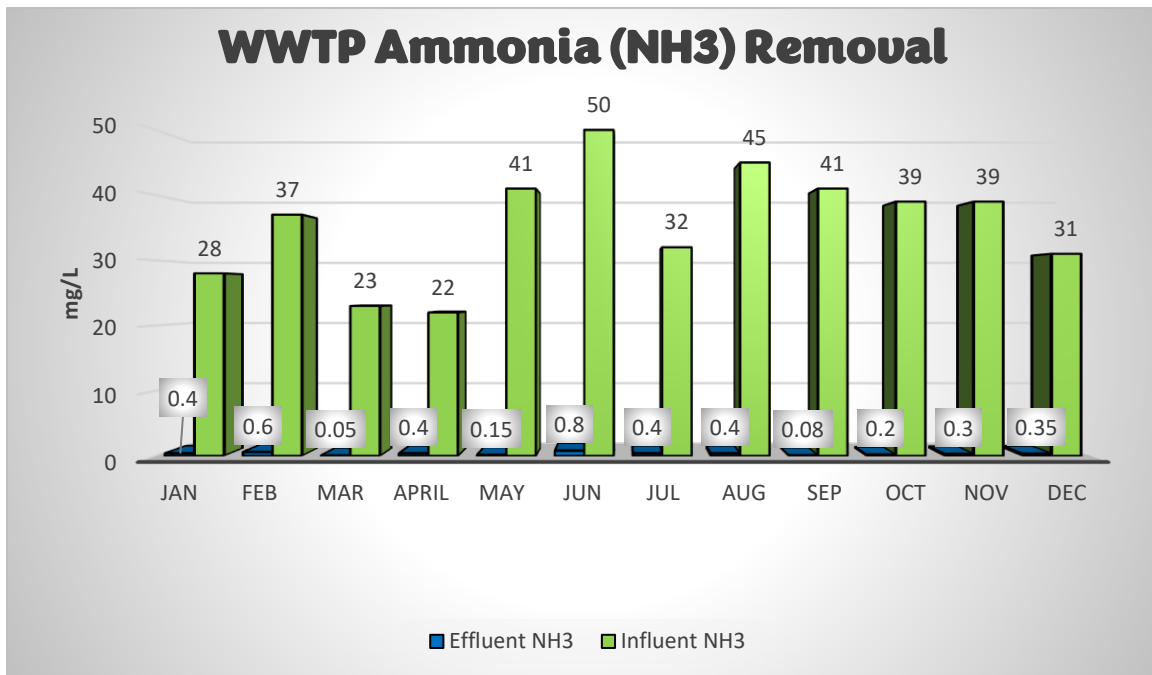


December 2024

Sewer Council Report



Plant Efficiency Charts

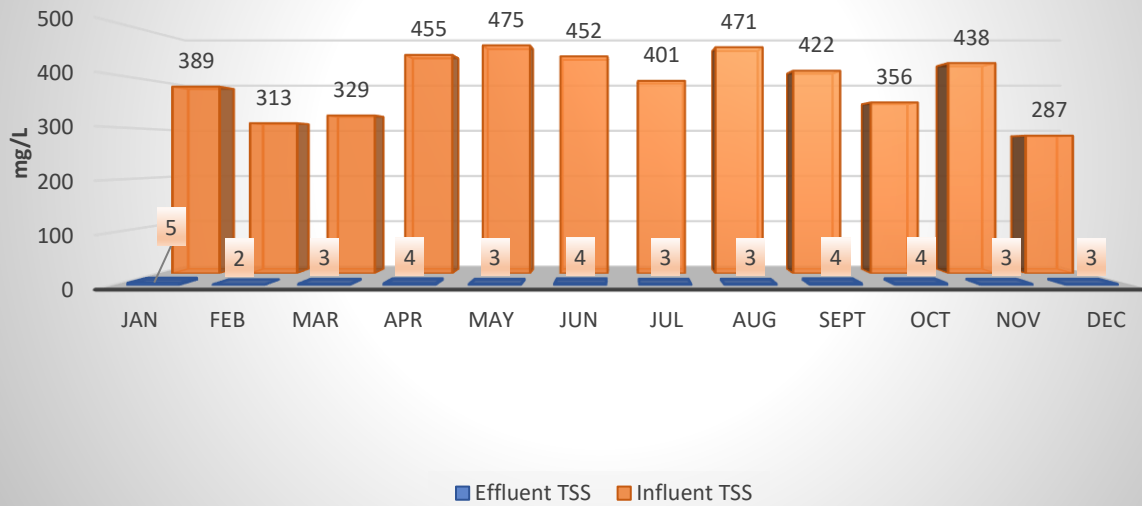


Average % of NH3 removed for the month = **99%**

Discharge Limitations

Weekly- 3.9 mg/L
Monthly- 2.6 mg/L

WWTP Total Suspended Solids Removal

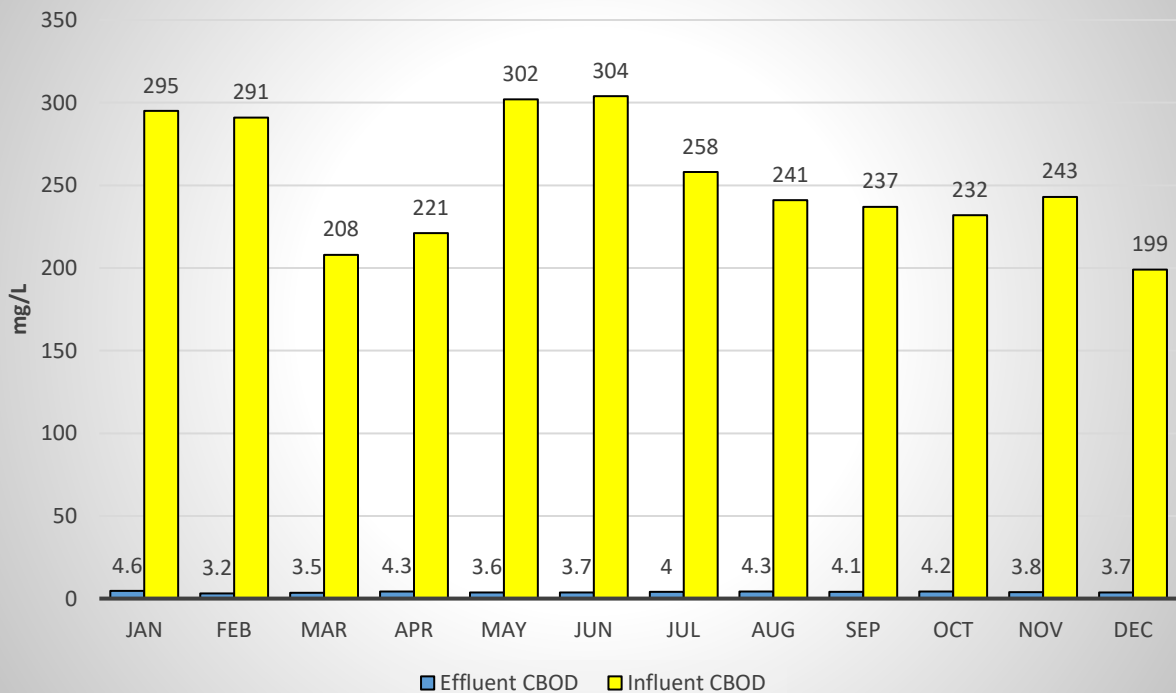


Average % of TSS removed for the month = **99%**

Discharge Limitations

Weekly- 18 mg/L
Monthly- 12 mg/L

WWTP CBOD Removal



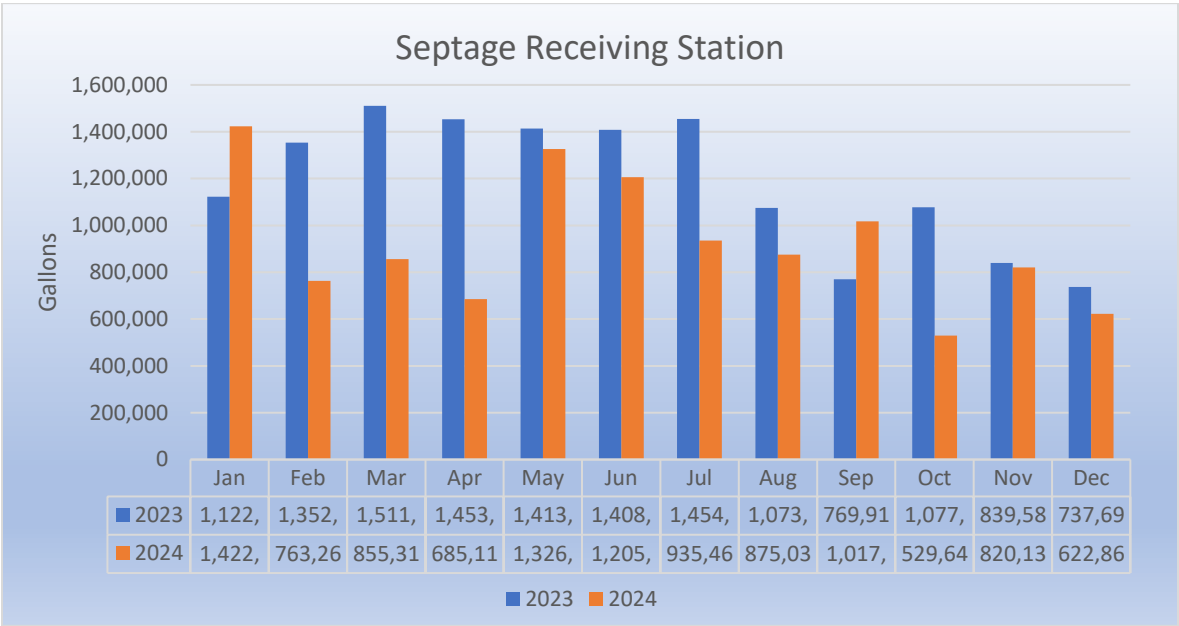
Average % of BOD removed for the month = **98%**

Discharge Limitations

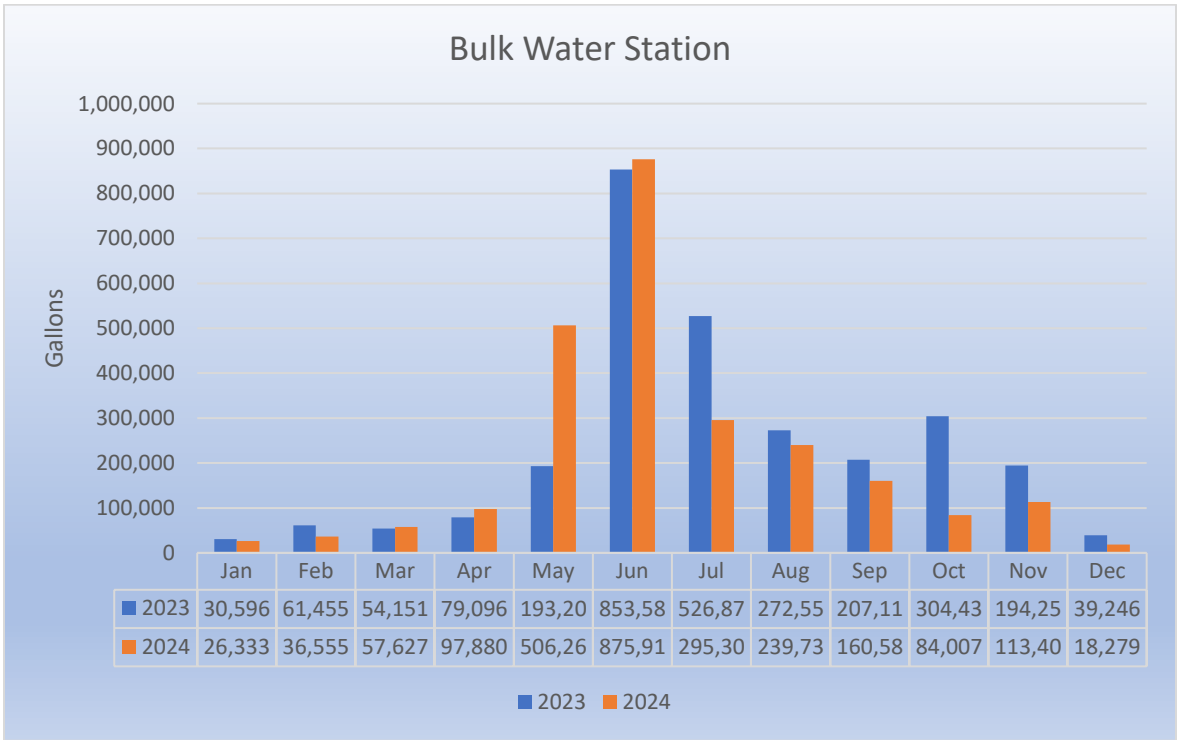
Weekly- 15 mg/L
Monthly- 10 mg/L

BULK SEWER & WATER

The following chart shows the total amount of waste in gallons brought into Johnstown for the current year and past year by the egg farm and bulk septage haulers.



The chart below shows the total amount of bulk water in gallons purchased each month for the current year and past year. NOTE: This graph contains only gallons of bulk water purchased from the fill station onsite and does not include hydrant meter usage.





Street Department Report

December 2024

CITY OF JOHNSTOWN, OHIO

City of Johnstown
Administrative Offices



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

Misc.

- Equipment maintenance, cleaning, and repairs
- Sign repair/replacement (as needed)

Street Maintenance

- 20 ton of salt used during the snow event
- Cleaned up trucks from the snow event
- Took down military banners and put up winter banners as well as hung the reeves
- Took out bent sign out and replaced sign at westview and lakeview
- Street sweeping
- Replaced red light at jersey and oregon
- Cold patch, track,hyatt,pershing,clark,williams,ford,kasson, pratt, douglas
- Planted a pine tree at leafy dell school
- Cut up fallen tree at west view lift station
- Cut up and removed fallen tree from the wind storm

Water Maintenance

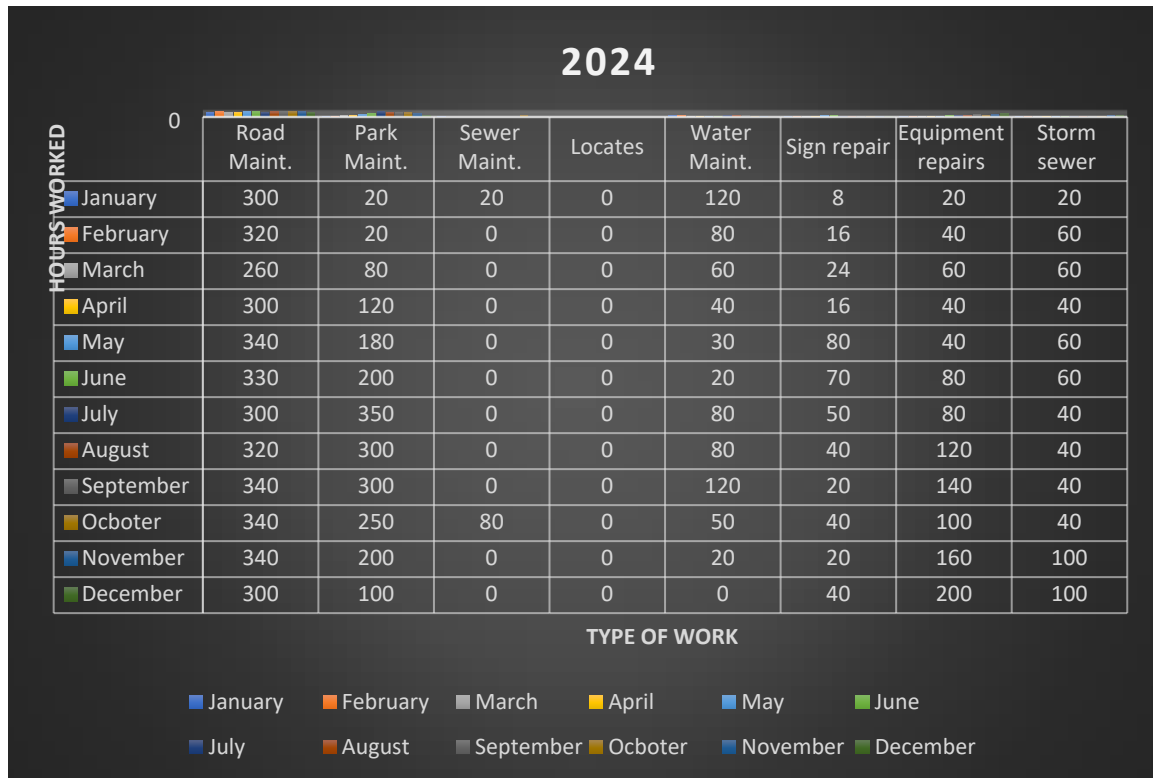
Stormwater Maintenance

- Cleaned the major drains before and after each rain
- Cleaned off the street drains before and after each rain
-

Park Maintenance

- Trash pickup (weekly)
- Trail head toilet checked and cleaned (weekly)
- Cleaned up fallen tree at hannas park

Sewer Maintenance



Service Directors Report

12/31/2024

1) Water Plant Update – Demo of chlorine analyzer through December went well. This piece of equipment will be added to bidders list. The water plant has applied for a grant through the EPA for a water loss study.

2) Wastewater Plant Update – No New Information

3) Coughlin Apartments – No new information

4) Wastewater Plant Department Grant – Delivery on the tripod has been delayed. Waiting for a new delivery date.

5) Source Water Assessment – ORWA has sent the first draft for the source water protection plan. It is currently being reviewed.

6) Leak Detection – A new city-wide survey will start in January.

7) Main line valve turning will continue through December.

8) OPWC -Two projects will be turned into the OPWC for possible funding.

A) East Douglas Rehab

B) Mill and fill paving on the following streets

Pershing

Liberty St

McCracken

Fairview

Drury

Recreation Drive

No new information currently.

11) Concord Crossing East Phase 3 – Dirt work is progressing.

12) Still waiting for parts to be delivered for 62 and Clark Drive light.

AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY ADDING TWO PARCELS TOTALING 17.7 +/- ACRES TO SUBAREA FIVE OF THE PD DISTRICT.

WHEREAS, the Johnstown Gateway PD District is a zoning district of the City of Johnstown governed by Chapter 1165 of the Codified Ordinances of the City of Johnstown; and

WHEREAS, Section 1165.01 of the Codified Ordinances of the City of Johnstown defines eligibility for applications to include properties in a PD District; and

WHEREAS, Section 1165.06 of the Codified Ordinances of the City of Johnstown defines the process for applications to amend existing PD Districts; and

WHEREAS, the Johnstown Land Company, LLC, owner and applicant for the Johnstown Gateway PD District, has filed an application, attached hereto as **Exhibit A**, to include three additional properties, to be designated as Johnstown Gateway PD District Subarea 5-A and Subarea 5-B, and totaling $\pm$ 17.7 acres, to the Johnstown Gateway PD District; and

WHEREAS, the properties are eligible for addition to the existing PD District under Section 1165.01 of the Codified Ordinances of the City of Johnstown; and

WHEREAS, pursuant to Section 1165.06 of the Codified Ordinances of the City of Johnstown, the Planning and Zoning Commission on November 27, 2024, voted to recommend approval of the application subject to certain conditions; and

WHEREAS, the application was transmitted to City Council and notice of public hearing was given in accordance with Section 1165.06 of the Codified Ordinances of the City of Johnstown;

NOW, THEREFORE, BE IT ORDAINED by the Council for the City of Johnstown, County of Licking, State of Ohio, that:

Section 1: Acceptance of Planning and Zoning Commission Recommendation and Approval of Application. City Council hereby accepts the recommendation of the Planning and Zoning Commission and approves the application to rezone the properties further described in **Exhibit B** and **Exhibit C** of this Ordinance to the Johnstown Gateway PD District, subject to the conditions recommended by the Planning and Zoning Commission and as further set forth in Section 2 of this Ordinance.

Section 2: Condition of Approval. The approval of the application is subject to the following conditions, as recommended by the Planning and Zoning Commission and as further required by City Council:

1. That the applicant will prepare and provide a full PD District text and supporting documents as amended for the City to keep on file, prior to the submittal of a final development plan application for the new Sub Areas 5-A and 5-B.

Section 3. Zoning Map. The Zoning Map of the City of Johnstown shall be revised to reflect the amendment approved by this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect at the earliest date allowed by law.

Date of Introduction: December 10, 2024

Public Hearing/Vote: January 7, 2025

Effective Date:

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Director of Law

ORD 32-2024
Exhibit A

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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



PD

MAP AMENDMENT PERMIT APPLICATION:

CHAPTER #~~1107~~

PAID

1165

OCT 30 2024

Application Number: 11-18-20 Date: 11 CITY OF JOHNSTOWN

FEES:

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

Newspaper Advertising Expense: \$ _____ & Applicable acres: _____ @ \$10 per acre: \$ _____

Application Fee: \$600

Total Fee Amount: \$ 3600.00 Paid: Check # 62029 / Cash: _____

Pa Oct 30, 2024

(PLEASE PRINT)

Applicant's Name: The Johnstown Land Company Phone: (614) 335-9320

Mailing Address: c/o Underhill & Hodge LLC
8000 Walton Pkwy, Suite 120 City: New Albany State: OH Zip: 43054

E-mail Address: aaron@uhlawfirm.com Zoning District: AG Proposed District: PD

Property Address: 11798, 11934, and 11980 Green Chapel Rd. Johnstown, Ohio 43031

Business name: N/A

Description of the property to which Amendment would apply if enacted: Licking County
Auditor parcel numbers 052-172710-00.000, 052-173646-00.005,
and 052-173646-00.004

Proposed Zoning District: PD

Present use of property: Three single-family homes

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Non-Conforming use is proposed or desired and the mailing addresses of all such persons.
3. Attach a vicinity map that shows the property lines, streets, existing and proposed.

4. Attach a 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, and proposed, existing and proposed.
5. Attach a list of any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

*** The undersigned is applying for a Map Amendment Permit for the following use; said permit 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: By: Aaron Underhill Date: 11 / 14 / 2024
 Aaron Underhill
 Attorney for Applicant

OFFICE USE ONLY: 10-30-24
Date Received in Office: ~~11~~ / ~~18~~ / 2024 By: T. Monroe
Planning and Zoning Commissioners Hearing Date: 11 / 26 / 2024
Permit was Approved Issued on Date: _____ / _____ / _____
Permit was Denied on Date: _____ / _____ / _____
Commission Chairperson Signature: x _____
Additional Comments or Requirements: _____

JOHNSTOWN OPPORTUNITY PD DISTRICT – ADDENDUM #2

FISCAL IMPACT STATEMENT

This statement is in support of a rezoning application for 17.7+/- acres to be classified with the PD zoning designation. The acreage consists of two areas, one that is 11.2+/- acres in size, has frontage on Green Chapel Road, and is identified on the accompanying subarea plan as Subarea 5-A. The other is 6.5+/- acres in size, also has frontage on Green Chapel Road, is located to the east of proposed Subarea 5-A, and is identified on the accompanying subarea plan as Subarea 5-B. The properties are adjacent to the existing Johnstown Opportunity Planned Development District and meet the criteria for being added to that zoning district as provided in Codified Ordinances Chapter 1164. This application requests that the subject properties be added to that existing zoning district.

This addendum will expand Subarea 5 of the existing PD District, which was created with flexibility to allow for either the development of uses that are permitted in Subarea 1 of the original PD District or in Subarea 4 of the original PD District. The approval of this addendum will increase the size of Subarea 5 of the PD District and provide the expanded area with the continued option of developing under the standards that apply to Subarea 1 or to Subarea 4.

The City will benefit from income taxes collected from both employees in the expanded Subarea 5 and from businesses. The applicant will subject the land that is the subject of this application to an annual New Community Authority assessment charge that can be used by the City to fund infrastructure needs. The timing for development of the site is dependent upon market conditions.

JOHNSTOWN OPPORTUNITY PLANNED DEVELOPMENT DISTRICT (PD)

ADDENDUM #2

October 30, 2024

ARTICLE I: BACKGROUND

Section 1.1 Introduction and Summary. The Johnstown Opportunity Planned Development District (the “PD District”) was approved in 2023 by Johnstown City Council as Ordinance Number 19-2023 (the “Original PD District Ordinance”), and includes property zoned for a mix of uses as detailed in an approved development text and associated plans. An addendum to the PD District was previously approved to add a total of 9.0+/- acres thereto. This application seeks a second addendum to the PD District as permitted under Section 1164.01(e) of the Codified Ordinances. There are two areas that are the subject of this addendum. One is 11.2+/- acres in size, has frontage on Green Chapel Road, and is identified on the accompanying subarea plan as Subarea 5-A. The other is 6.5+/- acres in size, also has frontage on Green Chapel Road, is located to the east of proposed Subarea 5-A, and is identified on the accompanying subarea plan as Subarea 5-B. Both new subareas are intended to be expansions of Subarea 5 of the PD District.

Section 1.2 Application and Interpretation. This zoning text applies standards and requirements which are specific to the land located within it. Once the zoning application to which it applies is approved and legally effective, Subarea 5-A and Subarea 5-B shall be deemed to be part of the PD District and these subareas, along with the real property that was the subject of the Original PD District Ordinance and the first addendum thereto, shall be deemed to constitute the PD District. The parcels within Subarea 5-A and Subarea 5-B are owned by The Johnstown Land Company, which was the applicant in the zoning application that was filed to facilitate the creation of the PD District. In the future, additional land may be made subject to this text or to the text approved in the Original PD District Ordinance in accordance with rules and procedures detailed in Codified Ordinances Chapter 1164, including (but not limited to) Section 1164.01(e).

References are made herein to the “PD Text”, which is defined to mean “the zoning text that was approved in the Original PD District Ordinance, as amended and supplemented by the zoning text that was approved in a prior addendum to the PD District.” In the event of a conflict between any provision of this zoning text and either the PD Text or the Codified Ordinances, the provision in this zoning text shall govern. When this text is silent on a particular matter, then the relevant provisions of the PD Text pertaining to Subarea 5 shall be applied, provided that if there are no applicable provisions contained in the PD Text, the Codified Ordinances shall be applied. Should the PD Text be amended in the future, or should a variance to the PD Text be granted, the amended version of the Original PD Text and/or the variance shall apply to Subarea 5-A and Subarea 5-B only if they are identified as being part of the application that requested the amendment or variance.

ARTICLE II: USES. The permitted and conditional uses that are applicable to Subarea 5 and the processes applicable to determining or approving such uses shall apply to Subarea 5-A and to Subarea 5-B.

ARTICLE III: DENSITY

Section 3.1 Non-Residential Uses. Regulation of the density of non-residential uses will occur by the application of the maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout the PD Text.

Section 3.2 Residential Uses. For purposes of calculating permitted residential density within the PD District, the gross acreage of the PD District shall include the acreages within Subarea 5-A and Subarea 5-B. The units attributable to the acreage within this addendum shall be deemed to be "Qualified Units" as defined in the PD Text.

ARTICLE IV: POST-ZONING PROCEDURES. The review procedures for development proposals on the real property that is the subject of this addendum shall be the same as those provided in the zoning text that was approved in the Original PD District Ordinance.

ARTICLE V: DEVELOPMENT STANDARDS AND REQUIREMENTS. The development standards, architectural requirements, landscaping standards, traffic and street requirements, and all other standards and requirements of the PD Text shall apply to Subarea 5-A and Subarea 5-B. .

ARTICLE VI: MISCELLANEOUS.

Section 6.1 Applicability of Certain Provisions. The provisions of Section 11.2 (Bicycle Parking) and Section 11.3 (Pedestrian Connectivity) of the PD Text shall apply to Subareas 5-A and Subarea 5-B. Section 11.1 of the original PD Text (Parkland Dedication) is inapplicable to Subarea 5-A and Subarea 5-B.

Section 6.2 Updated Materials. Following the approval of this text, the applicant shall update all documents, plans, and other written materials that were approved as part of the Original PD District Ordinance, the PD District Addendum #1 Ordinance, and the ordinance which approves this addendum in order to consolidate documentation of the standards and requirements which apply to the entirety of the PD District, as amended.

Subarea 5-A: 11.2+/- Acres



Subarea 5-A
11.2+/- Acres

Situated in the State of Ohio, County of Licking, Township of Monroe, in Section 23, Quarter Township 3, Range 15, United States Military District, being comprised of Parcel G48-WD, a distance of 360.00 feet to the northwesterly corner of that 0.041 acre tract conveyed as Parcel G48-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202309020016307, and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Green Chapel Road (T.R. 63) and Clover Valley Road (C.R. 206);

Thence South 87° 02' 27" East, with the centerline of said Green Chapel Road and partly with the existing City of New Albany corporation line (Instrument Number 2023-30, of record in Instrument Number 202301250001497), a distance of 132.54 feet to a point;

Thence South 87° 01' 38" East, with said centerline and said corporation line, a distance of 677.83 feet to the southeasterly corner of that 5.64 acre tract conveyed as Parcel II to The Johnstown Land Company LLC by deed of record in Instrument Number 202306010009621;

Thence North 02° 59' 13" East, with the easterly line of said 5.64 acre tract, a distance of 10.00 feet to the northwesterly corner of that 0.041 acre tract conveyed as Parcel G48-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202307260013109, the TRUE POINT OF BEGINNING for this description;

Thence North 02° 59' 13" East, with said easterly line and said corporation line, a distance of 1355.65 feet to a point in the southerly line of that 107.577 acre tract conveyed in The Johnstown Land Company LLC by deed of record in Instrument Number 20231209022155;

Thence South 86° 47' 50" East, with said southerly line and said corporation line, a distance of 360.00 feet to the northwesterly corner of that 5.63 acre tract conveyed in Andrea J. Ford by deed of record in Instrument Number 20050330015205;

Thence South 02° 59' 13" West, with the westerly line of said 5.63 acre tract, a distance of 1354.19 feet to the northwesterly corner of that 0.041 acre tract conveyed as Parcel G48-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202309020016307;

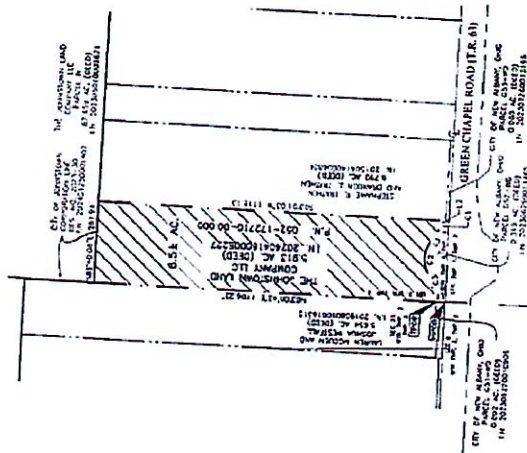
Thence North 87° 01' 38" West, with the northerly line of said Parcel G48-WD and said Parcel G48-WD, a distance of 360.00 feet to the TRUE POINT OF BEGINNING, containing 11.2 acres of land, more or less.

EVANS, MCHART, HAMBLETON & TILTON, INC.
Matthew A. Kirk
Professional Surveyor No. 7865



Subarea 5-B: 6.5+/- Acres

CURVE	DELTA	RADIUS	MPC	CH. BEARING	CH. DIST.
1	6°32'12"	81.00'	15.46'	N52°11'33"E	101.93'
2	54°34'32"	105.00'	107.31'	N92°02'15"E	102.23'
3	1°19'18"	308.00'	101.32'	S74°04'34"E	161.13'



Contingency Note:
Total perimeter of above area is 2749.72 feet, of which 263.94 feet is contiguous with the City of Johnston's existing 9% perimeter easement.

The authors may make exhibit "B" and make part of the petition if same are filed with the Board of Commissioners of Livingston County, New York.

Witness my hand and Seal, at Albany, New York, this 10th day of August 1929.

Governor

Secretary

Approved by the Board of Commissioners of Livingston County, New York, this 10th day of August 1929.

County Clerk

Recorder

Notary Public

Proposed Amendment
of A.S. across to the City of Albany as:

The Board of County Commissioners of Liang County, Ohio, having received a report on bearing the signed names and addresses of the parties interested in the

Board of Mining Company Cementation

Return Received _____ 20__

Contributions

Controllato:

Transferred to: day of _____, 20____ upon the deposit of certificate

_____ at _____
County of _____
Lecting County Auditor

_____ at _____
 _____ (A.M./P.M.) and received _____

 _____ in plot ordnance, petroleum, etc. in Plus Book Volume _____ Page _____

 _____ as for _____

Insurance, et. al. for _____
_____ per day
_____ paid

Licking County Recorder

Adapted from _____

Cenla Copy & Adjustment

EMH
From: Michael Mancini & Paul W.
Date: April 17, 2024
Scale: 1" = 200'

Leprosy • AIDS • Kuru • Prion • BSE • CJD
 MS • HIV • AIDS • BSE • CJD • Prion
 Phone 414 774 4140 • Tollfree 800 775 3440

Sheet 1 of 1

Job No. 2024-0006

MISSIONS	
DATE	LOCATION
10/1/78	10/1/78
10/2/78	10/2/78
10/3/78	10/3/78
10/4/78	10/4/78
10/5/78	10/5/78
10/6/78	10/6/78
10/7/78	10/7/78
10/8/78	10/8/78
10/9/78	10/9/78
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10/28/78	10/28/78
10/29/78	10/29/78
10/30/78	10/30/78
10/31/78	10/31/78

[illegible][illegible]

Matthew A. Rich
Matthew A. Rich
P.O. Box 1000, 1000
1000 1000 1000

AREA TO BE ANNEXED

0 6 12 400

Graphic Scale (m)

Situated in the State of Ohio, County of Licking, Township of Monroe, in Lot 7, Quarter Township 4, Township 3, Range 15, United States Military District, being all of that tract of land conveyed to The Johnson Land Company LLC by deed of record in Instrument Number 20240416006227 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at the southeasterly corner of that 0.092 acre tract conveyed to City of New Albany, Ohio as Parcel G51-WD by deed of record in Instrument Number 2023062700109065, the southeasterly corner of that 0.319 acre tract conveyed to City of New Albany, Ohio as Parcel G32-WD by deed of record in Instrument Number 202302590011465, the southeasterly corner of Section 23, Quarter Township 3, the southeasterly corner of Lot 7, Quarter Township 4, in the centerline of Green Chapel Road (I.R. 65).

Thence North 03° 00' 43" East, with the common line of said 0.092 and 0.319 acre tracts the line common to said Section 23, Quarter Township 3 and said Lot 7, Quarter Township 4, a distance of 22.23 feet to the southeasterly corner of the remainder of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 20190809016115, the TRUE POINT OF BEGINNING for that description,

Thence North 03° 00' 43" East, with the common line of said Section 23 and said Lot 7, the easterly line of said 5.654 acre tract, a distance of 1106.22 feet to the southeasterly corner of that 67.659 acre tract conveyed as Parcel IV to The Johnson Land Company LLC by deed of record in Instrument Number 2023062700109065, in the centerline of Green Chapel Road (I.R. 65), a distance of 10.45 feet to the southeasterly corner of that 67.659 acre tract and said corporation line, a distance of 261.94 feet to the northwesterly corner of the remainder of that 6.790 acre tract conveyed to Stephanie R. Traben and Brandon L. Traben by deed of record in Instrument Number 20150414006034,

Thence South 86° 40' 06" East, with the southerly line of said 67.659 acre tract and said corporation line, a distance of 261.94 feet to the northwesterly corner of the remainder of that 6.790 acre tract conveyed to Stephanie R. Traben and Brandon L. Traben by deed of record in Instrument Number 20150414006034,

Thence South 03° 01' 03" West, with the westerly line of said 6.790 acre tract, a distance of 1118.13 feet to the northwesterly corner of said 0.319 acre tract, the northwesterly corner of that 0.050 acre tract conveyed to City of New Albany, Ohio as Parcel G53-WD by deed of record in Instrument Number 202307260011196, in the northerly right of way line of said Green Chapel Road,

Thence with the northerly line of said 0.319 acre tract and said northerly right of way line the following courses and distances:

North 86° 44' 16" West, a distance of 8.54 feet to a point,

With the arc of a curve to the right, having a central angle of 06° 53' 12", a radius of 87.00 feet, an arc length of 10.46 feet, a chord bearing of North 56° 11' 35" West and chord distance of 10.45 feet to a point,

North 52° 44' 59" West, a distance of 55.78 feet to a point,

With the arc of a curve to the left, having a central angle of 58° 34' 32", a radius of 105.00 feet, an arc length of 107.35 feet, a chord bearing of North 82° 02' 15" West and chord distance of 102.73 feet to a point; and

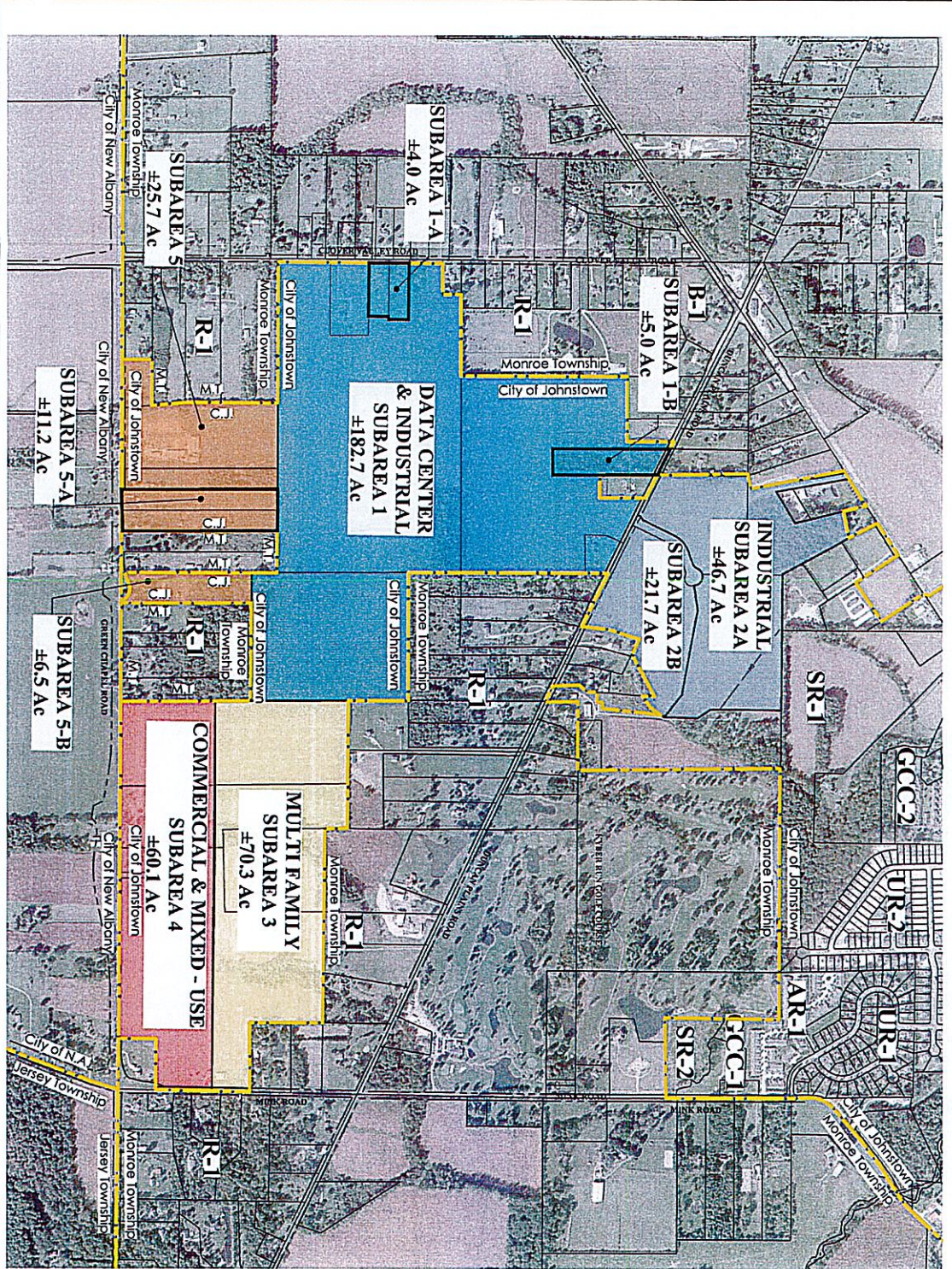
With the arc of a curve to the right, having a central angle of 11° 21' 15", a radius of 486.00 feet, an arc length of 101.13 feet, a chord bearing of South 74° 24' 36" West and chord distance of 101.13 feet to the TRUE POINT OF BEGINNING, containing 6.5 acres of land, more or less.

EVANS, MECHWART, HAMILTON & TILTON, INC.
Matthew A. Kirk
Professional Surveyor No. 7865

144327
6 28 2 2020006-15-AN-5549.06



Subarea 5-B
6.5+/- Acres



GRAPHIC SCALE

1" = 100'

0 100 200 300 400 500 600 700 800 900 1000

NOTE:

ALL AREAS ARE APPROXIMATE AND NOT TO SCALE.

ALL AREAS ARE APPROXIMATE AND NOT TO SCALE.

Subarea	Area (Ac)
Subarea 1	182.7
Subarea 2A	46.7
Subarea 2B	21.7
Subarea 3	70.3
Subarea 4	60.1
Subarea 5-A	11.2
Subarea 5-B	6.5
Total Acres	433.3

EMHT

Engineering, Mapping, and Planning, Inc.

100 New Albany Road, Columbus, OH 43204

Phone: (614) 233-1100

Fax: (614) 233-1101

CITY OF JOHNSTOWN, LICKING COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN GATEWAY

PD REZONING

REGIONAL CONTEXT MAP

THE NEW ALBANY COMPANY

800 WALTON PARKWAY

SUITE 120

NEW ALBANY, OHIO 43106

REVISIONS

NO.	DATE	DESCRIPTION



ORDINANCE 01-2025

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, various ordinances of a general and permanent nature have been passed which should be included in the Codified Ordinances of Johnstown, Ohio;

WHEREAS, numerous sections in the Traffic and General Offenses Codes need to be updated in order to comply with State law;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOHNSTOWN, LICKING COUNTY, OHIO:

SECTION ONE

That the editing, arrangement and numbering of those ordinances from August 15, 2023 to November 6, 2024, as listed below, are hereby approved and adopted as printed in the August 2024 Replacement Pages to the Codified Ordinances so as to achieve uniformity of style and classification. A copy of such replacement pages are attached to this ordinance and incorporated as a part hereof.

<u>Ord. No.</u>	<u>Date</u>	<u>C.O. Section</u>
17-2023	10-3-23	351.13
18-2023	10-3-23	1155.01 to 1155.03, 1167.03, 1169.03
23-2023	12-12-23	191.042, 191.061, 191.19, 191.44
01-2024	1-16-24	921.05
02-2024	1-16-24	921.17
03-2024	1-16-24	925.01
04-2024	1-16-24	925.18
05-2024	1-2-24	1187.05
06-2024	3-5-24	921.10, 921.11
07-2024	3-5-24	107.01, 107.04
08-2024	3-20-24	1187.03
09-2024	3-20-24	1177.14, 1177.15
12-2024	4-4-24	1187.05
16-2024	7-15-24	1187.03, 1187.08, 1187.09
17-2024	8-20-24	513.16
25-2024	10-1-24	1131.09
27-2024	10-1-24	339.12

SECTION TWO

That the following sections of the Traffic and General Offenses Codes, as amended, are hereby approved and adopted as amended or enacted so as to conform to enactments of the Ohio General Assembly:

Traffic Code

- 301.35 School Bus. (Amended)
- 303.991 Committing an Offense While Distracted Penalty. (Amended)
- 331.38 Stopping for School Bus; Discharging Children. (Amended)
- 331.46 Restrictions on the Operation of School Buses. (Added)
- 333.03 Maximum Speed Limits; Assured Clear Distance Ahead. (Amended)
- 333.11 Electronic Wireless Communication Device Use Prohibited While Driving. (Amended)
- 337.16 Number of Lights; Limitations on Flashing, Oscillating or Rotating Lights. (Amended)
- 337.26 Child Restraint System Usage. (Amended)
- 337.31 Lights and Sign on Transportation for Preschool Children. (Added)
- 341.04 Commercial Drivers Prohibitions. (Amended)
- 341.05 Criminal Offenses. (Amended)
- 351.04 Parking Near Curb; Handicapped Locations on Public and Private Lots and Garages (Amended)

General Offenses Code

- 501.01 General Provisions and Penalty Definitions. (Amended)
- 505.15 Rights of Blind, Deaf or Hearing Impaired, or Mobility Impaired Person, or Trainer with Assistance Dog. (Added)
- 509.06 Inducing Panic. (Amended)
- 509.10 Impeding Public Passage of an Emergency Service Responder. (Added)
- 513.01 Drug Abuse Control Definitions. (Amended)
- 513.17 Adult Use Cannabis Control; Limitations on Conduct by Individuals. (Added)
- 529.07 Open Container Prohibited. (Amended)
- 533.08 Procuring; Engagement in Sexual Activity for Hire. (Amended)
- 537.03 Assault. (Amended)
- 537.12 Misuse of 9-1-1 System. (Amended)
- 537.16 Illegal Distribution of Cigarettes, Other Tobacco Products, or Alternative Nicotine Products; Transaction Scans. (Amended)
- 549.12 Possessing Replica Firearm in School. (Amended)
- 549.14 Concealed Handgun Licenses; Possession of Revoked or Suspended License; Additional Restrictions; Posting Signs Prohibiting Possession. (Added)

SECTION THREE

The complete text of the Traffic and General Offenses Code sections listed above are set forth in full in the 2024 Replacement Pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A. Any summary publication of this ordinance shall include a complete listing of these sections. Notice of adoption of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

SECTION FOUR

In order to preserve the public peace, health, welfare and safety, and for the further reason that the editing and inclusion of certain legislation in the Codified Ordinances is necessary, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after the earliest period allowed by law.

SECTION FIVE

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this 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.

Date of Introduction/Public Hearing/Vote: January 7, 2025

Effective Date:

BY: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



RESOLUTION 2025-01

A RESOLUTION AMENDING THE REGULAR MEETING DATES SET FOR ALL REGULAR CITY COUNCIL MEETINGS AND THE PLANNING & ZONING COMMISSION FOR THE 2025 CALENDAR YEAR

WHEREAS, Resolution 2024-51 established the schedule of regular Council meeting dates for the 2025 calendar year; and

WHEREAS, Resolution 2024-52 established the schedule of regular Planning & Zoning Commission meeting dates for the 2025 calendar year; and

WHEREAS, it has been proposed that the first July meetings for both be canceled; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Johnstown, Licking County, Ohio as follows:

Section One The City Council herein approves the following amended schedule of Regular Council Meetings for the 2025 Calendar Year, which shall have a starting time of 6:30 p.m. Deletions are ~~struck~~.

January 7	April 1	July 1	October 7
January 21	April 15	July 15	October 21
February 4	May 7 (Wed)	August 5	November 5 (Wed)
February 18	May 20	August 19	November 18
March 4	June 3	September 2	December 2
March 18	June 17	September 16	December 9

Section Two The City Council herein approves the following amended schedule of Regular Planning & Zoning Commission meetings for the 2025 Calendar Year, which shall have a starting time of 6:30 p.m. Deletions are ~~struck~~.

January 14	March 11	May 13	July 8	September 9	November 12 (Wed)
January 28	March 25	May 27	July 22	September 23	November 25
February 11	April 8	June 10	August 12	October 14	December 3 (Wed)
February 25	April 22	June 24	August 26		

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this 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 of the CITY OF JOHNSTOWN.

Introduction/Public Hearing/Vote: January 7, 2025

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director