



Planning & Zoning Commission Meeting
Tuesday, February 25, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on items not on the agenda
5. Approval of Minutes
 - a. January 28, 2025
 - b. February 11, 2025
6. TABLED - Application # 12-23-20 Conditional Use; 383 W. Coshocton Street
 - a. Application & Staff Report
7. Application # 1-27-5 Variance; 39 S. Main Street - Sign
 - a. Application
8. Application # 2-20-20 Zoning Ordinance Amendment Light Manufacturing
 - a. Application & Staff Report
9. Other Business
10. Adjourn



Planning & Zoning Commission
Tuesday, January 28, 2025 - 6:30 PM
MINUTES

1. Call to Order

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for January 28, 2025 at 6:32 p.m.

2. Roll Call

Present - Chairman Steve Dyer, Ryan Green, Kristen Hurst, Kyle Cook, Mark Zolendziewski
Absent - None

Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Michael Suhovecky, Alex Benson, Violet Miller

3. Public Comment on items not on the agenda

No comments

4. Action on Minutes

a. December 4, 2024

ACTION: Kyle Cook moved to approve; Kristen Hurst seconded and the vote was as follows:

AYES: Ryan Green, Kristen Hurst, Kyle Cook, Mark Zolendziewski

NOES: None

ABSTAIN: Steve Dyer; absence

Passed 4 - 0

5. Application # 12-17-60 Lot Split; 625 W. Coshocton Street

a. Application

Sean Staneart said what we look for is does the lot split create any kind of non-conformity, if it is a size and scale that is appropriate and it is allowed per the zoning ordinance, typically there is no reason for a denial and with this application, that is the case. Alex Benson with CESO was present on behalf of the applicant, McDonald's Real Estate Co., he said this is a pretty basic lot split, it is going from Johnstown Retail Investments back to McDonalds and they will have sole ownership of the parcel.

ACTION: Steve Dyer moved to approve; Kristen Hurst seconded and the vote was as follows:

AYES: Steve Dyer, Kristen Hurst, Ryan Green, Kyle Cook, Mark Zolendziewski

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Application # 12-23-30 Variance; 310, 314, 316 Bottecchia Blvd setbacks

a. Application

Sean Staneart said what the board has before them is a setback encroachment, there are setback provisions that are associated with this particular area and defined by the PUD. Michael Suhovecky with Johnstown Investments, the owner and builder of these lots was present for the application. He said that in 2018 they bought the balance of the lots in Concord Crossing East, the nineteen neo traditional lots. This application is for a group of four lots, the last four lots they built. With these lots, the entire project is now built out. He said these four houses were all surveyed and constructed at the same time last October. In November, he said he received a call from his title company that the survey company was showing a variance on the setback of the house, it was over the setback line. After surveyors looked at the parcels again, he said there seems to be a discrepancy in the builder pins, the pins originally set for the development in 2004, it appears they are getting a different measurement if measured from the east than from the west. To the best of their knowledge now, they are sitting two inches over on addresses 310 and 316, and four inches over on 314. He said this is not visible when you walk down the street and they do not encroach upon any easement, it is not affecting services. It does present a burden to his buyers because now he has a noncompliant situation, so going forward, any time they go to get title insurance or a loan, they will have to get a variance endorsement on their policy. Since he has become aware of this, he would rather just get it taken care of.

ACTION: Kyle Cook moved to approve; Steve Dyer seconded and the vote was as follows:
AYES: Kyle Cook, Mark Zolendziewski, Steve Dyer, Kristen Hurst, Ryan Green
NOES: None
ABSTAIN: None

Passed 5 - 0

7. Zoning Inspector

a. December 2024

Report attached to the packet.

8. Other Business

1. Sean Staneart updated the board on some upcoming applications.

2. Trevor Traphagen shared a process he helped to write that is used for an administrative waiver of setbacks for small encroachments on surveys as development was occurring. This could be used for those small encroachment scenarios like they just saw this evening, it would allow staff to issue an administrative waiver, saving them time, and the applicant time and money. After discussion and minor edits to wording, the board recommended that a draft be sent to council, and that they did not need to see it back in writing first.

ACTION: Kristen Hurst moved to recommend the 1133.05 draft to council; Kyle Cook seconded and the vote was as follows:
AYES: Kristen Hurst, Ryan Green, Steve Dyer, Kyle Cook, Mark Zolendziewski
NOES: None
ABSTAIN: None

Passed 5 - 0

3. Trevor Traphagen discussed another item, an administrative process to allow someone to split their property, so long as they did not need to dedicate any right of way or create new streets, and all of the proposed lots meet the zoning requirements, staff could then approve it without going to the board. After discussion, board members decided not to pursue this right now but "wait and watch" how many applications this would apply to.

4. Kyle Cook said they had talked previously about restructuring Light Manufacturing and what that looks like and then at one point there was a request for variance on trees along a curb and looking at what AEP suggests not being what the city wants for street trees. Trevor said AEP will never have the best interest of the city at heart, in terms of a pedestrian environment, because that is more maintenance for them. What the city wants to create in terms of walkable, friendly sidewalks with nice, lush trees, any utility provider that has overhead lines is going to hate those. He said lines keep getting higher every time they replace lines and poles, so it goes from ten years to start causing problems, to twenty, he asked was it worth changing the whole code. Discussion on canopy trees, and what is desired visually. Sean said he thinks there is a happy medium in our code that allows for some situational variation, if the board wants to discuss further they can. Trevor said he could review the code to see where opportunity may be best. Mr. Cook said he would rather utilize the planner on the Light Manufacturing (LM) district rather than trees. Trevor said he thinks that the issue is two-fold with the LM district, one, it is too limited to really allow what modern, light industrial uses are, he does think that expanding the uses with some tightened development standards would probably be a good thing. But before that happens, he would really recommend that the city rezone some of the properties near downtown to get the LM zoning off. The board was in agreement. Further discussion on uses and the process by which a use could be added. Sean said they could take a look at removing antiquated items in the current code, so it didn't look so outdated. Board members expressed that they like the restriction in that area for now.

9. Adjourn

ACTION:	Mark Zolendziewski moved to adjourn; Steve Dyer seconded and all were in favor.
AYES:	Ryan Green, Steve Dyer, Kristen Hurst, Kyle Cook, Mark Zolendziewski
NOES:	None
ABSTAIN:	None

Passed 5 - 0

The meeting adjourned at 7:51 pm.



Planning & Zoning Commission
Tuesday, February 11, 2025 - 6:30 PM
MINUTES

1. Call to Order

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for Tuesday, February 11, 2025 at 6:34 p.m.

2. Roll Call

Present - Chairman Steve Dyer, Ryan Green, Kyle Cook, Mark Zolendziewski
Absent - Kristen Hurst

Staff present - Sean Staneart - City Manager, Heather Green - Design Review Board, Teresa Monroe - Clerk of Council

Public present - Brian Bauer, Larry Shafer, M Flemming, Alex Fala, Ethan Fala, Scott Bickley, John Neibarger, Ken MacCormack, Cindy MacCormack

3. Pledge of Allegiance

4. Public Comment on items not on the agenda

No comments

5. Application # 12-23-20 Conditional Use; 383 W. Coshocton Street

a. Application & Staff Report

Sean Staneart reviewed and highlighted items in the staff report to include the recommended conditions as follows:

(a) A variance be requested to address the proposed setback that does not meet the code maximum. 12' is the maximum, 97' is proposed. The existing facility was approved not in compliance with the zoning regulations. A variance will bring the front setback into conformance and allow expansion of the facility as proposed

(b) Remove the 25' vehicular drive aisle around the proposed expansion of the nursing facility. The sidewalks should remain to support on-site mobility and accessibility. This aisle may remain if required for life-safety reasons.

Additionally, Mr. Staneart added that there is a sewer line relocation required for this particular site to be developed, he would recommend that if this is approved, they add a condition that an agreement is reached between the city and the developer that accounts for the increased infrastructure associated with the sewer line relocation. Right now, there is a straight shot, what they are proposing would add a couple of structures and additional ninety and thirty degree angles which could increase the level of maintenance that we would have. He would like to have a financial agreement put in place that the city gets some kind of compensation either through maintenance on their end or a financial contribution made to the sewer enterprise fund that would hopefully account for a substantial number of years accommodating any type of increased infrastructure or maintenance of that area. Council would need to authorize him to enter into the agreement.

Brian Bower, architect for the project, and Scott Bickley, engineer on the site, were present for the application. This is a forty-bed expansion to the facility. Mr. Bower addressed the drive isle

around the expansion site, he said this is the fire access drive required by the Fire Department and it would be paved. Mr. Green asked if there was anything supporting this request, the city's preference would be to have grass. Mr. Staneart said if the city could have some type of proof that it is a requirement, then that would satisfy the concern on whether this would be given to green space or if it will be asphalt.

Discussion on requesting a variance for setback as recommended in the staff report, all members were in favor of the applicant getting the variance. Discussion on buffering and lighting, this addition will abut residential homes. Review of the landscape plan currently being drafted and what the board would like to see.

Public Comments:

1. Maria Flemming

- Lives on Huntsworth Drive, her back yard backs up to the addition
- Concern for bright light being cast down onto her house, and for the privacy of her back yard, Johnstown Pointe is up on a hill.
- Asked if there were any plans to remove a chain link fence at the back of her property, she believes it belongs to the property behind her. Mr. Staneart pulled up the auditors site, it appears it is on the property line, he said if it is on her property, she can do what she wishes with it, but if it is on their property, she could make a request to have it removed.

Sean Staneart said there has been some tree removal at the site, the city has halted the applicant from removing further trees and informed them of the tree removal permit and process.

Brian Bower said at this point, he knows they need to get a letter from the Fire Department and come back with a lighting and landscape plan. He asked how they go about structuring the agreement with regard to the utilities. Sean Staneart said they will need to connect internally on that, it could be conditionally approved, it would be conditioned upon council coming to an agreement.

ACTION:	Steve Dyer moved to table per the applicant's request; Kyle Cook seconded and the vote was as follows:
AYES:	Steve Dyer, Ryan Green, Kyle Cook, Mark Zolendziewski
NOES:	None
ABSTAIN:	None

Passed 4 - 0 TABLED

6. Application # 1-10-15 Lot Split; Benedict Drive

a. Application

Sean Staneart said that this is for a lot split, it meets all of the requirements of the zoning district that it is in, there is nothing in this application that would give the city any reason not to approve. Ryan Green said this is just the paperwork to meet what they have already discussed. Larry Shafer and John Neibarger were present for the application. There were no questions for the applicants and no concerns or discussion by the board.

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

ACTION: Kyle Cook moved to approve; Steve Dyer seconded and the vote was as follows:
AYES: Kyle Cook, Mark Zolendziewski, Steve Dyer, Ryan Green
NOES: None
ABSTAIN: None

Passed 4 - 0

Mr. Staneart noted that there was a rezoning on this property previously approved by this board and by council, that is the reason it met all the requirements.

7. Zoning Inspector

- a. January 2025
Report attached and reviewed by the commission.

8. Other Business

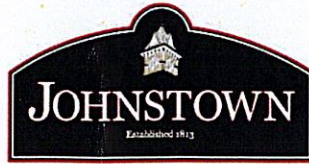
1. Ryan Green asked if there was a welcome wagon process for new businesses opening in Johnstown. Sean Staneart said he has a document that lists steps, but they will have businesses that are not aware of the steps and necessary permits required so they move in and begin operating, then we must get them a letter to notify them of requirements.

9. Adjourn

ACTION: Mark Zolendziewski moved to adjourn; Steve Dyer seconded and all were in favor.
AYES: Ryan Green, Steve Dyer, Kyle Cook, Mark Zolendziewski
NOES: None
ABSTAIN: None

Passed 4 - 0

The meeting ended at 7:30 pm.



CONDITIONAL USE PERMIT APPLICATION: CHAPTER #1131.02

Application Number: 12-23-20 Date: 12 / 23 / 24

FEES:

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

Newspaper Advertising Expense: \$

Application Fee= \$500

Total Fee Amount: \$ 500 Paid: Check # 2455 / Cash: \$

1. Applicant's Name: Scott Bickley Phone: (330) 608 - 5398
2. Mailing Address: 450 Grant Street City: Akron State: OH Zip: 44311
3. E-mail Address: sbickley@Envdesigngroup.com Zoning District: VC - vil - Comm.
4. Property Address: 383, 405, 431 & 439 W Coshocton Street City: Johnstown State: OH Zip: 43031
5. Proposed Use of Property: Nursing and Rehabilitation
6. Number and dimensions of existing and proposed off-street parking or loading spaces, applicable.
7. Number of Dwelling Units: ~~70~~ Bed Addition - Total Facility 118 Beds.
8. Square Feet of Living Area (Residential Use Only):
9. Yard Dimensions: Front: 50 ' Rear: 25 ' Left Side: 25 ' Right Side: 25 '
10. Percentage of Lot to be covered: 17.6 % Area of Lot: 453,895 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: _____

Date: 12 / 17 / 24

OFFICE USE ONLY:

Date Received in Office: 12 / 23 / 24 By: J. Wymer

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

Permit was Denied on Date: _____ / _____ / _____

Commission Chairperson Signature: _x _____

Additional Comments or Requirements:

APPLICATION FOR A CONDITIONAL USE PERMIT
FOR A
PROPOSED ADDITION TO
JOHNSTOWN POINTE TRANSITIONAL CARE CENTER

383 Coshocton Street

Johnstown, Ohio 43031

Parcels #5318066600000 and 5317938800000

December 6, 2024

PETITION FOR A CONDITIONAL USE PERMIT

On behalf of Johnstown Health Realty, LLC, owner of the above referenced parcels of property, Bauer Architecture, LLC hereby petitions the Village of Johnstown for a Conditional Use Permit in conjunction with the proposed Addition to the existing nursing home.

The proposed Addition to the existing nursing home will be constructed on Parcels #5318066600000 and 5317938800000 immediately adjacent to the existing nursing home Parcel #5317756400000.

The parcels are currently zoned as Village Commercial (VIL COM) which permits Nursing Homes as a conditionally permitted use in accordance with Section 1169.03 of the Johnstown Planning & Zoning Code.

A third Parcel #5317641800000 zoned Urban Residential Low Density (UR-1) located to the west of the two parcels being proposed for development will remain as undeveloped and serve as a buffer between the new addition and existing residential development.

The total area of the three parcels is approximately 2.7 acres.

The original nursing home construction was approved as a conditional use on a Village Commercial zoned parcel immediately adjacent to the proposed parcels

The Addition will be approximately 20,700 square feet in area and will expand the current 81 bed capacity of the existing nursing home to provide 40 additional private rooms that will expand opportunities for area residents to keep their loved ones closer to their families.

Residents will not have to travel to surrounding communities to find care for their loved ones.

- Centerburg 10.8 miles
- Sunbury 11.6 miles
- Granville 10.4 miles
- New Albany 10.4 miles
- Westerville 11.6 miles
- Pataskala 11.7 miles

The development of the proposed Addition will continue to meet all required zoning regulations and will continue to provide setbacks and landscape buffers to adjacent residential development.

The existing drive entrance from Coshocton Street will continue to serve as the main entrance to the property with no new curb cuts being planned. Secondary access to the property will continue to be provided from Huntworth Drive at the rear of the property.

The current grass covered fire lane on the west side of the existing building will be replaced with a new paved fire apparatus drive that will be extended around the proposed Addition to provide fire department and emergency access to all sides of the building.

The main entrance to the existing Nursing Home will continue to serve as the main entrance to the facility. Access to the Addition will be through the existing building. The Addition will maintain three additional emergency egress exits at the end of each of the new wings. These locations will provide exit egress only and will not provide entry to the Addition.

The proposed Addition will match the exterior façade of the existing nursing home and will utilize the same materials of brick, stone, Hardie Board siding and sloped shingle roofs. The Addition will utilize materials, building offsets, roof forms and window patterns to break up the mass of the overall addition into smaller components similar to the existing building in an effort to reduce the scale of the Addition and match the residential character of the surrounding development.

The existing service area at the rear of the existing Nursing Home will continue to be the point of all deliveries and service and will continue to contain the generator and dumpsters. The original dumpster enclosure was designed to accommodate two 8 yard dumpsters and a grease reservoir based upon the capacities to accommodate a 100 bed facility and are not planned for expansion.

The existing building is fully sprinklered and protected throughout by an automatic fire alarm system. Those systems will be extended to fully protect the proposed Addition.

The existing emergency generator currently provides sufficient power to operate the entire building in the event of a power outage. The Addition

Utility services in the existing building will be extended to the proposed Addition. An existing City sanitary line extends across the property in the area of the proposed Addition and will be relocated around the Addition and reconnected to the City's system.

The facility will bring additional tax revenue to Johnstown in the form of approximately 12 new jobs and increase the current annual payroll of approximately \$4,000,000.00. Approximately 75% - 80% of those positions will be full time jobs with benefits.

The project also represents a substantial additional real estate investment of approximately \$6,000,000.00.

The amount of anticipated traffic generated by the proposed facility would have minimal impact to current traffic patterns. The number of trips generated to and from the facility original building during peak hour is approximately 41 trips. The proposed addition would increase the trip generation during peak hours by approximately 6 trips during peak hours. The calculated trips are as follows;

▪ Weekday AM Peak Hour	24 Trips
▪ Weekday PM Peak Hour	39 Trips
▪ Weekend Peak Hour	47 Trips

The proposed addition will have minimal additional impact on emergency services.

- Secure Care Controlled Egress Hardware on all exterior doors prevent accidental elopement of residents.
- Nurse Stations are located to provide direct visual supervision of all corridors leading to building exits.
- The annual number of emergency calls varies depending on the acuity level of the residents receiving care. Similar size facilities currently being operated by Foundations Health Solutions average approximately 40 emergency calls per year.
- The proposed addition will be fully sprinklered and equipped with a complete fire and smoke alarm system. It is compartmentalized by a variety of fire barriers and smoke compartments to limit the spread of fire and smoke during an emergency situation.
- The facility's entire electrical power system is connected to the emergency generator which will fully power the facility during a power outage thereby preventing any interruption in services and preventing the need to evacuate residents.

PROJECT NARRATIVE

SITE DEVELOPMENT AND CONTEXT:

- The Proposed project is the design and construction of a New 40 Bed Skilled Care Addition to the Existing Nursing Home of approximately 20,700 square feet.
- The proposed addition will be constructed on a 2.7-acre site that is currently occupied by single family residential homes that will be demolished in preparation for the construction of the new addition. The addition will be set back from the surrounding roadways and adjacent properties to provide large areas of landscaped green space surrounding the building. Earth mounds and evergreen plantings will provide a visual buffer between the building and adjacent residential properties. The landscaping will maintain various plant materials with various heights that will add visual depth to the site and soften the built environment.

BUILDING CONSTRUCTION:

- Construction is anticipated to begin in the Spring of 2025.
- The proposed addition will be constructed as a single story protected wood frame structure on a poured in place concrete slab on grade.
- The entire addition will be fully sprinklered and monitored by an automatic fire alarm system.
- The addition will be designed and constructed in accordance with the Ohio Building Code, Ohio Mechanical Code, Ohio Plumbing Code, National Electric Code, NFPA 101 Life Safety Code, NFPA 99, and Ohio Department of Health Regulations.
- The addition will meet and exceed Model Energy Code requirements, and will maintain R6.6 continuous insulation and R21 cavity wall insulating properties, R49 roof insulating properties, Double pane low "E" glazing, thermally broken door and window frames, and energy recovery features such as high efficiency light fixtures, occupancy sensors on lights in service spaces, timers on hot water re-circulating systems, heat recovery wheels to capture waste heat from exhausted building systems, low flow plumbing fixtures, and high efficiency mechanical systems.
- Exterior materials will include a combination of cultured stone, brick, split face block, "Hardie Board" siding, and EIFS to match the existing building. The materials have been selected for durability and to enhance the exterior aesthetics of the building and create a residential character that is warm and welcoming. The split face block base and limestone water table will extend around the entire perimeter of the building. The brick will extend full height on several of the smaller gable ends to create additional visual interest. In lieu of extending the brick full height on the larger gable ends, the building will maintain "Hardie Board" and EIFS in the areas of the gables to facilitate added visual interest through a variety of building material colors and textures. It is our opinion that the area of the gable ends of the building represents such a large surface area that

complete veneer of them in brick will result in increasing the appearance of the building mass. In combining the use of the split face block, brick, "Hardie Board", and EIFS, the surface of the wall is reduced in appearance through the variety of materials.

- An integration of a variety of building forms and massing, and a variety of roof forms, gables, and slopes will reduce the overall visual impact and scale of the addition and will create a residential scale and enhance the residential character of the building.
- Exterior ground mounted mechanical condensing units will be screened with "soft" landscaping materials.
- Six feet high cultured stone enclosures with vinyl gates screen dumpsters and the emergency generator.
- Interior finishes will be selected for durability and sanitary characteristics, and to enhance a residential character and warm feel for the interior spaces of the building.
- Fresh air and ventilation air will be managed by several zoned mechanical units located in mechanical rooms throughout the building to reduce sheet metal duct sizes and lengths. This will also offer redundancy of systems and prevent catastrophic failure of building systems.
- Individual electric heat pumps located in each resident room will provide individualized heating and cooling control and comfort for each resident in their private room.

FUNCTIONAL PROGRAM:

- The proposed addition will accommodate 40 new private rooms with individual Showers and Toilets and will expand the current capacity of the facility from 81 beds to 118 beds.
- The facility will provide employment for a total of approximately 66 staff members with the largest shift maintaining approximately 48 employees.
- The resident rooms will be arranged to provide exterior views from each of the resident rooms.
- The resident rooms will be fully furnished and will provide opportunities for personalization of the space with nooks and shelving for personal items and pictures. Since the facility will be fully furnished, there are no plans to accommodate or store resident's belongings beyond those articles that would be used to decorate and personalize their individual rooms. The resident rooms are designed to accommodate personal wheelchairs, walkers, and other medical appliances when not in use.
- A new nurse station and nursing support spaces are centrally located at the convergence of the resident wings, and smaller nurse charting stations with support spaces are located throughout each of the resident wings to maintain staff in closer proximity to residents to provide more immediate personal care and response to their needs.
- A new Central Bathing Room will accommodate specialized bathing needs in a large roll-in shower.

JOHNSTOWN TRANSITIONAL CARE FACILITY

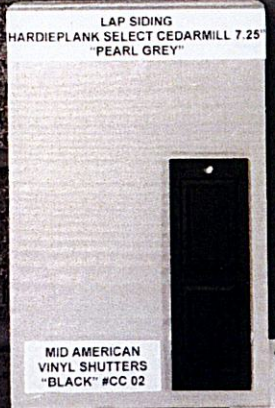
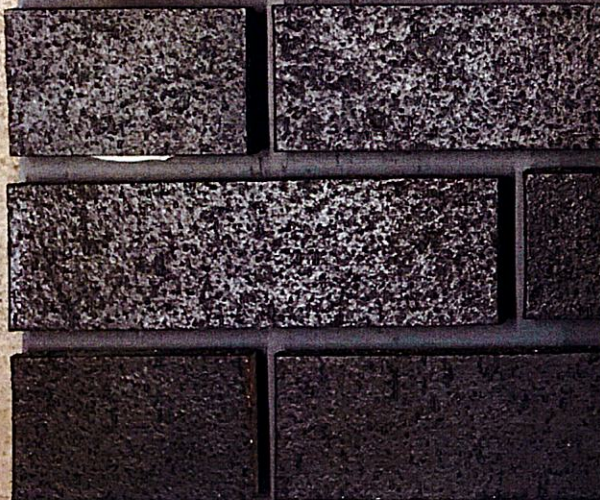
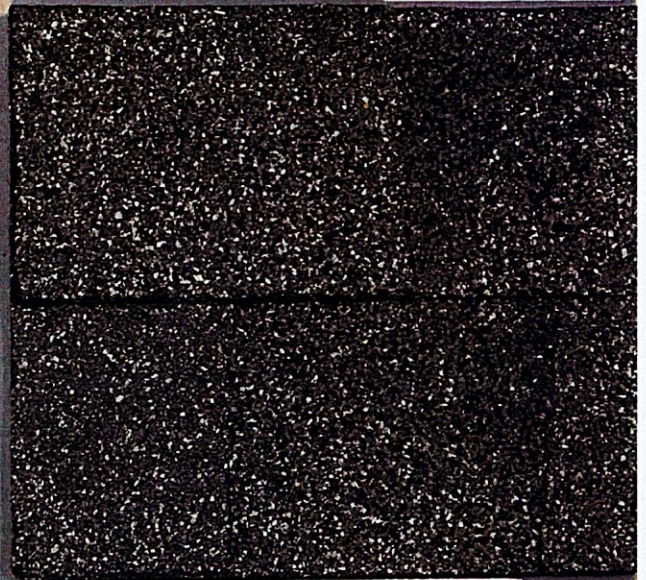
EXTERIOR BUILDING COMPONENTS:

- Cultured Stone
 - Dutch Quality Stone
 - "Kentucky Fieldstone"
- Cast Stone Water Table
 - North American Cast Stone, Inc.
 - "Amherst Grey"
- Split Face Block
 - Snyder #210 Pewter
 - Standard Grey Mortar
- Brick
 - Belden Brick
 - Black Diamond Velour A
 - Standard Grey Mortar
- Lap Siding
 - HardiePlank Select Cedarmill 7.25" Lap Siding
 - with ColorPlus Factory Finish Technology
 - "Pearl Grey"
- Shake Siding
 - HardieShingle Staggered Edge Panel
 - with ColorPlus Factory Finish Technology
 - "Night Grey"
- EIFS
 - STO
 - 1.0 / Fine Finish
 - 21614 "Silver Lining"
- Windows
 - Andersen Silverline or equal
 - Vinyl double-hung windows with grilles and grey tinted low-e glass
 - White
- Shutters
 - Mid-American Raised Panel
 - Black CC 02
- Aluminum Entrances
 - Stanley Access Technologies or equal
 - White

- Dimensional Roof Shingles
Owens Corning True Definition Duration
"Slatestone Grey"
- Frieze and Rake Trim Boards
Holmes Siding Embossed Metal
White
- Soffits
Flowvent Double 6 Vented Aluminum Soffit
White
- Fascias, Gutters, and Downspouts
Holmes Siding Metal
White
- Gable End Vents
Mid-American Vinyl Vents
18x24 Rectangular
White
- Mechanical Roof Penetrations
Brown
- Fence
PVC Vinyl White

DUTCH QUALITY
"KENTUCKY FIELDSTONE"

OWENS CORNING
TRUE DEFINITION DURATION
SUPREME FIBERGLASS SHINGLES
"SLATESTONE"



EIFS
STO / FINE FINISH
21614 "SILVER LINING"



BELDEN BRICK
"BLACK DIAMOND VELOUR A"
MODULAR BRICK
GREY MORTAR



NORTH AMERICAN CAST STONE
AMERICAN SERIES
"AMHERST GREY"
WATERTABLE AND SILLS



SNYDER
#210 "PEWTER"
SPLIT FACE BLOCK BASE

FASCIAS, SOFFITS, FRIEZE BOARDS,
RAKE BOARDS, GUTTERS, DOWNSPOUTS,
DOORS, AND WINDOWS
WHITE ALUMINUM AND VINYL

Neighboring Properties:

Louis R & Sue Powell	470 Lewis Ct.	Johnstown, Ohio	43031
Anne M Evans	471 Lewis Ct.	Johnstown, Ohio	43031
Maria Flemming & Mitchell Steindler	462 Huntsworth Dr.	Johnstown, Ohio	43031
Tonya M Swartz	450 Huntsworth Dr.	Johnstown, Ohio	43031
Alex & Tina Fala	451 Huntsworth Dr.	Johnstown, Ohio	43031
Gerry & Debbie Russell	448 Lakeview Dr.	Johnstown, Ohio	43031
Adam & Rick & Cindy Reighley	442 Lakeview Dr.	Johnstown, Ohio	43031
Tina M Tackett Peck	430 Lakeview Dr.	Johnstown, Ohio	43031
Harold H & Mary Lou Chase	424 Lakeview Dr.	Johnstown, Ohio	43031
Alina M O'Connell Trustee	418 Lakeview Dr.	Johnstown, Ohio	43031
KBS Holdings LLC	412 Lakeview Dr.	Johnstown, Ohio	43031
Lewis D & Betty A Slone	406 Lakeview Dr.	Johnstown, Ohio	43031
Dawn Baker & Paul Jones	89 Northview Dr.	Johnstown, Ohio	43031
Sean Michael Burton & Connie Gwinn	77 Northview Dr.	Johnstown, Ohio	43031
Jeffrey K Little	67 Northview Dr.	Johnstown, Ohio	43031
Denise Stewart	57 Northview Dr.	Johnstown, Ohio	43031
Joshua & Elizabeth Porter	49 Northview Dr.	Johnstown, Ohio	43031
Aaron M & Erica M Opachick	39 Northview Dr.	Johnstown, Ohio	43031
Sean & Shannon M Staneart	27 Northview Dr.	Johnstown, Ohio	43031
Sean & Shannon M Staneart	373 Coshocton St.	Johnstown, Ohio	43031
Brian J Walsh	370 Coshocton St.	Johnstown, Ohio	43031
Michael E & Laura C Walker	390 Coshocton St.	Johnstown, Ohio	43031
Rita A & Bradley J Panike	365 Buena Vista Dr.	Johnstown, Ohio	43031
MSI-DM LLC	371 Buena Vista Dr.	Johnstown, Ohio	43031
Gregory & Valerie Boyd	373 Buena Vista Dr.	Johnstown, Ohio	43031
Douglas A & Kathryn M Trustess	375 Buena Vista Dr.	Johnstown, Ohio	43031
James S & Denise A Siske	377 Buena Vista Dr.	Johnstown, Ohio	43031



Letter of Transmittal

To:
City of Johnstown
599 S. Main Street
Johnstown, Ohio 43031

Attn: Terry Wymer

Date: 12/19/2024
Job No.: 24-00566-010
From: Scott Bickley, PE
Subject: Johnstown Pointe Addition

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

CLEVELAND OFFICE
2800 Euclid Avenue, Suite 620
Cleveland, Ohio 44115

COLUMBUS OFFICE
88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

Method of Delivery:

- ☐ U.S. Mail
- ☐ Pick Up
- ☐ Hand Delivery
- ☐ UPS Ground
- ☒ UPS Overnight
- ☐ Courier
- ☐ Electronic

We Are Sending You:

- ☐ Attached/Enclosed
- ☐ Reports
- ☐ Cost Estimate
- ☐ Prints
- ☐ Plans
- ☐ Specifications
- ☒ Other

Qty:	Description:
1	Application for Conditional Use & Narrative
2	Fullsize copies of Site Layout Plan, Grading Plan, Utility Plan, Architectural Floor Plan, Building Elevations, Lighting Plan.

Transmittal is:

- ☐ Approved
- ☐ Approved as Noted
- ☐ For Approval
- ☐ For Signature
- ☒ For Review
- ☐ For Processing
- ☐ No Exception Taken

Remarks:

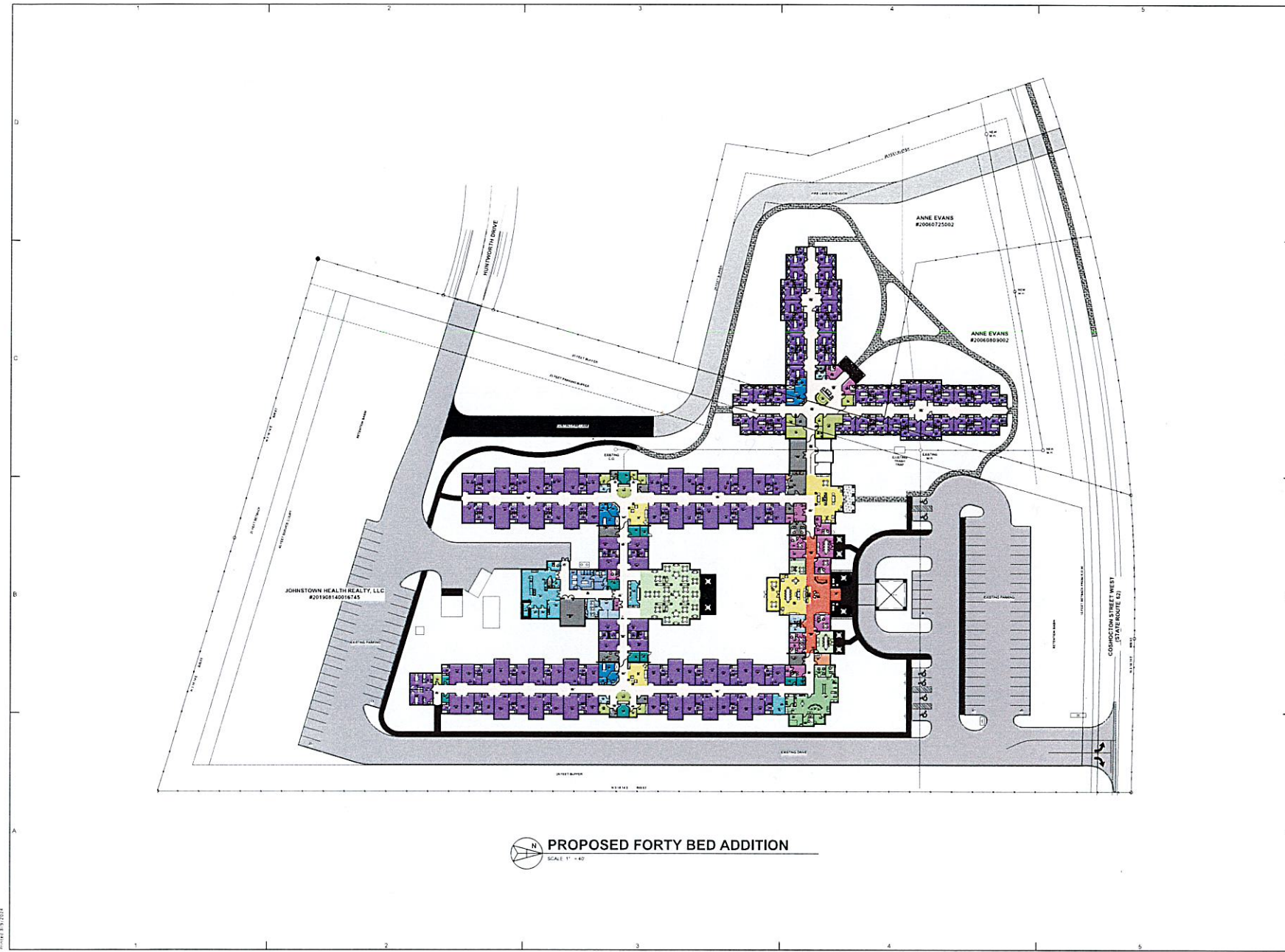
Submittal Fee will be submitted on Friday from Brian Bauer.

Signed:

Scott Bickley, PE
Copy To: FILE

The community impact people.

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT



ba
Bauer
Architecture,
LLC

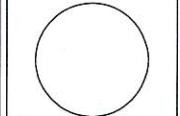
3892 Bar Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@bbaarch.com

NEW
ADDITION
AT
**JOHNSTOWN
POINTE**

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

**FOUNDATIONS
HEALTH SOLUTIONS**

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMPSTED, OHIO
44070



ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2023

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		

RECORD AND PERMIT SET 01.31.2020
JOHNSTOWN ADDITION 40
BEDS

JOB NO. 19-008	SHEET PR001
-------------------	----------------

"S1" OUTDOOR LIGHTING **SLING Micro Strike** AREA/SITE/ROAD LIGHT

FEATURES

- Compact deck design with multiple LED configurations and simple installation
- The SLING includes a square mounting bracket for easy pole installation or arm support option w/ 2-3/8" ID rod support brackets
- Capable of replacing up to 100W x40 luminaire
- Micro Strike optical distributions of Type 2, 3, 4, 4W or 52W
- Tool-less entry option for easy installation and maintenance
- 165 rated for high vibration applications including bridges and overpasses

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean outward surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment
- Can provide thermal management in low-gain applications without optical performance
- TPC thermoplastic polyester powder paint finish applied at normal 231°F and 50W

OPTICS

- Optical aperture illuminates to create a linear luminaire surface instead of a glow bar appearance without sacrificing optical performance
- Premium engineered individual axis lenses leave 45° Type 2, 3, 4, 4W and 52W distributions

- Light output is freely rotatable (in 90° increments) or interchangeable for job site

- 3000K, 4000K or 5000K (70 CR) CCT
- 80, 160 or 320 luminaire LEDs
- 3000K, 4000K or 5000K (70 CR) CCT
- 25% energy at 0 degrees of tilt
- Field adjustable optics

INSTALLATION

- Tool-less entry w/ wing/driver compartment optional
- Arm mounting works with S2 drill pattern
- Future spikes with square mounting bracket for ease of installation
- Must arm after necessary or optional w/ 2-3/8" ID brackets with vertical 2" ID, 2" or 3"

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

SLING (ASL2)

SLING (ASL)

SLING (ASL)

	Weight lbs. (kg)	EPA
ASL1	14.47 (6.56)	469F 0.43m³
ASL2	17.47 (7.92)	509F 0.53m³

CERTIFICATIONS

- Listed to UL889 and CSA C22.2/500-24 for wet locations and 40°C ambient temperatures
- DALI (designlights Consortium) qualified, with some Premium Qualified configurations. Not all product versions on this page are DALI Qualified. Refer to <http://www.designlights.org> for the most up-to-date list
- 155 rated for high vibration applications
- IP65 optical assembly
- Meets DA recommendations using SK CCT configuration at 0 degrees of tilt
- The product meets federal procurement law requirements under the Buy American Act (FAR 25.105-3) and Trade Agreements Act (FAR 25.225-1). See Buy American's Solutions link to <http://www.currentlighting.com/resources/american-solutions>

WARRANTY

- 5 Year warranty

ELECTRICAL

- Universal 120-277 VAC w/ 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over 100% over-current protection and short circuit protection with auto recovery
- Standard built up output power with optional led replaceable energy protection device (EPP) and DALI protected meeting ANSI/IEEE C62.42 Category C High and Surge Input Category CUL Automatically takes failure off-line for protection when driver is consumed

CONTROLS

- Photo control, occupancy sensor and dimming available for complete on/off and dimming control
- 7-pin ANSI C136.14-2013 photovoltaic receptacle option available for level-batch photovoltaic or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming levels are extended out of this luminaire unless control options require connection to the dimming levels. Must specify if wiring levels are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

Current®

currentlighting.com/enx

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Page 1 of 1
 Rev: 02/2024
 EXO_SLING_MicroStrike_V2_008

3

"S5"

LIVEX®
LIGHTING

[HOME](#)

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<#> [All Collections](#) > [Outdoor Lighting](#) > [Wall Lanterns](#) > [2016-04 Princeton](#) >

2016-04 Princeton

The Princeton collection is a fresh interpretation on the classic english packet lantern. Hand crafted solid brass, our Princeton fixtures are built for lasting beauty. This outdoor wall light features a black finish and clear glass. This old world charm is built to last.

PRODUCT DETAILS:

[Print Item Data](#)

Item number:	2016-04
Fixture type:	Wall Lantern
Width:	9.5"
Height:	15.25"
Extension:	5.75"
Backplate:	4.75" W x 8.75" H
TTM:	7"
Finish:	Black
Glass/Shade Type:	Clear Glass
Number of Bulbs:	2
Bulb Base Type:	Candelabra Base

EXO
OUTDOOR LIGHTING

LNC2
SMALL LED LITEPAK

"S4"

DATE _____	LOCATION _____
TYPE _____	PROJECT _____
CATALOG # _____	

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Photocirc Converting Amber
- Type I, II and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Full cut-off, neighbor friendly
- Optional photocirc for additional energy savings

SERVICE PROGRAMS

QSIO

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS™

SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- Construction tested to ASTM B117 for 1000 hours of salt spray

OPTICS

- Zensight™ lighting distribution using individual 40°/6°/Micro Beam Optics
- LED option provides E9 type II and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- L98 at 60000lm (Projected per E93NA Type 21-1) see table on page 3 for all values

INSTALLATION

Quick-mount adapter provides easy installation to wall or unaccessed junction boxes (4" square junction box)

- Designed for direct (on) mount.
- Optional conduit tube available (standard for control options and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option available in 25W and 35W configurations
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP60
- IMA surge protector available as an option
- 3000K CRI nominal, 4000K CRI nominal, 5000K CRI nominal (70 CRI)

CONTROLS

- Universal button photocirc for use with 0-10V-277V configurations
- Occupancy sensor options available for complete on/off and dimming control
- NX Lighting Controls™ available that feature dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress. Uses 16 watts of power for about 3000 lumens
- Dual Driver option provides 2 drivers within luminaire but only one set of leads extend the luminaires where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one fixture

CERTIFICATIONS

- Listed to UL E988 and CSA C22.2w2500-04 for wet locations
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC® Qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Fixture is IP65 rated

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000-5500
Wattage Range	10-45
Efficiency Range (LPW)	108-124
Weights lbs. (kg)	98 (45)

Current

currentlighting.com/exo

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All values are design or typical values and may vary based on actual installation conditions.

Page 1 of 4
Rev. 10/2013
EXO_LNC2_pgs.1-4

LBSD-RD

DISK SURFACE MOUNT ROUND DOWNLIGHT

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #:

LITE BOX

disk

tradesELECT

FEATURES

- 4" and 6" disk downlight delivering 700 or 1000 lumens
- Selectable CCT – 2700K/3000K/3500K/4000K
- 90 CRI
- Universal Voltage (120-277V)
- Phase Dimmable to 5% (DDV, Triac/ELV)
- Surface mount directly to standard J-box (by others)
- Optional accessory for retrofit into incandescent recessed cans

Intertek

SPECIFICATIONS

CONSTRUCTION

- Durable aluminum low profile trim
- Suitable for New Construction or Remodel, IC or Non-IC applications
- Can be directly mounted to most standard J-box, ideal for areas with limited plenum space
- Optional accessory kits available to retrofit into 4", 6" or 8" recessed downlight housings

OPTICS

- Reliable back-LED technology
- Durable, polycarbonate lens on lens
- Light distribution is uniform and visually comfortable

ELECTRICAL

- LED array with 3 SDCM color consistency
- Long LED life: Maintains 70% of lumen output at 54,000 hours of operation, L70 at >54,000 hours (LM-2)
- Switchable CCT (2700K/3000K/3500K/4000K)

ELECTRICAL (CONTINUED)

- 90-CRI with R9+>50
- High efficiency integral driver with universal 120V-277V, 50/60Hz
- All models have flicker-free dimming with DDV, Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- ENEC Meets Class A (<24db noise rating, FCC CFR 47 Part 15 Class B)
- Power Factor >0.95 THD

INSTALLATION

- Installation directly to most common 3 1/2" or 4" octagonal and round junction boxes with a minimum 1/2" depth including free holes (by others)
- Mount with screws through pin keyholes
- Twist-lock lens is easily secured with no visible hardware
- CCT can be selected at installation with integral switch on the driver

CERTIFICATIONS

- eEPlus listed to UL1098
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to NEC 410.16
- ENERGY STAR certified
- Meets CA Title 24 High Efficiency (LAB-20) requirements

WARRANTY

- 5 year warranty

KEY DATA

Lumen Range	675/957
Wattage Range	9.2/15.5
Efficiency Range (LPW)	82-87
Reported Life (hours)	L70 / >54,000
Input Current (mA)	68-96

currentlighting.com/prescolite

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PRE_LBSD-RD_spec-B01

Page 1 of 4

06/2020

ba

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Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

**Environmental
Design Group**

AKRON / COLUMBUS

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Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG

POWER DESIGN & MANAGEMENT GROUP, LLC

POWER DESIGN & MANAGEMENT GROUP, LLC
3015 CROWN RD. NW
DOVER, OH 44622

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FAX. 330.364.5125

Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lsgmfg.com

Electrical Engineering, LLC
3644 FRY'S VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330.540.6500
EMAIL: MIKE@MIJKE.COM

**ADDITION
TO
JOHNSTOWN
POINTE**

**383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031**

PARCEL #2019081400160745

**JOHNSTOWN HEALTH
REALTY, LLC**

**25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070**

ENGINEER OF RECORD

MICHAEL A. MILLER

EXPIRATION 12/31/2025

REVISIONS		
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

TYPING: _____

12/04/2024

DETAILS - ZONING PLAN

JOB NO.

4-012 (b²)
20-2024 (MJK)

SHEET

EZ-101

©2025



Monroe Township Fire Department

186 E. Coshocton Street
Johnstown, OH 43031

City of Johnstown
Planning Commission
599 S. Main St.
Johnstown, Ohio 43031

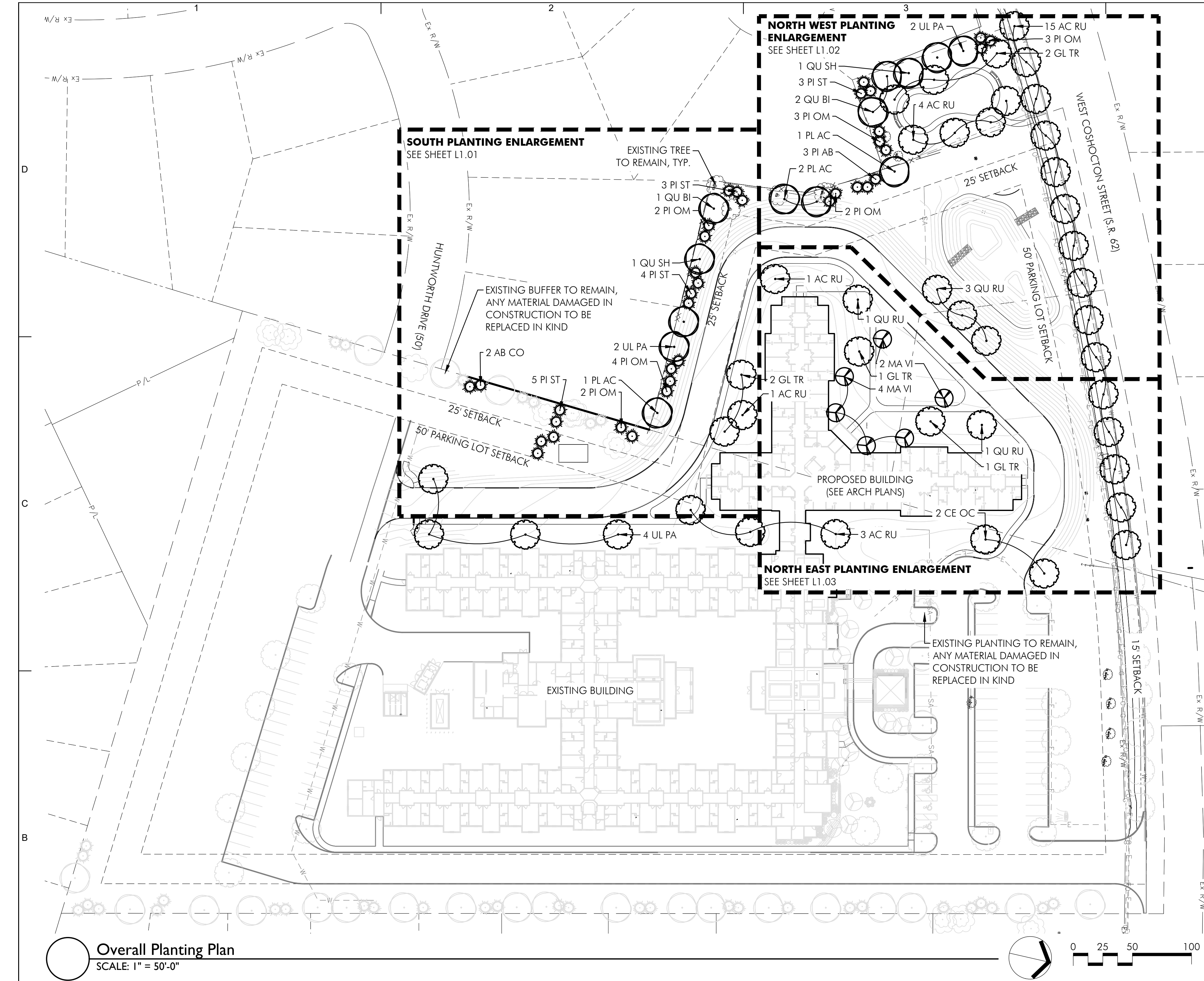
2/13/2025

I have received communication from the architect concerning the Johnstown Point expansion, specifically regarding a review comment related to Chapter 1169.04(h). Please note that Monroe Township Fire has specified that the fire lane must remain in place around the addition, as outlined in section 503.1 of the Ohio Fire Code.

Should you have any questions, please do not hesitate to reach out.

Brian Bemiller

Fire Marshal
Monroe Township Fire



Overall Planting Plan
SCALE: 1" = 50'-0"

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.

- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
'COM-TIL' ORGANIC COMPOST (OR EQUAL)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152

PERENNIAL BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE IMPORTED TOPSOIL BY MECHANICAL TILLER.

TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 2014 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.

- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM WASHED GRAVEL. REFER TO PLANTING DETAILS SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
 - TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
AC RU	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.	B&B	As Shown
CE OC	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	3" cal.	B&B	As Shown
GL TR	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skycole'	Skyline Thornless Honeylocust	3" cal.	B&B	As Shown
MA VI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8-10' ht., multistem	B&B	As Shown
PL AC	<i>Platanus acerifolia</i> 'Exclamation'	Exclamation London Planetree	3" cal.	B&B	As Shown
QU BI	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	B&B	As Shown
QU RU	<i>Quercus rubra</i>	Red Oak	3" cal.	B&B	As Shown
QU SH	<i>Quercus shumardii</i>	Shumard Red Oak	3" cal.	B&B	As Shown
UL PA	<i>Ulmus parvifolia</i>	Lacebark Elm	3" cal.	B&B	As Shown
EVERGREEN TREES					
AB CO	<i>Abies concolor</i>	White Fir	8-10' ht.	B&B	As Shown
PI AB	<i>Picea abies</i>	Norway Spruce	10-12' ht.	B&B	As Shown
PI OM	<i>Picea omorika</i>	Serbian Spruce	8-10' ht.	B&B	As Shown
PI ST	<i>Pinus strobus</i>	Eastern White Pine	10-12' ht.	B&B	As Shown

VILLAGE OF JOHNSTOWN, OH (LICKING COUNTY) - ZONING CODE REQUIREMENTS

PARCEL: 202410020017378, 201908140016745

PROPERTY ADDRESS: W. Coshocton St.

EXISTING ZONING: VIL COM - VILLAGE COMMERCIAL DISTRICT

SITE TOTAL ACRES: ± 10.42 AC

BUILDING AREA: PROP. BUILDING - 21,782 SQ FT EX. BUILDING - 58,183 SQ FT

BUILDING LOT COVERAGE: 17.6% OF LOT

SITE IMPERVIOUS AREA: EX. 3.78 AC (36.28%)
PROP. 4.68 AC (44.91%)

COMMUNITY COMMERCIAL REQUIREMENTS

FRONT YARD SETBACK: 15'

SIDE YARD SETBACK: 25'

REAR YARD SETBACK: 25'

PARKING SETBACK FROM RESIDENTIAL: 50'

LANDSCAPING REGULATIONS

STREET TREE PLANTING: 3" caliper min., 24-36' on center in min. 6' tree lawn between walk and street

Required: 22 large shade trees

Proposed: 15 large shade trees

Existing: 7 large shade trees

SCREENING OF SERVICE AREAS: 7' hgt. @ 75% opacity (if natural material)

SCREENING OF DUMPSTERS: 6' hgt. @ 75% opacity (if natural material)

BUFFERING & SCREENING ADJACENT TO RESIDENTIAL: 25' width zone, 10' hgt. @ 5 years & @ 75% opacity

MINIMUM TREE PLANTING:

1 Tree per 5,000 sf impervious coverage

Required: 250,034 sf = 51 trees

Proposed: 89 shade trees (39 newly proposed)

Total tree planting equals 25" in caliper plus add. ½" caliper per every 4,000 sf over 50,000 sf

Site Impermeable surface - 50,000 sf = 200,034 sf

200,034 sf / 4,000 sf * ½" caliper = 25" additional caliper)

Required: 50" caliper

Proposed: 267" existing and proposed

ba
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LLC

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PODdesign.net

DDMG

DDMG DESIGN & MANAGEMENT GROUP, LLP
CONSULTING ENGINEER • STRUCTURAL DESIGN • PROJECT MANAGEMENT

STATE CROWN, OH, NW
DOVER, OH 44602

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FAX: 330.954.4452

LSG

Consulting Mechanical Engineers

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Akron, Ohio 44320
330.404.1274
www.leesgood.com

MJK

Electrical Engineering, LLC

3844 FRY'S VALLEY RD.
PORT WASHINGTON, OHIO 43087
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
**JOHNSTOWN
POINTE**
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

**JOHNSTOWN HEALTH
REALTY, LLC**
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070



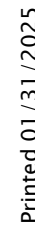
LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS

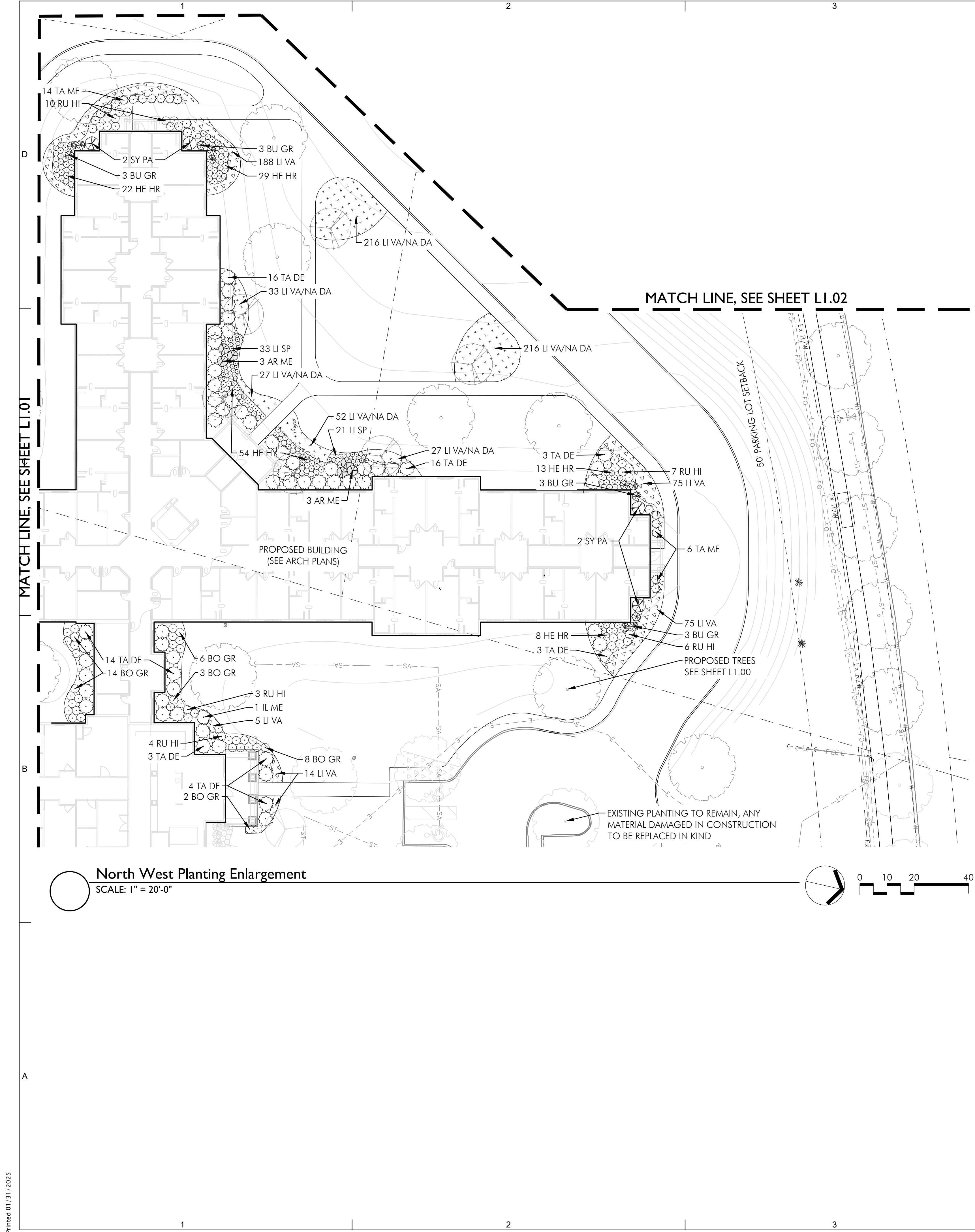
MARK	DATE	DESCRIPTION
△		
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OVERALL PLANTING PLAN

JOB NO.
24-012
SHEET
L1.00



JOB NO. 24-012	SHEET L1.01
--------------------------	------------------------------



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
SHRUBS					
AR ME	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Chokecherry	24" ht.	Cont.	As Shown
BU GR	<i>Buxus</i> x 'Green Mountain'	Green Mountain Boxwood	24" ht.	Cont.	As Shown
IL ME	<i>Ilex</i> x <i>meserveae</i> 'Hachfee'	Castle Spire Holly	8' ht	Cont.	As Shown
IT VE	<i>Itea virginica</i> 'Scarlet Beauty'	Scarlet Beauty Sweetspire	24" ht.	Cont.	As Shown
SY PA	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Korean Lilac	24" ht.	Cont.	As Shown
TA DE	<i>Taxus</i> x <i>media</i> 'Densiformis'	Dense Yew	24" ht.	Cont.	As Shown
TA ME	<i>Taxus</i> x <i>media</i> 'Everlow'	Everlow Yew	24" ht.	Cont.	As Shown
PERENNIALS, GROUNDCOVER, VINES, & ORNAMENTAL GRASSES					
BO GR	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 GAL	Cont.	As Shown
LI VA	<i>Liriope</i> m. 'Variegata'	Variegated Lily Turf	1 GAL	Cont.	As Shown or 18" o.c.
LI SP	<i>Liriope spicata</i>	Creeping Lily Turf	1 GAL	Cont.	As Shown or 18" o.c.
HE HR	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	1 GAL	Cont.	As Shown
HE HY	<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	1 GAL	Cont.	As Shown
NA DA	<i>Narcissus</i> 'Sempre Avanti'	Sempre Avanti Daffodils	Bulb		12" o.c.
PA NO	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	2 GAL	Cont.	As Shown
RU HI	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 GAL	Cont.	As Shown

ba

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PODdesign.net

Cincinnati
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Cincinnati, Ohio 45246
p 614.360.3066

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MJ

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PHONE: 330-340-6800
EMAIL: MIKE@MJKE.COM

ADDITION
TO
JOHNSTOWN
POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745
JOHNSTOWN HEALTH
REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

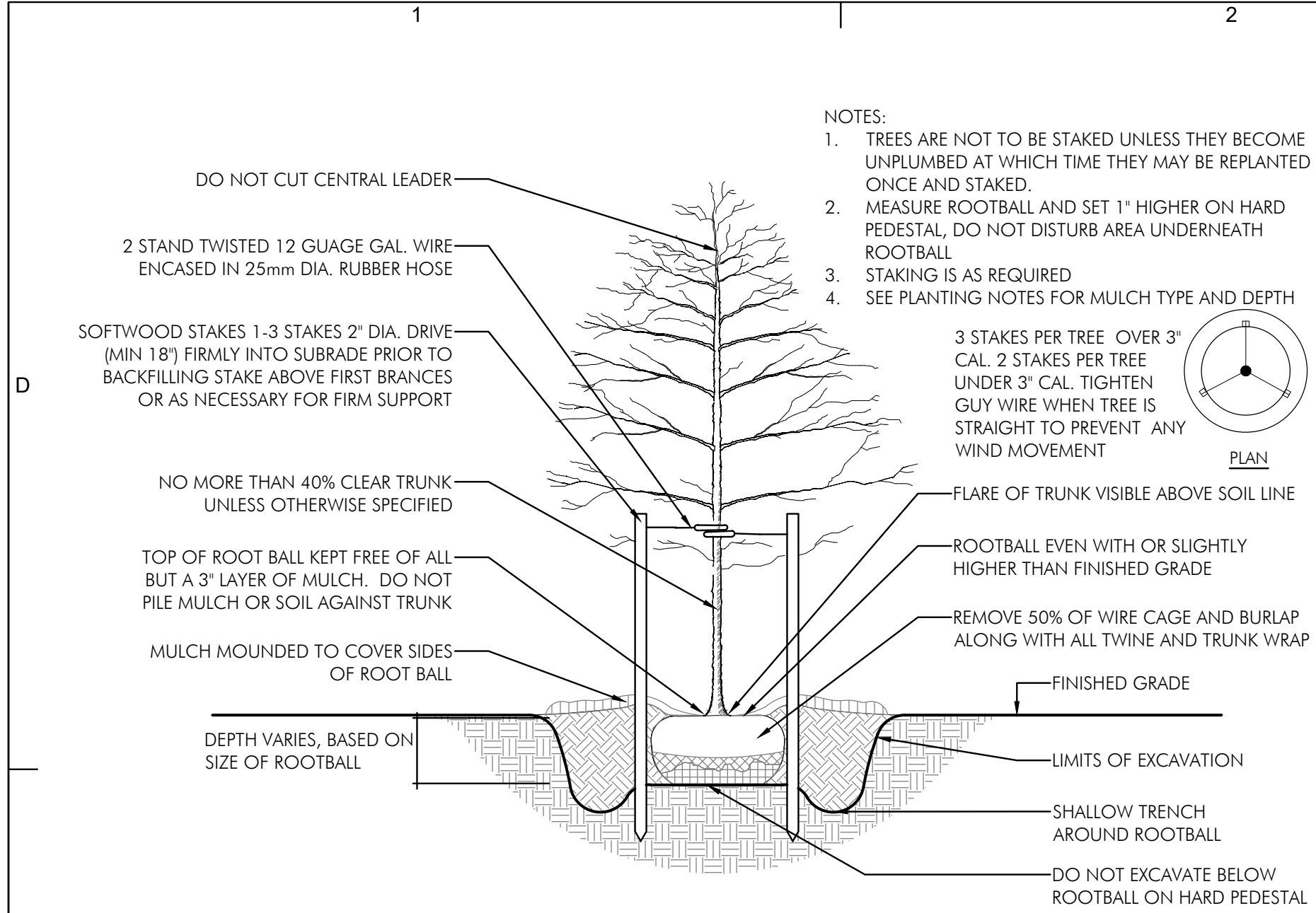


LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

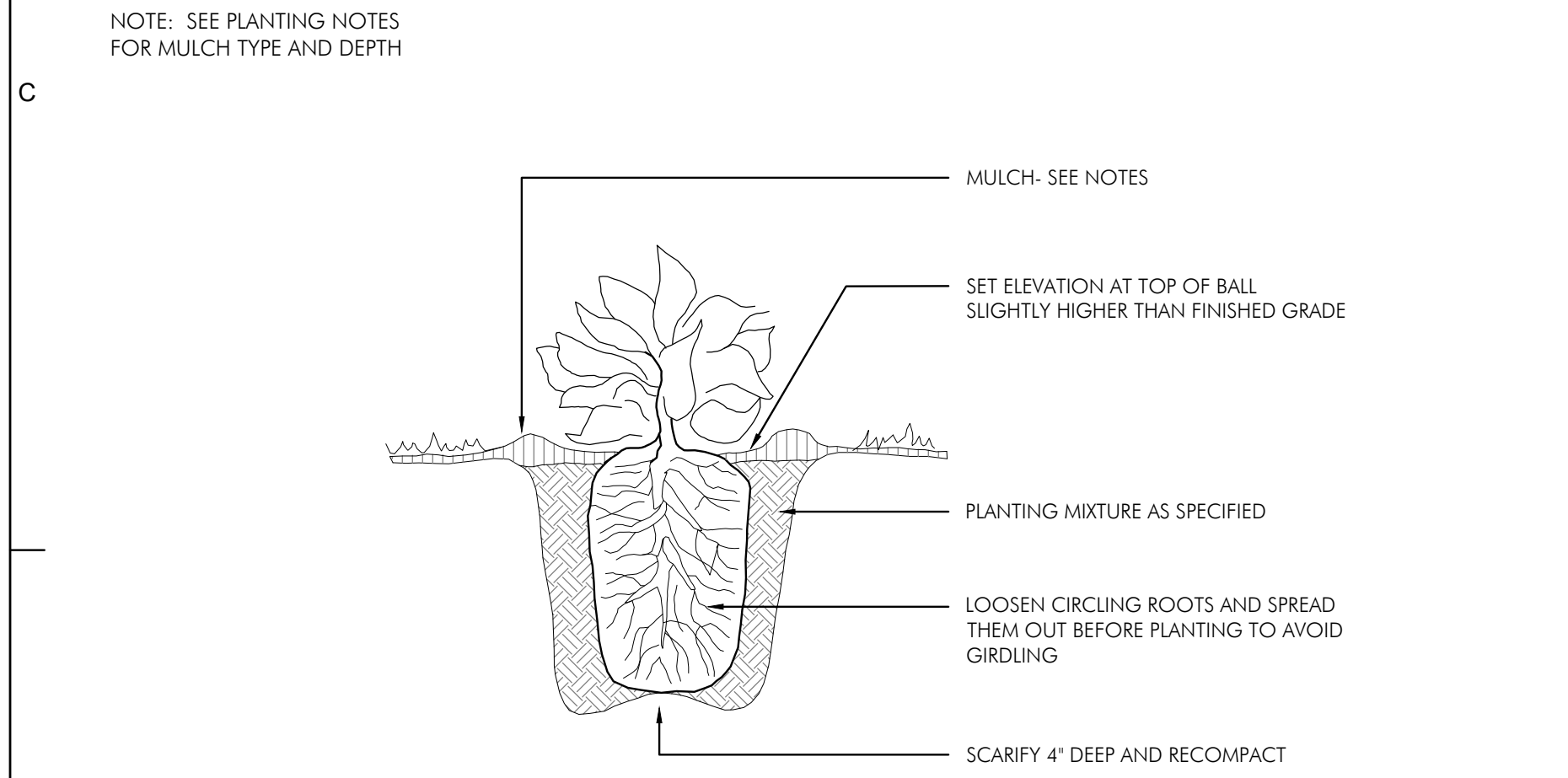
REVISIONS		
MARK	DATE	DESCRIPTION
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NORTH WEST PLANTING
ENLARGEMENT

JOB NO.	SHEET
24-012	L1.03

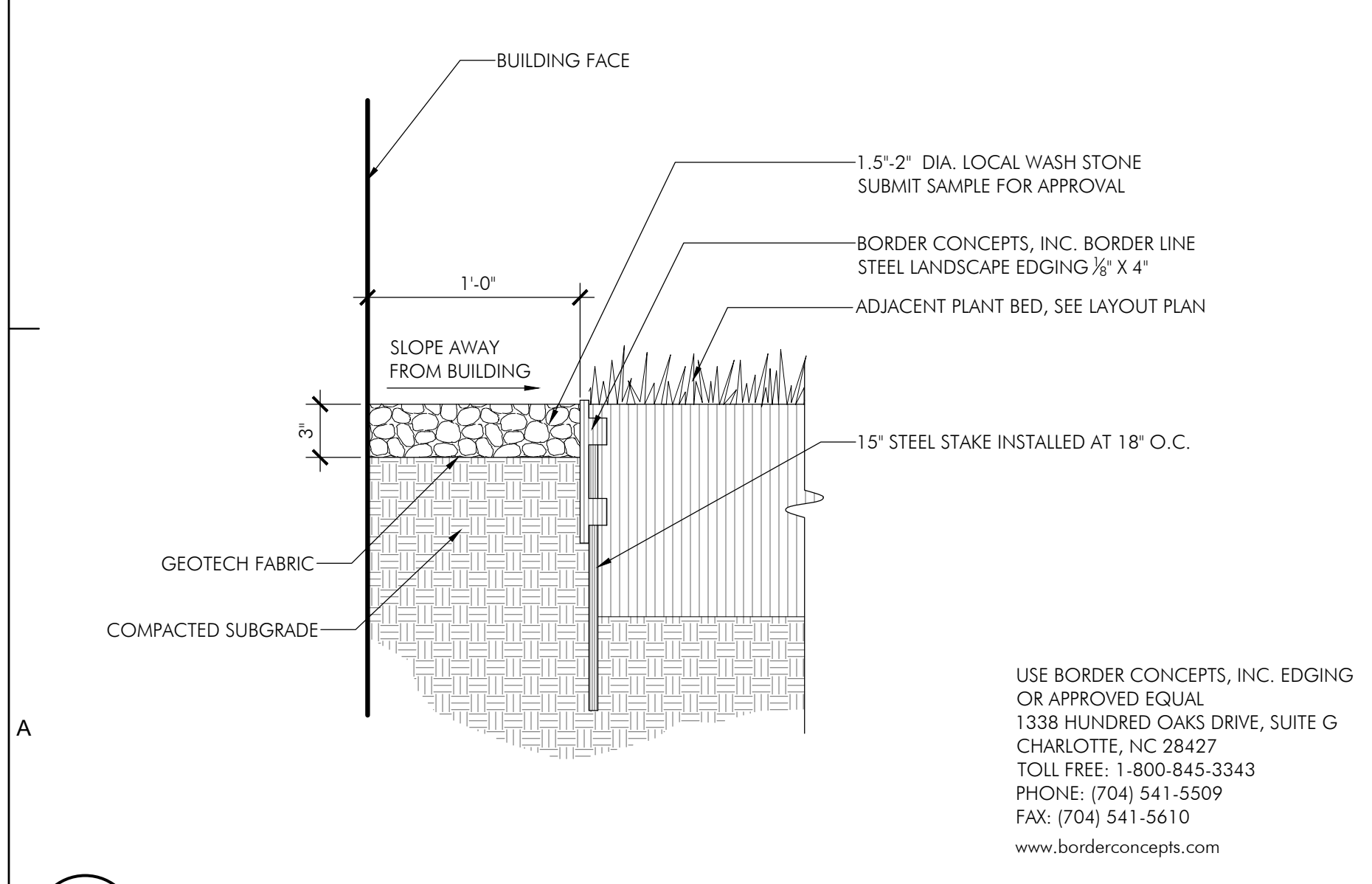


1 Tree Planting
N.T.S.



2 Shrub Planting
N.T.S.

3 Grass Planting
1 1/2\" = 1'-0"



4 Perennial Planting
N.T.S.

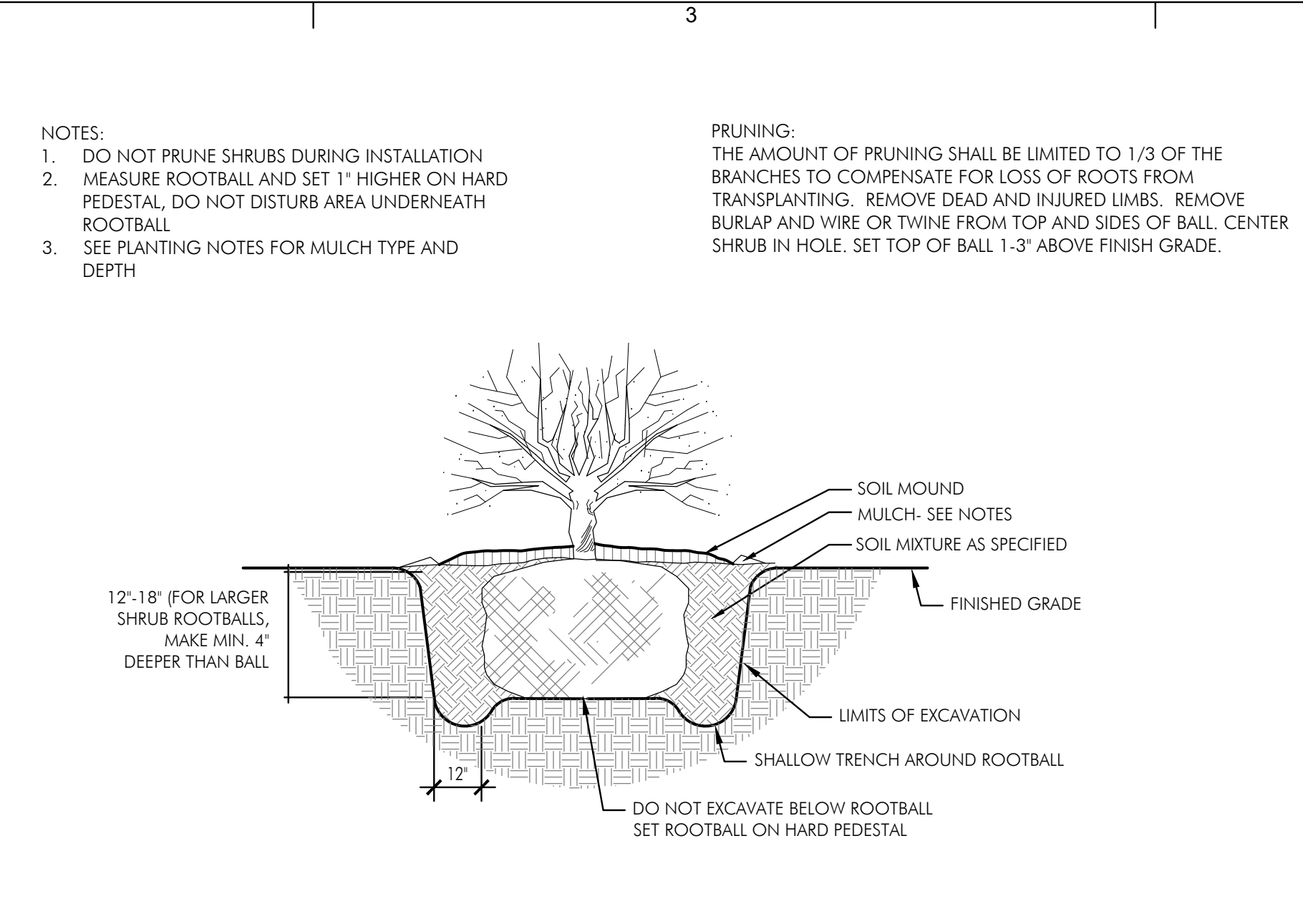


5 Perennial Spacing
N.T.S.

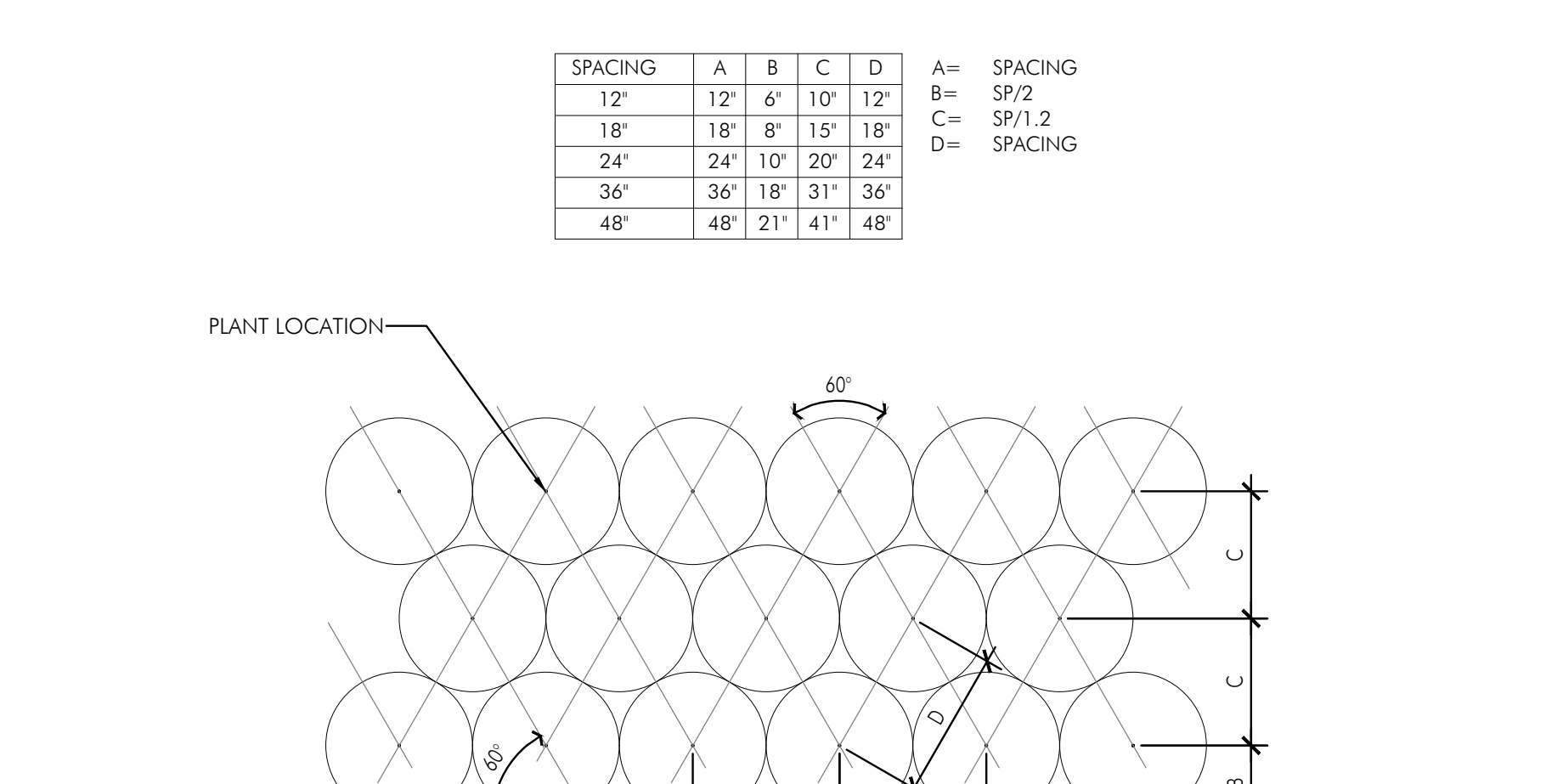
6 Typical Groundcover Planting
3/8\" = 1'-0"

7 Gravel Maintenance Strip
1 1/2\" = 1'-0"

8 Gravel Mulch Planting Beds
1\" = 1'-0"

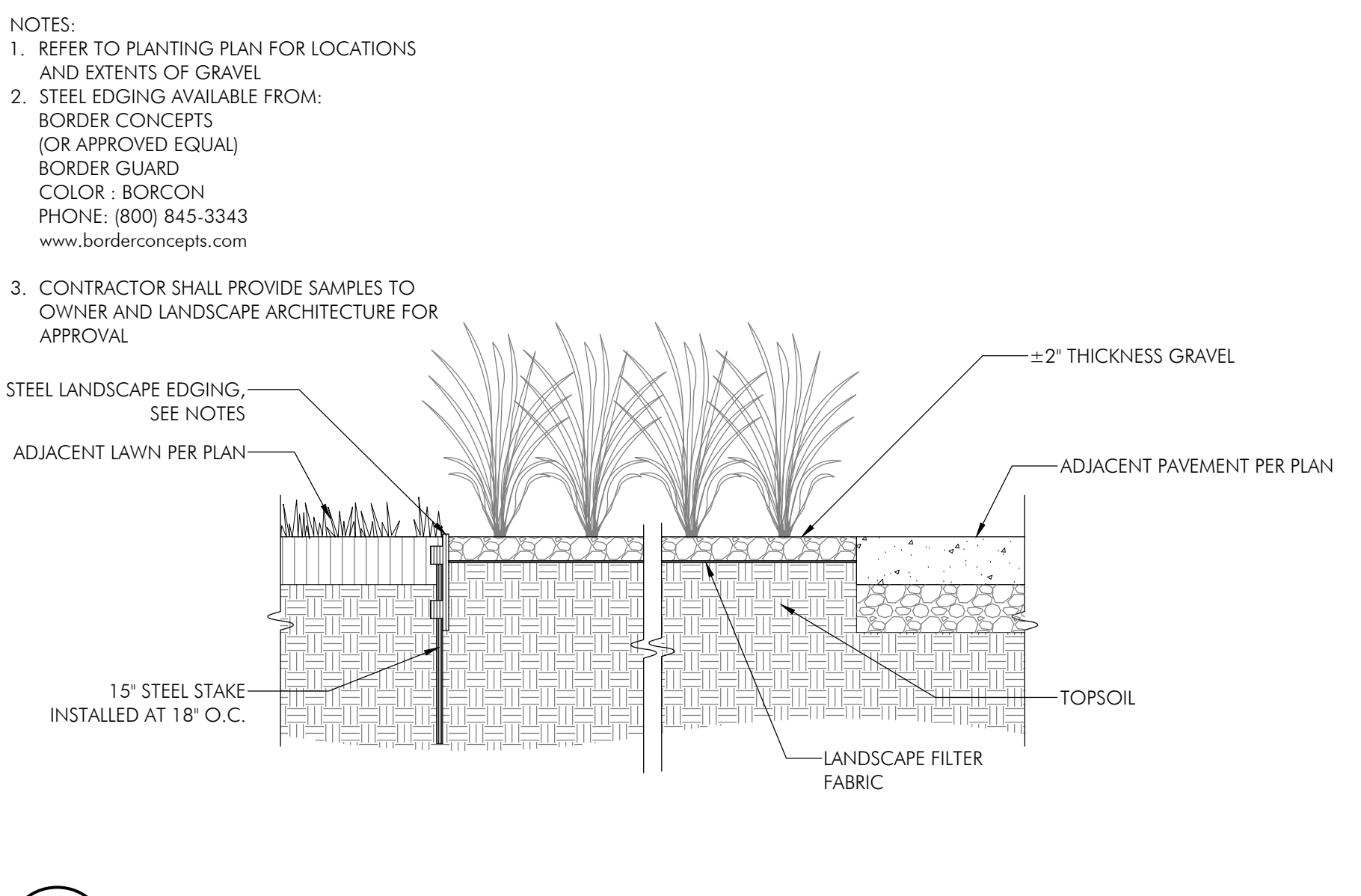


9 Grass Planting
1 1/2\" = 1'-0"

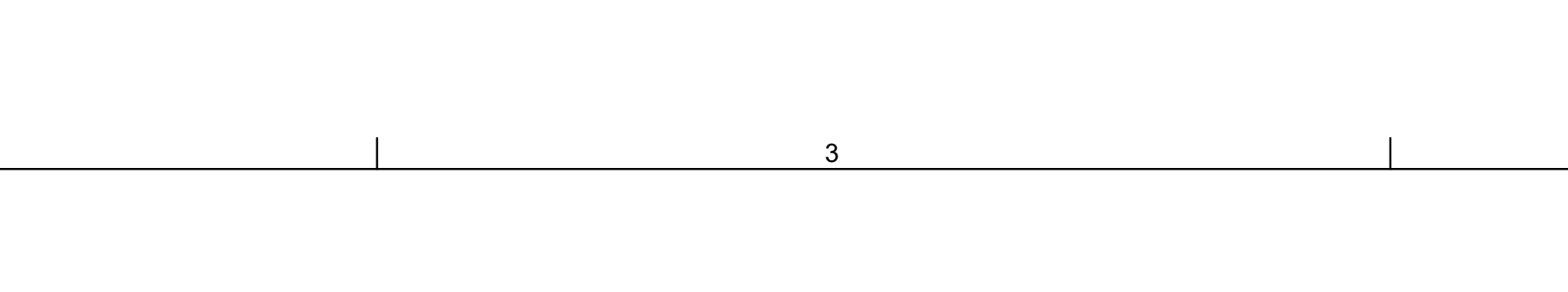


10 Typical Groundcover Planting
3/8\" = 1'-0"

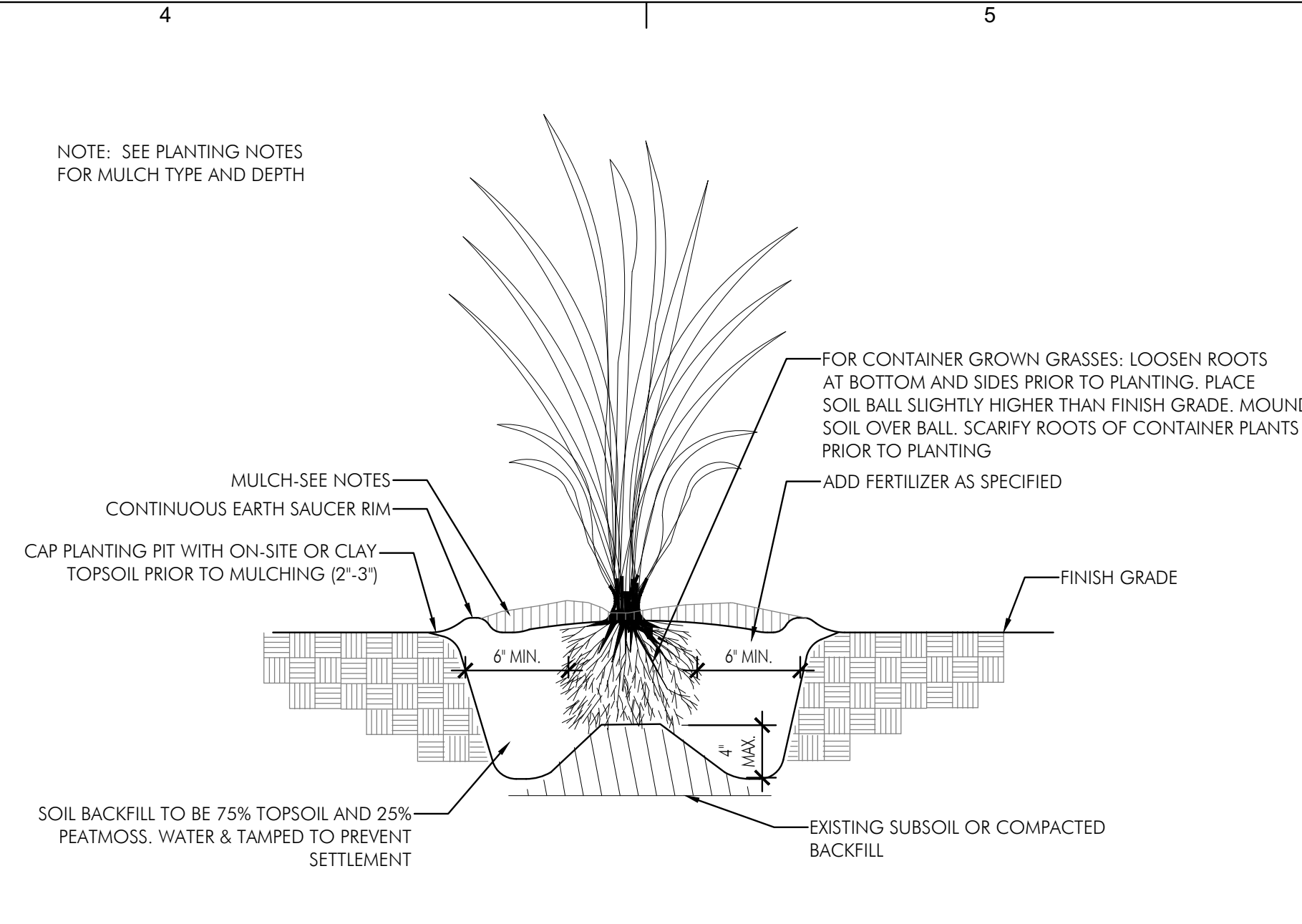
11 Typical Groundcover Planting
3/8\" = 1'-0"



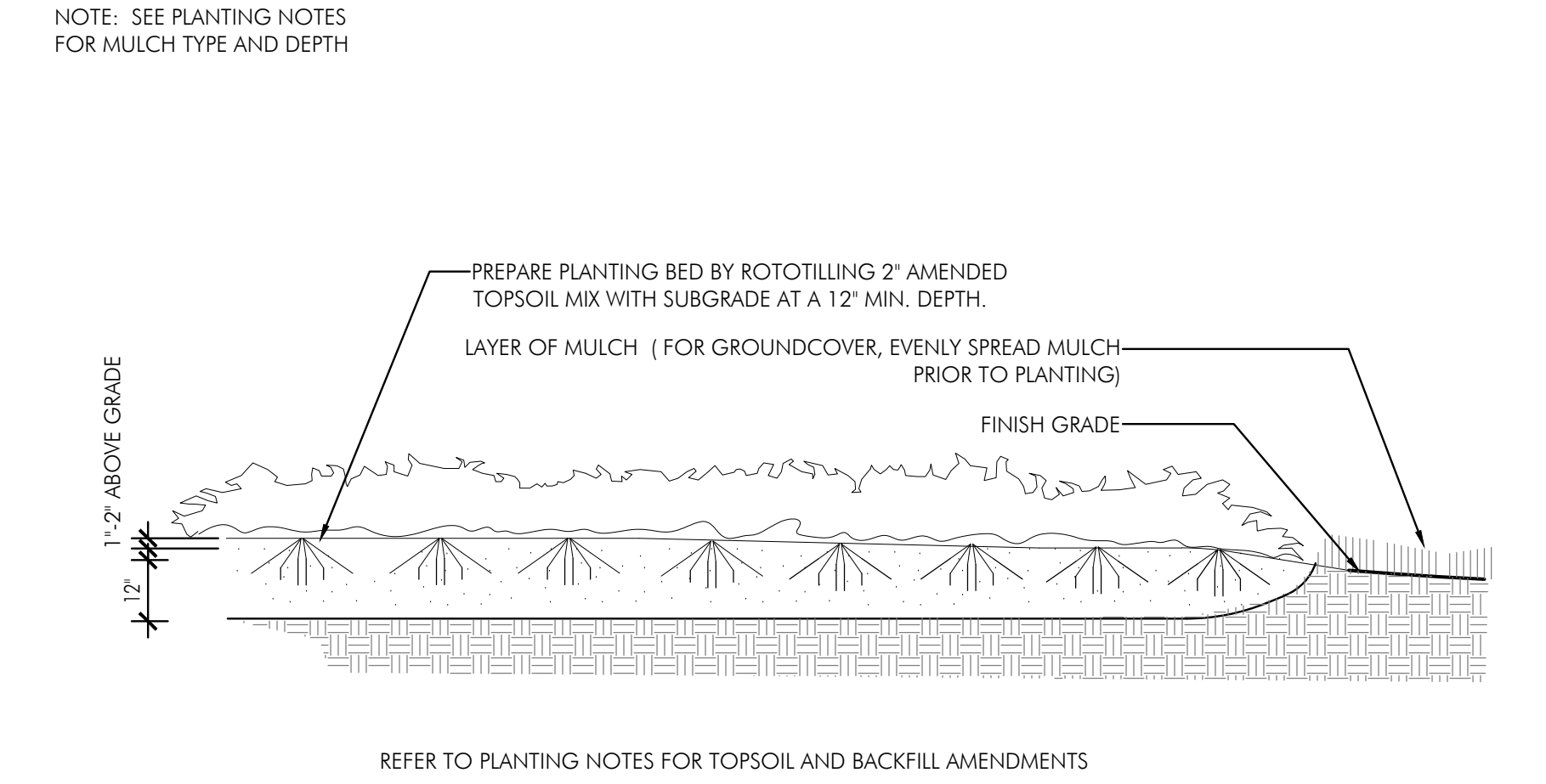
12 Typical Groundcover Planting
3/8\" = 1'-0"



13 Typical Groundcover Planting
3/8\" = 1'-0"



14 Typical Groundcover Planting
3/8\" = 1'-0"

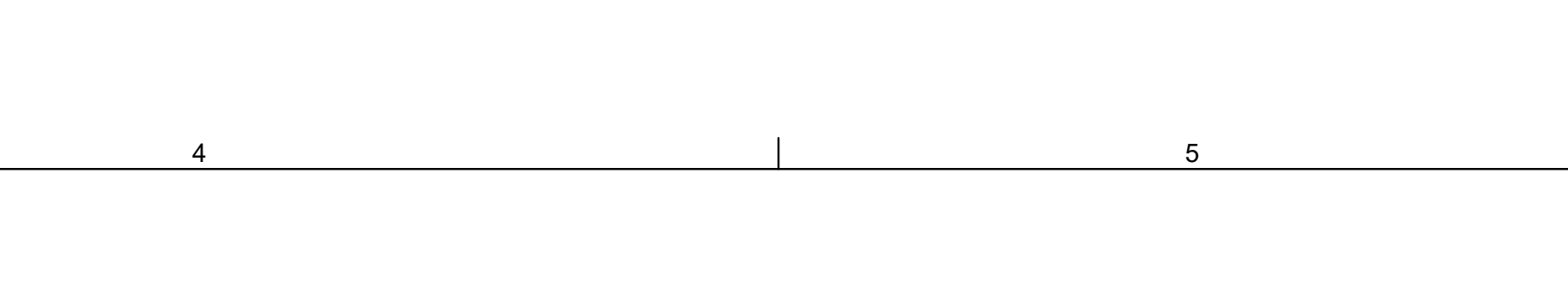


15 Typical Groundcover Planting
3/8\" = 1'-0"

16 Typical Groundcover Planting
3/8\" = 1'-0"



17 Typical Groundcover Planting
3/8\" = 1'-0"



18 Typical Groundcover Planting
3/8\" = 1'-0"

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STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS		
MARK	DATE	DESCRIPTION
△		
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PLANTING DETAILS

JOB NO. 24-012	SHEET L1.04
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PLANNING STAFF REPORT

APPLICATION CUP #1-2025 | CONDITIONAL USE PERMIT

INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Environmental Design Group – Scott Bickley

Request: To expand the existing nursing and rehabilitation use at 383-439 W Coshocton Street (Johnstown Pointe) by adding 40 additional beds, for a total facility size of 118 beds.

Recommendation: Consider the request to expand the nursing and rehabilitation facility (Johnstown Pointe) use to construct a 40-bed addition to the existing facility. See page 7 for reviewer recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map

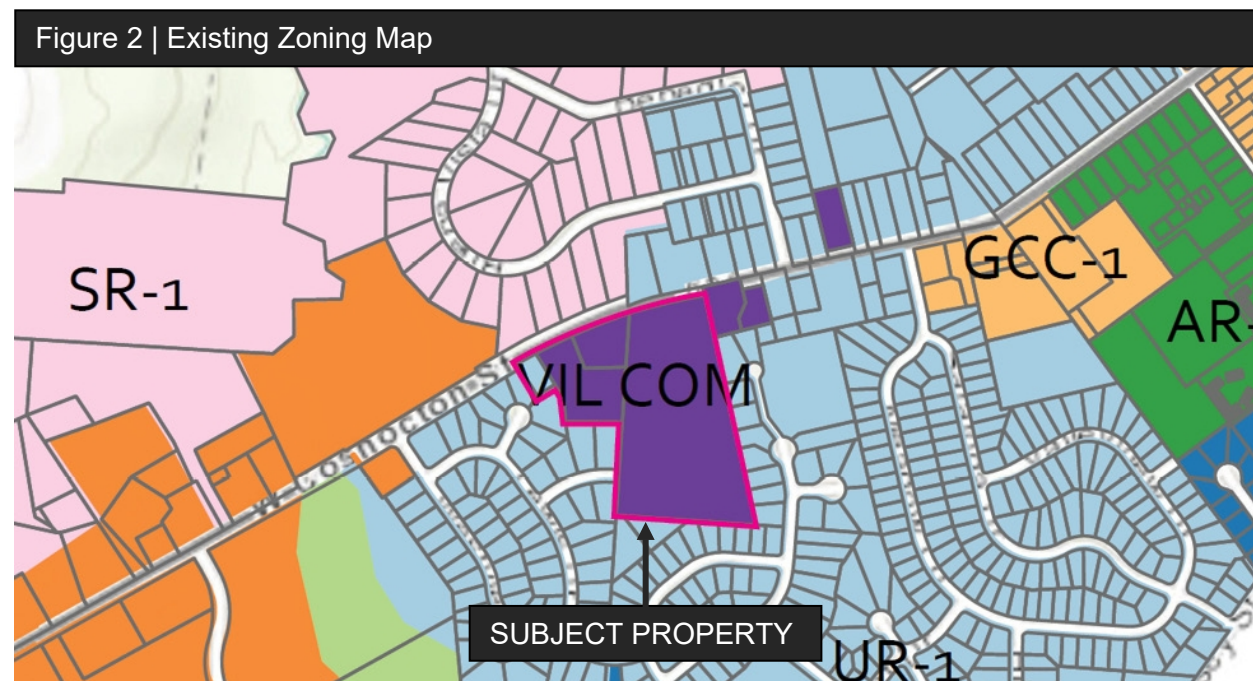


PROPERTY INFORMATION

Property Location:	Located on the south side of Coshocton Street (US 62) between Westview Drive and Meadow Lane	Property Owner:	Johnstown Health Realty, LLC
Comp Plan Land Use Designation:	Transitional Corridor and Suburban Residential	Overlay District:	Yes – Corridor District
Existing Zoning Designation:	Village Commercial (VIL COM)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to expand the existing nursing and rehabilitation use occurring at 383-439 W Coshocton Street (Johnstown Pointe). The existing facility is situated on a parcel approximately 7.7 acres in size. This request will add an additional three parcels to the overall site totaling 2.7 acres, bringing the total site footprint to approximately 11.4 acres. The proposed expansion will add an additional 40 beds to the existing facility, bringing the total facility capacity to 118 beds. Based on the narrative included in the application for the request, The western-most parcel will remain unchanged as this parcel has a UR-1 zoning and is not to be part of the expansion of Johnstown Pointe. This site is within the Corridor District Overlay established in the Johnstown Design Guidelines and will require review by the City’s Design Review Board. No changes to vehicular access to the site are proposed as part of this expansion. 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 “Transitional Corridor” and “Suburban Residential”. The description of these land uses included in the comprehensive plan state:

“For residents and visitors alike, Transitional Corridors serve as a gateway, or first introduction to the character of the city. Historic homes, libraries, medical offices, and other services are located throughout these types of corridors. Lot sizes are gradually reduced, and buildings shift closer to the roadway as the city’s arterial roads converge at the downtown core.”

“Suburban Residential describes the city’s, long-standing residential subdivisions with medium-sized lots, single-family detached homes, and integrated open spaces, parks, and tree canopy coverage throughout neighborhoods. Residential subdivisions include multiple entry and exit points onto main roadways, with sidewalk and trail connectivity encouraged.”

Reviewer Comment: The proposed expansion of this use is along Coshocton Street, which transitions from auto-oriented development further west to smaller-scale urban development to the east downtown. The proposed facility will be between the existing facility and the roadway, creating a more pedestrian-focused site design and is generally compatible with both the commercial uses along the corridor and the residential uses proximal to the facility. The proposed expansion of this use is consistent with the Comprehensive Plan.

VILLAGE COMMERCIAL ZONING INTENT

These parcels are within the Village Commercial (VIL COM) zoning district, established in Chapter 1169 of the City’s Codified Ordinances. Chapter 1169.01 establishes the purpose of the Village Commercial (VIL COM) zoning district which states:

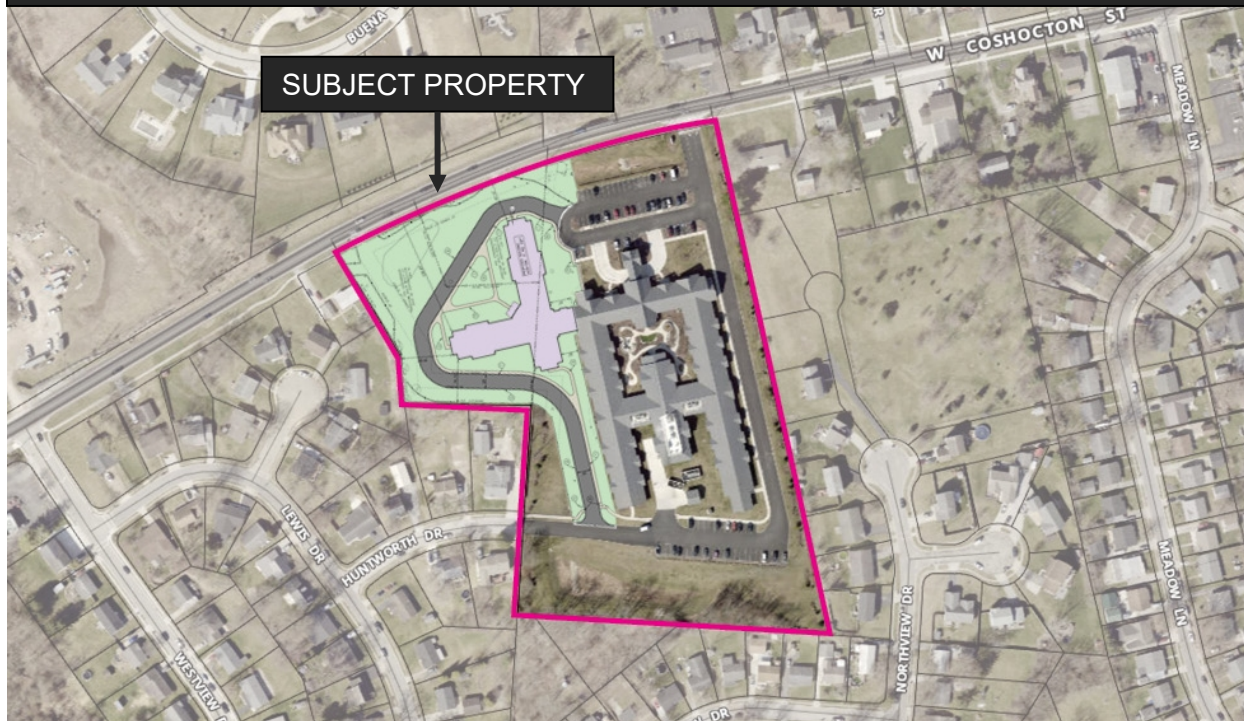
“The intent of the Village Commercial District is to improve economic viability and to provide a greater mix of uses with an emphasis on historic preservation and traditional development patterns. Utilization of the district is intended to foster pedestrian-oriented development that will enhance Downtown Johnstown as a community focal point. It is intended to discourage auto-oriented uses, uses with fleet parking, commercial storage and other uses that would detract from the visual quality and scale of the district. Its goal is to foster appropriate development standards to preserve historic character by promoting the re-use of existing buildings when compatible with the district and the addition of suitable infill development.”

Reviewer Comment: The expansion of this use is consistent with the allowable uses within the VIL COM zoning district. This district allows for a variety of commercial uses including restaurants, retail, and institutional uses. Residential uses are permitted in one through four-family dwellings and dwellings in vertical mixed-use structures. This long-term care / nursing facility use is similar in intensity to other allowable uses within the zoning district and along the Coshocton Street corridor. The zoning district was created in 2013, and the existing facility was constructed in 2020.

EXISTING SITE CONFIGURATION

Figure 3, below, illustrates the existing and proposed site conditions at 383-439 Coshocton Street. The proposed expansion will be to the west of the existing facility near the front of the parcel.

Figure 3 | Existing Site Conditions



VIL COM ZONING DISTRICT DEVELOPMENT STANDARDS

Chapter 1169.04 establishes the zoning district development standards for the VIL COM zoning district. The table and sections below note the base zoning district standards of the VIL COM zoning district.

Category	Requirement
(a) Lot Size - Minimum / Maximum	NA / 0.5 Acres
(b) Lot Width – Minimum	60'
(c) Front Setback – Minimum / Maximum	2ft / 12 ft
(d) Side Setback – Minimum / Maximum	0' / Min 5' combined
(e) Rear Setback – Minimum / Maximum	40' – min abutting residential zoning
(f) Maximum Lot Coverage	80% of total site area
(g) Maximum Building Height	Res – 35', Other – Fire Chief + P&Z

Reviewer Comment: The standards above reflect the quantifiable metrics of the VIL COM district. Please see the comments below regarding these standards.

(a) Lot Size – no subdivision of land is being proposed; however, the existing lots are larger than allowed by the zoning district. Given no subdivision is proposed, the reviewer does not consider this a further non-conformity.

- (b) *Lot Width – the existing lot widths are larger than 60' and are not proposed to change.*
- (c) *Front Setback – The existing site does not conform to the maximum 12' front yard setback. The proposed plan will bring the site into greater conformance with the existing regulations but will not comply with the maximum 12' front yard setback. The existing setback is approximately 181', and the proposed front setback is 97' based on the provided site plan. Please see Recommendation A on page 8 for further information.*
- (d) *Side Setback – The proposed site plan provides a combined minimum setback of 5'.*
- (e) *Rear Setback – No changes to the rear setback are proposed as part of the facility addition.*
- (f) *Lot Coverage – The facility addition, plus the existing facility do not exceed 80% of the total site area.*
- (g) *Building Height – Based on the building elevation documentations provided with the application materials, the height of the addition is 21' 5 ½".*

Chapter 1169.04(h) Parking. A traffic and parking system plan shall be required that details points of ingress and egress into the property, parking areas with the number of parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed as to minimize conflict points between pedestrians and vehicular movements.

Reviewer Comment: No additional parking is proposed, and the existing parking is sufficient based on the parking calculations on the site plan. A total of 90 spaces will be available on site.

The proposed 25' vehicular drive does not provide additional parking or vehicular access to the facility. The reviewer recommends removal unless required to remain per a life-safety recommendations from the fire or building departments.

Chapter 1169.04(i) Outdoor trash systems shall be sufficient to prevent any overflow and screening shall be provided to enclose such containers and hide them from view. Trash systems must be located at the rear of the building to prevent a negative impact on pedestrian travel.

Reviewer Comment: No changes to the waste management areas are proposed, and the existing facilities are located along the rear of the existing building.

Chapter 1169.04 (j) storm drainage and runoff collection shall be sufficient to prevent any standing water.

Reviewer Comment: A new stormwater basin and catchment structures are proposed based on the submitted site plans.

Chapter 1169.04 (k) outdoor storage and display of merchandise on public sidewalks shall be prohibited.

Reviewer Comment: None is proposed.

Chapter 1169.04 (l) sidewalks must be installed where missing.

Reviewer Comment: Sidewalks exist along Coshocton Street and are proposed internally around the facility expansion.

Chapter 1169.04 (m) utilities. During the rehabilitation of a building, all reasonable efforts should be made to relocate existing permanent utility lines to the rear of the building out of view from the street or underground.

Reviewer Comment: An existing sewer line will be relocated as part of the facility construction.

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 structures in the area and will further screen vehicle parking, which aligns with the goals of the zoning district.

- (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 approximately 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, and the existing facility are projected to generate approximately 40 emergency calls per year based on information provided in the application.

- (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 nursing home use is existing on the site. The proposed expansion is providing necessary facilities to accommodate drainage, refuse, potable water and sewer, and the facility will be equipped with a fire suppression system.

- (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 additional beds are not expected to generate any additional or new nuisances or impact the general welfare of the community.

- (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 Coshocton Street and Huntworth Drive.

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

Reviewer Comment: See Recommendation A.

- (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 VIL COM 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 two sites of the proposed expansion have homes that will be demolished along with vegetation and replaced with a new nursing facility and landscaping.

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

Reviewer Comment: Chapter 1169.03 of the Codified Ordinances establishes nursing home as a conditional use. The applicant has requested a CUP as required by the codified ordinances and that is the purpose of this review.

COMPLIANCE WITH CODIFIED ORDINANCES

The site plan submitted with the application does not illustrate some required site elements such as 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

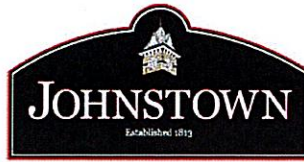
The reviewer does not find any inconsistencies between the requested Conditional Use Permit to expand the existing nursing home use and the adopted comprehensive plan and VIL COM zoning district with the exception of the proposed front yard setback. See Recommendation A below for further information.

Approval of this request to allow the expansion of a nursing home 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:

- (a) A variance be requested to address the proposed setback that does not meet the code maximum. 12' is the maximum, 97' is proposed. The existing facility was approved not in compliance with the zoning regulations. A variance will bring the front setback into conformance and allow expansion of the facility as proposed
- (b) Remove the 25' vehicular drive aisle around the proposed expansion of the nursing facility. The sidewalks should remain to support on-site mobility and accessibility. This aisle may remain if required for life-safety reasons.



PAID

JAN 24 2025

CITY OF JOHNSTOWN

VARIANCE PERMIT APPLICATION: CHAPTER #1133

Application Number: 1-27.5 Date: 1/27/25

FEES:

Number of Certified Letters to Contiguous Property Owners: 3 @ \$ 9.64 Total: \$ 28.92
Newspaper Advertising Fee: \$ 214.93

Base Fee Single Family Residence: \$250

Base Fee All Other Uses: \$ 500 paid

Total Fee Amount: \$ 243.85 Paid: Check # 4882 / Cash: remainder

Applicant: Professional VisionCare Phone: (740) 817 - 2425

Mailing Address: 39 S. Main St. City: Johnstown State: OH Zip: 43031

E-mail Address: zkeesee@ohiovisioncare.com Zoning District: GCC-1

Property Address: 39 S. Main St Johnstown, Ohio

Ordinance(s) the Variance applies to: 1177

Description and nature of Variance request: 2 Signs on the building. One over Main St. entrance, one over Phalen Pl entrance

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. A set of two (2) scale plans and plat showing all dimensions of lot, building and improvements.
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 Variance is proposed or desired and the mailing addresses of all such persons.

Attach your response to the following practical difficulties test questions.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance;
2. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
3. Whether the Variance is substantial;
4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the Variance;
5. That a literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance;
6. Whether the Variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)
7. Whether the property owner purchased the property with knowledge of the zoning restriction;
8. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance, to other lands, structures or buildings in the same district.
9. That the special conditions and circumstances which create the need for a variance do not result from the actions of the applicants;
10. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance;
11. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the Variance.

- "No single factor controls a determination of the practical difficulties test."

*** The undersigned is applying for a Variance 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, refer to Ordinance #1133.

Applicant's Signature:  Date: 1 / 24 / 25

OFFICE USE ONLY:

Date Received in Office: 1 / 24 / 25 By: 

Planning and Zoning Commissioners Hearing Date: 2 / 25 / 25

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

Permit was Denied on Date: _____/_____/_____

Commission Chairperson Signature: x _____

Additional Comments or Requirements:

- 1) We will still be able to operate out of the location without 2 signs, but the second sign above the Phalen Pl. entrance will allow our patients to find our location when coming down Main St. from the intersection with Coshocton St. Also, it will help with recognition from the public parking in downtown Johnstown.
- 2) 39 Main St. is a corner building with 2 entrances on 2 different street fronts which makes us unique when compared to other downtown businesses.
- 3) I do not believe it is substantial
- 4) I do not believe it would alter the character of Downtown Johnstown and will hopefully help our patients in the community locate us. With the sign border already present on the building, I believe putting our wording in it will look better for the building than the area being left blank.
- 5) I do not think this question is applicable to our variance request.
- 6) No government services would be altered.
- 7) We were unaware of the zoning limitation of 1 sign per building when we purchased the property.
- 8) I do not believe this will give us any special privileges.
- 9) We have not made any changes to the exterior of the property. The location of where the second sign will go was present from PNC Bank being at the location.
- 10) In my opinion, there is not an alternative that would look professional other than the proposed sign on Phalen Pl.
- 11) The variance would allow for a second sign and the sign would follow all of the requirements and sign ordinances.

11.00 in

171.98 in

PROFESSIONAL VISIONCARE



Description:

White exterior grade, 1" thick PVC to be painted black.
Stud mount application.
Letters to be 11"h.
VO is: 192"w x 21"h
Artwork to be provided by the client.
To read: Professional Vision Care

Material: pvc

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based. The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received. We cannot accept changes or approvals verbally.

INV. 303648

COST	PROOF #	REVISION DATE	DESIGNER
FREE	1	02/19/25	BH
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

APPROVED

APPROVED WITH NOTED CHANGES

9.50 in

153.27 in

PROFESSIONAL VISIONCARE



Description:

White exterior grade, 1" thick PVC to be painted black.
Stud mount application.
Letters to be 9.5"h
VO is: 168"w x 21"h
Artwork to be provided by the client.
To read: Professional Vision Care

Material:

pvc

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based.
The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout.
The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received.
We cannot accept changes or approvals verbally.

INV. 303648

COST	PROOF #	REVISION DATE	DESIGNER
FREE	1	02/19/25	BH
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

APPROVED

APPROVED WITH NOTED CHANGES

Ad Preview

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that the City of Johnstown Planning & Zoning Commission will hold a public hearing on an application for a Variance to Section 1177.15 of the City Codified Ordinances, on Tuesday, February 25, 2025, commencing at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031

The applicant is seeking a variance to allow deviation from the permitted sign requirements of a maximum of one wall sign per building in the GCC-1 zoning district.

For:

39 South Main Street
Johnstown, Ohio 43031

Auditor Pin #

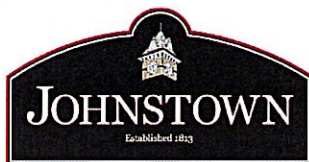
053-177846-00.000

For more information
contact:

Zoning Code Enforcement
Official

(740) 967-3177 x5

NADV, Feb11,18,'25#11017982



AMENDMENT PERMIT APPLICATION: CHAPTER #1137

Application Number: 2-20-20 Date: 1/30/2025

FEES:

Number of Certified Letters to Contiguous Property Owners if applicable: 0 @ \$_____ Total:
\$ N/A

Newspaper Advertising Expense: \$ 126.76 & Applicable acres: NA @ \$10 per acre: \$ NA

Application Fee: \$600

Total Fee Amount: \$ 126.76 Paid: Check # _____ / Cash: _____

(PLEASE PRINT)

Applicant's Name: Mark Kasberg

Phone: (774) 571-5746

Mailing Address: 77 Industrial Park Rd. City: Plymouth State: MA Zip: 02360

E-mail Address: mkasberg@cdf1.com Zoning District: **Light Manufacturing (LM)**

Property Address: 231 Commerce Blvd. Johnstown, Ohio 43031

Business name: Heath Realty Investments, LLC

Applicant's Agent: Ryan Scribner, The Montrose Group, LLC, (740) 248-9352

Description of the property to which Amendment would apply if enacted: **Properties currently zoned Light Manufacturing (LM)**

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description. If applicable. **Not Applicable.**
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property and the mailing addresses of all such persons if applicable. **Not Applicable.**

3. Attach a redline copy of the of the proposed ordinance changes the applicant is requesting for consideration. **Proposed text amendment to Chapter 1159 Light Manufacturing (LM) District attached.**
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.

Amending the Light Manufacturing (LM) zoning text to include Paint and Powder Coatings Manufacturing as a permitted use will support ongoing local and regional economic development efforts to recruit new business to Johnstown. In the Columbus MSA, workers employed in the Paint and Powder Coatings industry make an average annual salary of \$111,059. Successful recruitment of businesses in this sector will diversify the local economy, grow the tax base of Johnstown and provide meaningful new employment opportunities for residents.

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. **Not Applicable.**

**** 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:

Mark E. Kasberg

Date: 01/28/2025

OFFICE USE ONLY:

OFFICE USE ONLY:
Date Received in Office: 1 / 30 / 25 By: JRW

Planning and Zoning Commissioners Hearing Date: 2 / 25 / 25

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

Permit was Denied on Date: ____/____/____

Commission Chairperson Signature: x_____

Additional Comments or Requirements: _____

CHAPTER 1159

Light Manufacturing LM District

1159.01 Purpose.

1159.02 Permitted uses.

1159.03 Additional district development standards.

1159.04 Conditional uses.

CROSS REFERENCES

Purpose of industrial districts - see P. & Z. 1141.02(c)

Supplementary district regulations - see P. & Z. Ch. 1171

Parking space requirements - see P. & Z. 1175.10(e)

Signs - see P. & Z. 1177.06

1159.01 PURPOSE.

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.

1159.02 PERMITTED USES.

In a LM District the following uses are permitted:

- (a) Pottery and Figurines. Using previously pulverized clay and kilns fired only with gas or electricity.
 - (b) Novelties. Including musical instruments, toys, rubber or metal stamps and other small rubber products.
 - (c) Appliances. Electrical and electric appliances, instruments, and devices, television sets, radios, phonographs, electric and neon signs, billboards and other commercial advertising structures, refrigerators and stoves.
 - (d) Light Sheet Metal Products. Including heating and ventilating equipment, cornices, eaves and the like.
 - (e) Grain Elevators and Mills.
 - (f) Paint and Powder Coatings Manufacturing.
- (Ord. 39-2019. Passed 12-19-19.)

1159.03 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of land and buildings are applicable to the LM District:

(Ord. 1983-20. Passed 8-16-83.)

- (a) Lot Requirements.
 - (1) No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these additional district development standards.
 - (2) No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
 - (3) Each lot shall have a front setback of not less than forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
 - (4) Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service

court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall is fireproof and contains no windows, door or other openings, except that a rear setback of forty feet is always required should such LM District lots rear abut any residential lot.

- (5) For permitted and conditional structures there shall be a total side setback of not less than thirty-five feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, doors or other openings, except that a side setback of fifteen feet is always required should such LM District lot's side abut any residential lot.
 - (6) Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ninety percent (90%) of the lot. The remaining ten percent (10%) of the lot shall be landscaped with natural vegetation. (Ord. 16-11. Passed 9-20-11.)
 - (b) Building Requirements. No structure shall exceed forty feet in height.
 - (c) Site Requirements.
 - (1) A traffic and parking system plan shall be required that details point of ingress and egress into the property, parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed as to minimize conflict points between pedestrians and vehicular movements.
 - (2) Outdoor trash systems shall be sufficient to prevent an overflow and screening shall be provided to enclose such containers and hide them from view.
 - (3) Storm drainage and runoff collection shall be sufficient to prevent any standing water.
 - (4) Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore the minimum distance between curb cuts shall be 120 feet except that each lot is permitted a minimum of one curb cut. No curb cut shall be more than thirty-five feet in distance.
- (Ord. 1983-20. Passed 8-16-83.)
- (5) Lots of greater than two and one-half acres shall contain a fire hydrant plan which has been approved by the Johnstown-Monroe Fire District Fire Chief and approval by the Manager.
- (Ord. 1988-17. Passed 9-6-88.)
- (6) Outdoor storage and display of merchandise on public sidewalks shall be prohibited.

(Ord. 1983-20. Passed 8-16-83.)

1159.04 CONDITIONAL USES.

In a LM District the following uses are allowed as conditionally permitted:

- (a) Medical Cannabis Cultivation. Medical Cannabis Cultivations businesses as defined in Section 1121.02(a)(43).
 - (b) Fire Station
 - (c) Police Station
 - (d) Emergency Medical Services
 - (e) Food Products. Bakery goods, candy, light meat packing, sausage making, canning, milk products and the like, excluding fish products, slaughterhouses, sauerkraut, vinegar, yeast and rendering and refining fats or oils.
 - (f) Pharmaceuticals. General pharmaceutical products, cosmetics and toiletries.
 - (g) Products for the following previously prepared products: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planing mills are employed and yarns.
 - (h) Laboratories. Experimental, film or testing laboratories, provided no operations shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
 - (i) Individual, public commercial storage units, provided such units are located only in the boundary area northeast of Pratt Street and Ford Street, with an imaginary straight line at Ford extending to Douglas Street.
 - (j) Medical Cannabis Processing. Medical Cannabis Processing businesses as defined in Section 1121.02(a)(89)
- (Ord. 35-2019. Passed 10-1-19; Ord. 39-2019. Passed 11-19-19; Ord. 43-2019. Passed 2-6-20.; Ord. 17-2020. Passed 7-16-20.)

Ad Preview

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Johnstown Planning and Zoning Commission will hold a public hearing for an amendment to the text of the Light Manufacturing Zoning District Tuesday, February 25, 2025, commencing at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031, regarding:

(a) Applicant is asking the city to change Section 1159.02 of the City of Johnstown Zoning Ordinance (the "Zoning Ordinance") to expand the uses permitted in the LM, Light Manufacturing District to include Paint and Powder Coatings Manufacturing.

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

For more information contact:

Zoning Code Enforcement
Official

(740) 967-3177 x5

NADV,FEB17,'25#11023193

PLANNING STAFF REPORT

APPLICATION #2-20-20 | LM ZONING CODE AMENDMENT REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Trevor Traphagen, AICP (MKSK)

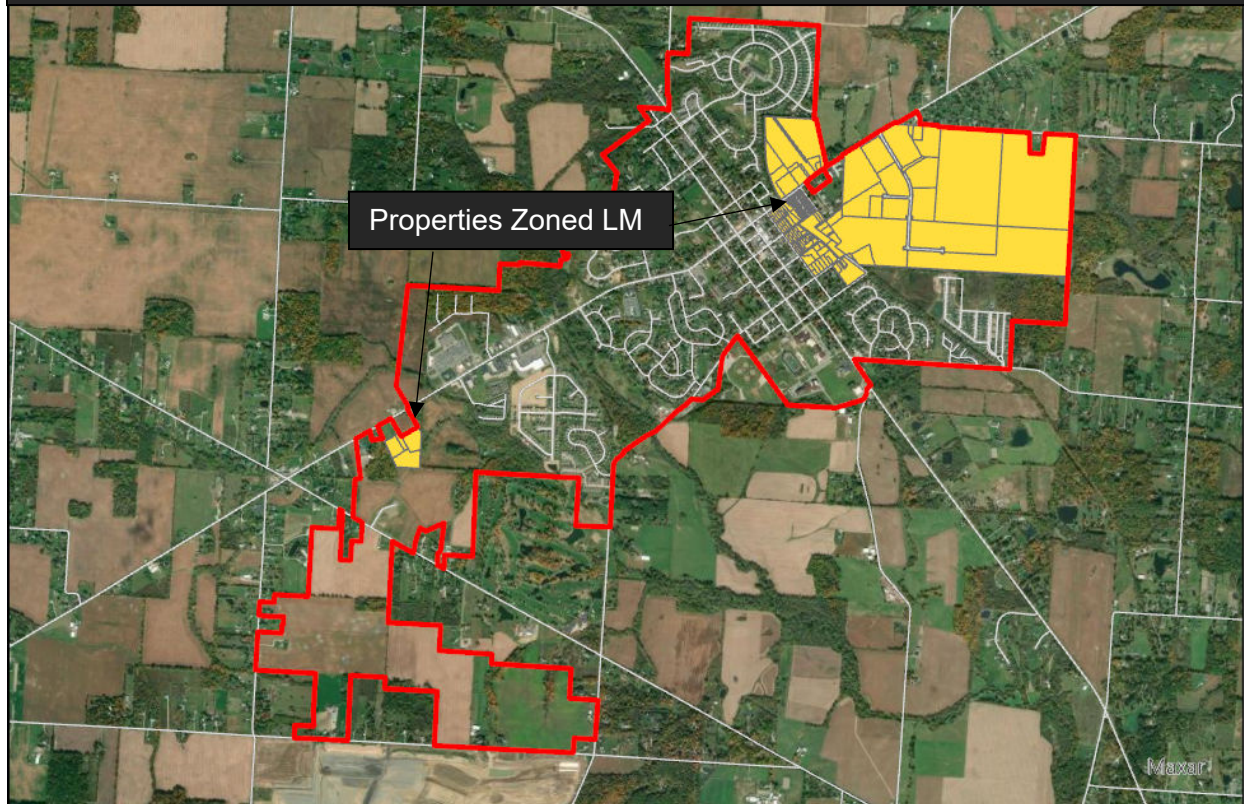
Applicant: Mr. Mark Kasberg

Request: Amend Chapter 1159.02 of the Codified Ordinances of the City of Johnstown to allow Paint and Powder Coatings Manufacturing as a permitted use within the Light Manufacturing (LM) zoning district.

Recommendation: Evaluate the proposed use to make a determination as to if this use is acceptable to the City.

EXISTING LM ZONING LOCATIONS

Figure 1 | Existing LM Zoning Locations



BACKGROUND INFORMATION

The applicant is requesting to amend the existing allowable uses within the Light Manufacturing (LM) zoning district. This change would apply to the entirety of the LM zoning district and, if approved, will expand the allowable uses on all properties within the zoning district. The application identifies 231 Commerce Street as a potential location for this use.

As the submitted application is a request to modify the allowable uses for the entire district, the review in this report is reflective of the proposed text change, not a review of the proposed structures included with the application. The proposed changes, if adopted, will greatly expand the allowable uses within the LM zoning district, which is currently limited to five uses to reflect the “limited” nature of the manufacturing intended to occur within the zoning district.

The total existing land area of the LM zoning district is ±394 acres, with all but ±10 acres located in the northeast quadrant of the City. The 10 acres not located within the Johnstown Industrial Park are located at 915 – 923 Coshocton Street, the current location of Ace Archers and Johnstown Storage and RV, behind the Johnstown Ace Hardware.

COMPREHENSIVE PLAN REVIEW

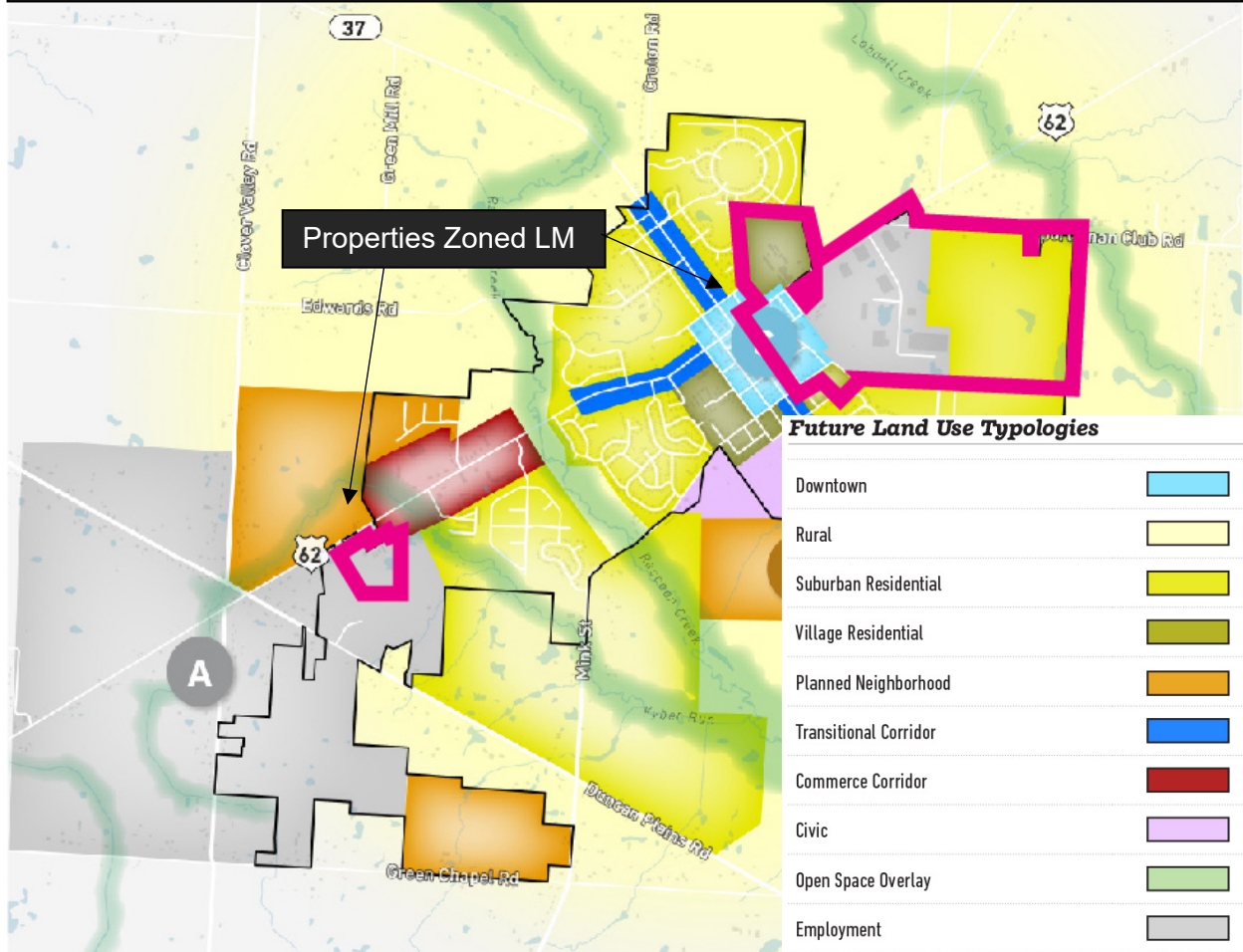
The 2024 comprehensive plan designates the properties currently zoned LM as “Employment”, “Downtown”, and “Suburban Residential”. Figure 2, on the following page, illustrates the 2024 Comprehensive Plan Future Land Use Map. The recently adopted 2024 Comprehensive Plan generally designates the southern area of Johnstown as the focus for locating future employment uses. The area along Commerce Boulevard, the current Johnstown Industrial Park, is designated as Employment, but the parcels to the west are designated Downtown and the parcels to the east are designated Suburban Residential. The descriptions of the Employment, Downtown, and Suburban Residential land uses included in the comprehensive plan state:

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.

The city’s **Downtown** Core is scaled to maintain the city’s village character and experience, with a special focus on creating pedestrian-oriented spaces and buildings. The Downtown Core also provides small to medium-sized commercial spaces to support the city’s small-businesses, shopkeeper community and its local workforce.

Suburban Residential describes the city’s, long-standing residential subdivisions with medium-sized lots, single-family detached homes, and integrated open spaces, parks, and tree canopy coverage throughout neighborhoods. Residential subdivisions include multiple entry and exit points onto main roadways, with sidewalk and trail connectivity encouraged.

Figure 2 | 2024 Comprehensive Plan Future Land Use Map



Reviewer Comment: The 2024 Comprehensive Plan focuses on establishing contemporary large-scale industrial and flex space developments in the southwestern portions of the city. The plan reflects the existing industrial uses along Commerce Boulevard but recommends lower density residential uses for parcels to the east of Commerce Boulevard. The proposed expansion of allowable uses, where the LM zoning is currently applied, does not align with the adopted comprehensive plan based on the existing application of the LM zoning district.

While the general expansion of allowable uses within the LM zoning district is inconsistent with the Downtown, Village Residential, and Suburban Residential land use designations as proposed in the application, conditions for the use could be applied to limit where within the LM zoning district the use may be allowed. Please see the recommendations section for further detail on conditions of the use.

ANALYSIS OF PROPOSED USES

The existing permitted uses within the LM zoning district are limited to select few manufacturing uses to respond to the availability of public utilities, proximity to downtown (generally), and overall scale of the district. The existing allowable uses within the LM zoning district include Pottery and Figurines; Novelties; Appliances; Light Sheet Metal Products, and Grain Elevators and Mills.

The additional permitted uses proposed by the applicant are included in the application for this request and are summarized (as provided to the reviewer), below.

- Paint and Powder Coatings Manufacturing

This use will include the manufacture of paint and powder coating products from raw materials. No specific use criteria were included in the application for this use. The existing site development standards for the LM zoning district (at the time of any future development) will govern any future development if the proposed amendments contained in this application are adopted.

COMPARISON TO OTHER ZONING DISTRICTS

The allowable use included in the proposed amendment to the LM zoning district are permitted within the Planned Development (PD) within the southern portion of the city. While the LM zoning district is limited in allowable uses, the use proposed in the submitted application is generally permissible within Johnstown (within the Johnstown Opportunity PD). A comparison of the proposed allowable uses and the existing allowable uses within the Johnstown Opportunity PD district is below.

<u>USE</u>	<u>PROPOSED LM AMENDMENT</u>	<u>JOHNSTOWN OPPORTUNITY PD</u>
Manufacturing (of a variety of food, textile, clothing, equipment, automobile parts, appliances, plastic products, etc)	Permitted	Permitted

CODE AMENDMENT CRITERIA FOR REVIEW

Chapter 1137.06 of the Codified Ordinances establishes five review criteria that shall be considered as part of an application to amend the code. A review of these criterion is below:

- (a) Relationship of the amendment to the public health, safety, and general welfare.

Reviewer Comment: The use proposed in the application is allowed elsewhere (albeit under different use categories) in the city and is not considered to be a threat to public health or safety.

The impacts to general welfare are more difficult to quantify based on the information provided with the application. The proposed changes will impact a total of 175 parcels totaling more than 390 acres ($\pm 17\%$ of the land area within the city). The proposed allowable use has the potential to increase water and sewer demand on the city – expected demand was not provided to the reviewer. The expected delivery traffic from the facility is expected to range from approximately 31 trucks in 2025 up to 597 trucks in 2030. See subsection (c) for further review of transportation.

- (b) Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area.

Reviewer Comment: The use proposed in the submitted application is similar to uses permitted in other zoning districts within Johnstown. The boundaries of the LM zoning district would not change as part of this amendment, if adopted.

There are no small area plans, or other area specific plans for the areas currently zoned LM. The proposed amendment was evaluated for compliance with the adopted Comprehensive Plan. Generally, the areas designated for “employment” focused uses are the parcels adjacent to Commerce Boulevard, and the area near the intersection of US 62 and Duncan Plains Road. Portions of the areas currently zoned LM are within the “downtown” and “suburban residential” land use character areas. Continued expansion of industrial uses within the downtown and suburban residential character areas is considered inconsistent with the comprehensive plan. Adoption of the proposed amendment, as presented, has the potential to allow industrial uses in areas intended to be focused on residential uses or pedestrian-focused environments.

- (c) Effects of the proposed amendment on access and traffic flow.

Reviewer Comment: The reviewer is unable to provide an in-depth analysis of access and traffic flow but was provided some information related to deliveries as part of this application. The estimates for delivery vehicles range from 31 trucks in 2025 up to 597 trucks in 2030. In 2030, this would yield a daily volume of trucks in 2030 to be 2.2 trucks per day (assuming a Monday – Friday three-shift operation). This would be less if the facility operations continuously / on the weekends. Based on the existing transportation infrastructure, the addition of two additional truck movements, plus expected employees is not anticipated to cause traffic issues. The number of employees were not provided as part of the application, therefore the reviewer cannot comment on the number of employee trips.

- (d) The relationship of topography to use intended or to its implications.

Reviewer Comment: The topography of the existing areas zoned LM are not inherently problematic to the development of the proposed uses. The areas are generally flat with some slight rolling topography changes.

- (e) Relationship of the proposed use to the adequacy of available services and to general expansion plans.

Reviewer Comment: The projected increase in utility demand was not provided with this application, however, the proposed use is intended to occupy an existing building along Commerce Boulevard. This area of the city has long been used for a variety of industrial uses and the existing facility was previously used for the assembly of products. The facility is served by water, sewer, and roadways.

CONCLUSION

There is insufficient information with the application materials to make a formal determination as to the potential impacts the proposed amendment may cause as presented. The reviewer is unable to evaluate impacts that may be generated by the adoption of this change to the codified ordinances as the proposed amendment is currently written.

The reviewer recommends the following conditions be placed on this use if the City desires to amend the allowable uses within the LM zoning district. These use conditions are intended to be applied to the use by-right, meaning no Conditional Use Permit (CUP) is required. The reviewer recommends the language below be adopted if that is the desire of the city.

- (f) Paint and Powder Coatings Manufacturing.
 - (1) This use shall be located on a parcel of not less than 15 acres in area.
 - (2) Any outdoor storage shall be located behind the front plane of the building, and shall be screened by an opaque fence or wall
 - (3) No portion of the facility, associated storage areas, or any circulation and parking areas shall be a minimum of one-hundred (100) feet from any property line abutting an adjacent residential use
 - (4) All activities related to manufacture and packaging of materials shall be conducted within an enclosed facility. Goods may be stored outdoors in designated areas meeting the requirements of subsection (2) above.