Planning & Zoning Commission Meeting
Tuesday, March 11, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
   a. February 25, 2025
6. Application #12-23-20 Variance for setback; 383-439 W. Coshocton St.
   a. Application
7. Application # 2-18-5 Variance; 68 S. Main Street
   a. Application
8. Application # 12-17-50 Lot Split; 68 S. Main Street
   a. Application & Staff Report
9. Other Business
10. Adjourn

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

1. Call to Order

   Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for February 25, 2025 at 6:35 p.m.

2. Roll Call

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

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

   Public present - Brian Bauer, Byan Scribner, Scott Bickley, Zak Keesee

3. Pledge of Allegiance

4. Public Comment on items not on the agenda

   No comments

5. Approval of Minutes

   a. January 28, 2025

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

   Passed 4 - 0

   b. February 11, 2025

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

   Passed 3 - 0

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

   a. Application & Staff Report

   ACTION: Steve Dyer moved to remove from the table; Kyle Cook seconded and all were in favor.
   AYES: Steve Dyer, Kristen Hurst, Kyle Cook, Mark Zolendziewski
   NOES: None
   ABSTAIN: None

DRAFT

Passed 4 - 0

Trevor Traphagen highlighted items in the staff report reviewed at the last meeting. Sean Staneart reviewed additional conditions he would recommend and answered board member questions. Brian Bauer and Scott Bickley attended. As requested, the applicant has submitted the letter from the Fire Department as well as the lighting and landscape plans and has applied for the variance on setback as recommended. Mr. Bauer said they do not have a preference for the fire lane surface but the Fire Department was very concerned about it being grass covered because of significant changes in grade around the building. Board members complimented the landscape plan and addressed a few questions on the lighting plan. Sean Staneart said that he has had conversations on his recommended conditions with Mr. Bickley over the last week, the only one he had not come to a conclusion on was the traffic study, but after consulting city engineers, he would request one as a cautionary provision. He said they don't feel like an additional lane would be warranted but need statistical data to support that. He noted that they will actually be removing three curb cuts on US 62 and filtering them into one, an added bonus which will probably improve safety specifically on that hillside, however, out of an abundance of caution for the city, we will do our due diligence. He said they also discussed payments in lieu of work; they proposed $50,000 for the sanitary and $24,000 for curb installation, countering to $30,000. This would be a one-time payment that they would be responsible to make to the city and that would absolve them from any further responsibility for the project. The board asked the applicant if they had any concerns with the conditions, Mr. Bickley said the only concerns they would probably have would be the monetary values, ultimately, what check would they have to write. He said the $50,000 is about what it would cost to put a brand new sewer in, so in his eyes that is a little high for maintenance on something that has a lifespan of fifty years. Sean Staneart said that was fair, staff discussion on conditions wording to leave amounts out for now, Mr. Staneart said they could almost wrap most of the conditions into a developer's agreement with the city. Mr. Traphagen said to save legal fees he would just list the conditions.

Mr. Staneart read the conditions:

1. Conditional upon variance approval at a follow up Planning & Zoning meeting, to be approved no later than sixty days.
2. If the drive isle can be removed, the CUP would still be granted with an alternative site plan removing it.
3. Should a traffic study conclude a turn lane is necessary, one shall be added by the property owner, or a payment in lieu of can be agreed upon by staff and developer.
4. Conditioned upon the property owner giving road frontage for the addition of a turn lane and right of way, appropriate footage of right of way needed to accommodate the turn lane, to be agreed upon by staff and developer.
5. Conditioned upon an agreement for a tie-in for a storm water outlet, to be approved by the city engineer.
6. Conditioned upon the payment in lieu of improvements, to be paid to the city in an amount agreed upon by staff.
7. A one-time payment of a determined sum for the increased infrastructure needs for the sanitary sewer, to be agreed upon by staff and the applicant.

ACTION:	Steve Dyer moved to approve this permit application with granting a waiver to accommodate the ninety-seven foot setback and the listed conditions; Kyle Cook seconded and the vote was as follows:
AYES:	Steve Dyer, Kyle Cook, Mark Zolendziewski, Kristen Hurst
NOES:	None
ABSTAIN:	None

Passed 4 - 0

7. Application # 1-27-5 Variance; 39 S. Main Street - Sign

a. Application

Sean Staneart provided examples of other applicants who have had variances approved for additional wall signs; Chase Bank applied for three wall signs, the board approved two, Huntington Bank was also afforded the same variance. Mr. Staneart said this applicant is requesting a similar variance, albeit in a different zoning district, but they are starting to see a pattern, and with that, he thinks it relevant that they have a discussion at some point to possibly change the code. Consideration given in the past was that the business was on two roadways. Two signs were also approved for B&T insurance.

Zack Keesy with Professional Vision Care was present for the application and said they were applying to have two wall signs, on the Main Street side and the Phalen Place side. He said they have a lot of patients who come in from the US 62 and SR 37 intersection and right now that side is blank, they cannot see the Main Street sign, they would like to have the visibility.

Public Hearing; there were no comments offered.

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

Passed 4 - 0

8. Application # 2-20-20 Zoning Ordinance Amendment Light Manufacturing

a. Application & Staff Report

Trevor Traphagen said this is a request to change the LM zoning code, the city went through one of these last year for a much more broad set of uses, the difference between that request and this one is that this request is for one specific use. He highlighted items in his staff report provided in the packet. He pointed out that the use being proposed would also be allowed in the Johnstown PD district near Intel. When going through the criteria for review, he did not see anything major that would cause issues for the city, the applicant provided data related to traffic and trucks, there is no massive flux of vehicular traffic based on the application. Mr. Traphagen said that while he did not have any overt concerns about the use itself, he has recommended several conditions with this permitted use as follows:

(a) 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 closer than 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.

Sean Staneart added that the applicant provided the employee count, they will have forty-eight employees spread over three shifts in 2030, which is not overly aggressive for traffic in that area. Mr. Staneart said they also looked at water needs to ensure it wouldn't impact the city negatively, that came in at four hundred forty gallons per day, that would not strain us in any way. He said they are not looking at this as a specific applicant, they are looking at this as a broad permitted use allowed throughout the LM district, another applicant wanting to have the same use would be allowed to without coming to the Planning Commission.

Kyle Cook asked if there were any provisions surrounding filtration of air and/or water runoff, being that this is chemicals and paint. Sean Staneart said that no additional impervious surface is being created, and they would have to follow the same engineering guidelines set forth through our Title 13 permits associated with Ohio EPA standards for ground water runoff. On the sanitary side, and is this going to impact city sanitary drains for our treatment facility, Mr. Staneart said that the city has the means to require pre-treatment or other monitoring if necessary. Trevor Traphagen said that his recommendation is to let the State EPA and Federal Government do what their services are designed to do and protect us from pollutants, he would be hesitant to recommend any conditions regarding this. Sean Staneart added that the city does have a provision for noxious odor, if there were a violation, they would need to take corrective action with filtration.

Sean Staneart added that allowing the permitted use will be a recommendation to council and they will make the ultimate decision. Some discussion on the Comprehensive Plan, Trevor Traphagen said he thinks overall in this case, in terms of expanding this allowable use within the zoning district is generally within the spirit of the LM zoning district and the Comprehensive Plan because it is reusing an industrial property that really won't be used for anything other than industrial. Kristen Hurst asked about the estimates given for traffic, employment and water use, she asked if there was anything holding them to those numbers. Sean Staneart said that from a qualifying standpoint, the applicant submitted for some tax consideration, those are usually tied to some employment numbers, so because the State of Ohio has received submittals, he has to believe there is accuracy to them, they have incentives tied to it.

Ryan Scribner with the Montrose group was present as an agent of the property owner who is the applicant. He said they are an economic development consulting firm who has engagement with One Columbus. He said this has been a competitive, multi-state site search to see where this company was going to make their investment, and when they started to zero in on this building, this location and this community, they realized their use was not permitted in the existing zoning code and the remedy is the application being presented. Mr. Scribner said the permitted use conditions make sense to him entirely, he recognizes they are asking for a change to the text, it is not about a specific site or a building and the city has to protect itself from unintended consequences. Kristen Hurst said they are very deliberate about not opening it up hugely with the intention of not wanting tons of traffic in that area. Ms. Hurst asked if staff had a projection of what the income tax would be from the business and how it compared to other buildings of comparable size. Mr. Staneart said with forty-eight employees, median hourly wage is $35, this is higher than a lot of the industries that are located out there and significantly higher than what was there before.

Public Hearing; no comments offered.

Staff report recommended conditions:

ACTION: Mark Zolendziewski moved to recommend to council that the amendment be granted with the conditions listed; Kristen Hurst seconded and the vote was as follows:
AYES: Mark Zolendziewski, Kristen Hurst, Steve Dyer, Kyle Cook
NOES: None
ABSTAIN: None

Passed 4 - 0

9. Other Business

1. Discussion on removing uses from the Light Manufacturing (LM) zoning district text that are outdated. Trevor said he will take a look at the code and provide recommendations on language. Agreement not to add anything until it is a need on a case-by-case basis.
2. Kyle Cook mentioned the rezoning of the small portions of LM; Trevor said he thinks it is important to get council's buy in on it, he fully supports it and thinks it is a good idea, they could make a recommendation to council. Trevor said he thinks they could put conditions on a lot of the uses already allowed, similar to what was just done. Anyone with an existing use could continue, would just become legal non-conforming, if the use stopped, they would not be able to pick it back up. Trevor said he could write some language and they can discuss further. A great way to start is to look at what we have, pull out what they don't want and if needed, replace it with more contemporary verbiage.

ACTION: Kyle Cook moved to recommend a review of the LM zoning district uses; Steve Dyer seconded and the vote was as follows:
AYES: Kyle Cook, Mark Zolendziewski, Steve Dyer, Kristen Hurst
NOES: None
ABSTAIN: None

Passed 4 - 0

10. Adjourn

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

Passed 4 - 0

The meeting adjourned at 7:56 pm.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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

PAID
FEB 26 2025
CITY OF JOHNSTOWN

VARIANCE PERMIT APPLICATION: CHAPTER #1133

Application Number: 2-24-40 Date: 2 / 12 / 2025

FEES:

Number of Certified Letters to Contiguous Property Owners: 28 @ $ 9.64 Total: $ 269.92
Newspaper Advertising Fee: $ 201.87

Base Fee Single Family Residence: $250
Base Fee All Other Uses: $500 -

Total Fee Amount: $ 971.79 Paid: Check # _____ / Cash: _____

Applicant: Johnstown Health Realty, LLC Phone: (440) 793 - 0200

Mailing Address: 25000 Country Club Blvd Ste 255 City: North Olmsted State: OH Zip: 44070

E-mail Address: sbickley@envdesigngroup.com Zoning District: VC - Vil-Comm.

Property Address: 431 & 439 W. Coshocton Street Johnstown, Ohio

Ordinance(s) the Variance applies to: 1169.04(C) Front Yard

Description and nature of Variance request: Request variance for the maximum setback for the front yard from 12 feet to 98'. This will allow the building to sit back in accordance to the existing facility.

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 #1433.*

Applicant's Signature: _____ *Date:* 2 / 12 / 2025

OFFICE USE ONLY:

Date Received in Office: 2 / 18 / 25 By: J. Wymer

Planning and Zoning Commissioners Hearing Date: 3 / 11 / 25

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

Permit was Denied on Date: _____/_____/_____

Commission Chairperson Signature: x_____

Additional Comments or Requirements:

_____

Environmental Design Group
The community impact people.

Corporate:
450 Grant St. Akron, OH 44311
Cleveland | Columbus
Newark | Mason

800.835.1390
envdesigngroup.com

February 12, 2025

City of Johnstown
599 Main Street
Johnstown, Ohio 43031

RE: Johnstown Pointe Addition
Variance Application

Dear City of Johnstown,

We are requesting a variance to the front setback for the Johnstown Pointe Addition. Variance would be to adjust the maximum building setback as outlined in Ordinance 1169.04 (c) from 12 feet to 100 feet.

The following address the test questions within the application:

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*;
   Variance would allow the building to sit further away from the road, without the variance the project would not develop.
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;*
   Existing facility was granted a front setback variance previously.
3. *Whether the Variance is substantial*;
   It is substantial in distance from 12 feet to 100 feet; however it is not uncommon as the a greater variance was granted for the existing facility.
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*;
   Property abuts residential properties which has the front setback further back. Having the setback further would be more harmonious with the neighboring parcels.
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*;
   Provisions would not deprive the applicant of rights associated with district.
6. *Whether the Variance would adversely affect the delivery of government services (e.g.. water. sewer. garbage*)
   Variance would not adversely affect delivery of services.
7. *Whether the property owner purchased the property with knowledge of the zoning restriction*;
   Owner understood the setback, however the existing facility was granted similar variance.
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.*
   No special privilege would be created with this variance.
9. *That the special conditions and circumstances which create the need for a variance do not result from the actions of the applicants*;

Environmental Design Group
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The need for a variance would match what was previously approved for the existing facility which this building would tie to.

10. *Whether the property owner's predicament feasibly can be obviated through some method other than a Variance*;
    Only option to avoid the variance would be to redesign the building and move it next to the road. With this being a care facility and of one that would be similar make up of a home structure, would be best served away from the highly traveled roadway to provide less distractions for the anticipated residents.
11. *Whether the spirit and intent of the Code would be observed and substantial justice done by granting the Variance*.
    The spirit and intent of the code would allow the project to fit within the neighborhood sitting back from the road.

Sincerely,

Scott Bickley, PE
sbickley@envdesigngroup.com I 330-239-8920
Senior Project Manager

Ad Preview

NOTICE OF PUBLIC HEARING

The City of Johnstown Planning & Zoning Commission will hold a public hearing on an application for a Variance to Section 1169.04 (c) of the City Codified Ordinances, on Tuesday, March 11, 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 required front yard setback in the Village Commercial zoning district.

For:

Auditor Pin #'s

053-177564-00.000

053-180666-00.000

053-179388-00.000

For more information contact:

Zoning Code Enforcement Official

(740) 967-3177 x5

NADV,2/25,3/4/25#11058437

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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

VARIANCE PERMIT APPLICATION: CHAPTER #1133

Application Number: 2-18-5 Date: ____/____/____

FEES:

Number of Certified Letters to Contiguous Property Owners: ___@ $_____ Total: $_____
Newspaper Advertising Fee: $_____

Base Fee Single Family Residence: $250
Base Fee All Other Uses: $500

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

Applicant: Ghost Town Property LLC Phone: (740) 817-3474

Mailing Address: 49 S Main St. City: Johnstown State: OH Zip: 43031

E-mail Address: dennis@crowworks.com jsoppet@johnstontitle.com Zoning District: GCC1

Property Address: 68 S Main Street Johnstown, Ohio

Ordinance(s) the Variance applies to: 1155.04 (a)(4), 1155.04(a)(6)

Description and nature of Variance request: Exceptions to the provisions of 1155.04, including sections (a)(4) and (a)(6) (a)3 (c)2

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:* 01 / 31 / 2025

OFFICE USE ONLY:

Date Received in Office: _____/_____/_____By: _____

Planning and Zoning Commissioners Hearing Date: _____/_____/_____

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

Permit was Denied on Date: _____/_____/_____

Commission Chairperson Signature: x_____

Additional Comments or Requirements:

_____

Variance Permit Application – Supplemental Attachements

Item 3. It would be difficult to make beneficial use of parcel 053-177612-00.000 without the variance.

Item 4. No

Item 5. Yes. It would be difficult to make beneficial use of parcel 053-177612-00.000 without the variance.

Item 6. No

Item 7. No

Item 8. No, will not.

Item 9. The current lot lines are a result of historical transfers and do not reflect the current layout of the property.

Item 10. No

Item 11. Yes

Item # 1

Plat of Survey

City of Johnstown
Part of Renumbered
Lots 76 & 77
(Plat Vol. 2 Page 456 and 457)
Part of Inlot 6 in the
3rd Range of Inlots
(Plat Vol. 2 Page 88)
Licking County, Ohio

SURVEYED FOR: Ghost Town Properties, LLC

REFERENCES:

Deeds as shown

Surveys by	Scott England	dated 2/2/21
	Kevin Beachy	dated 10/20/16
	John Jeffrey Raab	dated 5/5/11
	Caleb Galbraith	dated 9/14/21

Basis of Bearings are from the north line Right of Way line of Pratt St. (33') per Instr. No. 202110070030638, which is an assumed meridian for angular calculations only.

0 30 60

Scale 1"=30'

- Drill Hole Set
- Capped Pin Found "Galbraith"
- Capped Pin Set "Galbraith"
- Drill Hole Found
- 3/4" Pipe Found
- Mag Nail Found
- R.R. Spk. Found
- Point

STATE OF OHIO
CALEB JEROME GALBRAITH
S-8703
REGISTERED PROFESSIONAL SURVEYOR

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: Dec. 13, 2024
Job ID: 17924

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

PIONEER SURVEYING & SERVICES, LLC

Plat of Survey

City of Johnstown
Part of Renumbered
Lots 76 & 77
(Plat Vol. 2 Page 456 and 457)
Part of Inlot 6 in the
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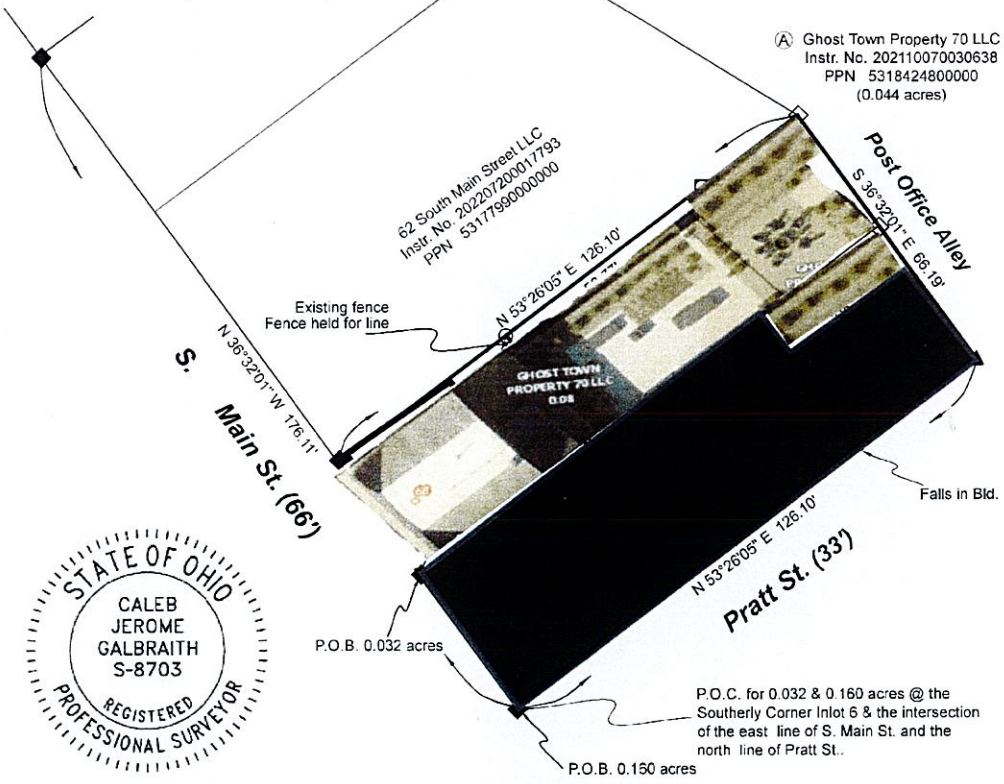

STATE OF OHIO
CALEB
JEROME
GALBRAITH
S-8703
REGISTERED
PROFESSIONAL SURVEYOR

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: Dec. 13, 2024
Job ID: 17924

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

PIONEER SURVEYING & SERVICES, LLC

Survey

Plat of Survey

City of Johnstown
Part of Renumbered
Lots 76 & 77
(Plat Vol. 2 Page 456 and 457)
Part of Inlot 6 in the
3rd Range of Inlots
(Plat Vol. 2 Page 88)
Licking County, Ohio

SURVEYED FOR: Ghost Town Properties, LLC

REFERENCES:

Deeds as shown

Surveys by		
	Scott England	dated 2/2/21
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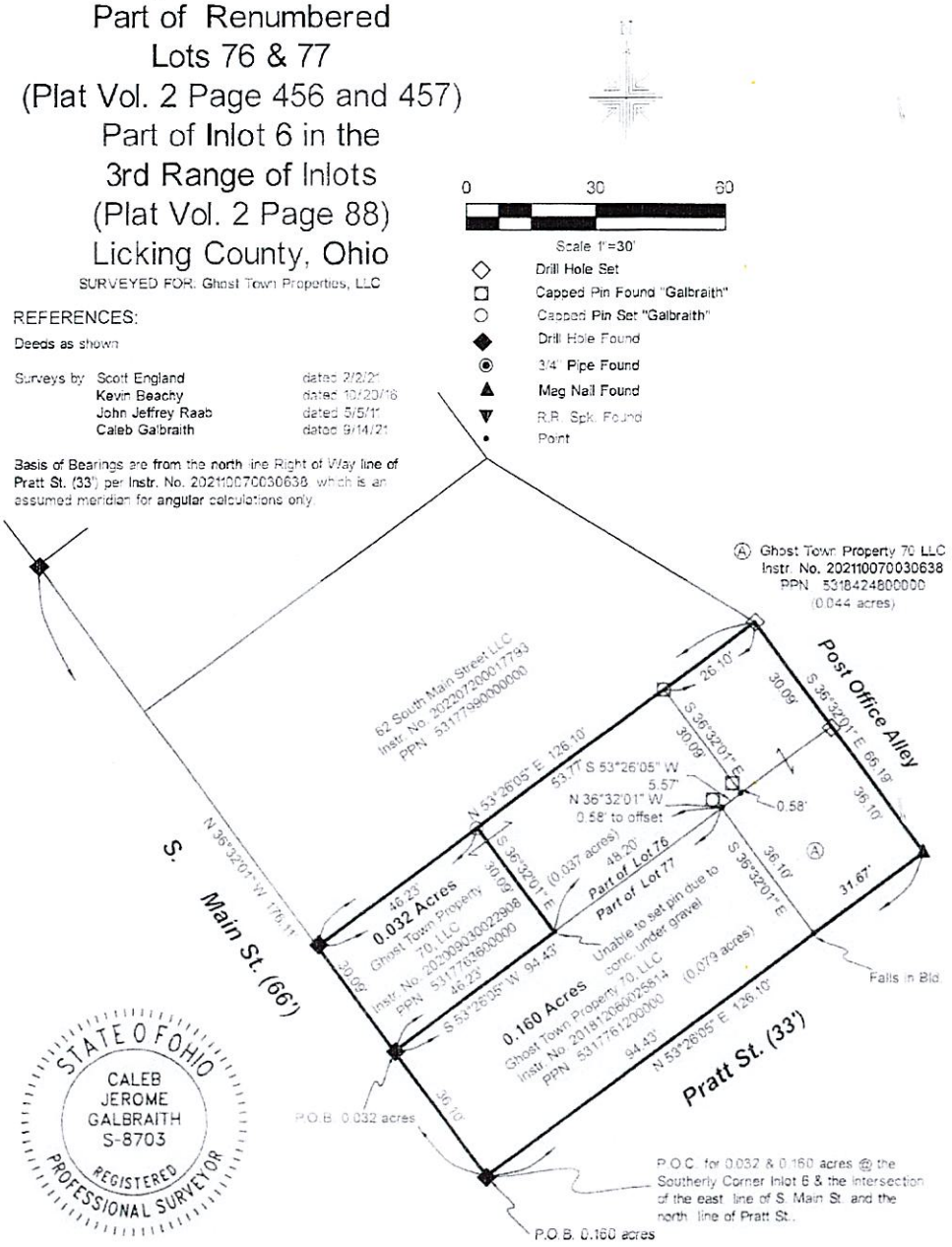
	Caleb Galbraith	dated 9/14/21

Basis of Bearings are from the north line Right of Way line of Pratt St. (33') per Instr. No. 202110070030638 which is an assumed meridian for angular calculations only.



STATE OF OHIO
CALEB
JEROME
GALBRAITH
S-8703
REGISTERED
PROFESSIONAL SURVEYOR

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: Dec. 13, 2024
Job ID: 17924

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

PIONEER

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED ☐ CONDITIONAL ☒
APPROVED BY: BS
DATE: 12/20/24
* Needs split Approval

PIONEER

Address: 5434 TR 377, Millersburg, OH 44654 Phone: 330.231.0497

Description: **0.032 Acres**

Being part of The City of Johnstown, and being part of Inlot 6 in the Third Range of Inlots in the City of Johnstown (Plat Vol. 2 Page 88) and part of the renumbered Lot 76 of The City of Johnstown(Plat Vol. 2 Page 456 and 457"), Licking County, Ohio, also known as part of the lands conveyed to Ghost Town Property 70, LLC in Instr. No. 202009030022908 (PPN 5317763600000).

Described as follows:

Commencing at a drill hole found marking the Southerly Corner of Inlot 6 at the intersection of the east line of S. Main St. and the north line of Pratt St., thence N 36 degrees 32'01" E a distance of 36.10 feet along the east line of said Main St. to a drill hole found being the TRUE PLACE OF BEGINNING;

Thence with the following **FOUR(4) COURSES**:

1. **N 36 degrees 32'01" W a distance of 30.09 feet** along the east line of said Main St. to a drill hole found;
2. **N 53 degrees 26'05" E a distance of 46.23 feet** along the south line of 62 South Main Street LLC (Instr. No. 202207200017793) to an iron pin set;
3. **S 36 degrees 32'01" E a distance of 30.09 feet** through the lands of said Ghost Town Properties 70, LLC to a point;
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This parcel contains 0.032 acres and is subject to all highways, easements, and restrictions of record.

Basis of Bearings are from the north line Right of Way line of Pratt St. (33') per Instr. No. 202110070030638, which is an assumed meridian for angular calculations only.

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on Dec. 13, 2024.

STATE OF OHIO
CALEB
JEROME
GALBRAITH
S-8703
REGISTERED
PROFESSIONAL SURVEYOR

ITEM #2

Parcel	Property Address	Owner	Mailing Address
053-177732-00.000	78-82 S MAIN ST	JOHN P & LAURA M POSTLEWAITE	8853 Windy Hollow Road, Johnstown, OH 43031
053-184116-00.000	30/32 W PRATT ST	SAUNDRA ASHBROOK	127 S Oregon Street, Johnstown, OH 43031
053-177990-00.000	62 S MAIN ST	62 SOUTH MAIN STREET LLC	1182 S FRONT ST, COLUMBUSOH,43206
053-178026-00.000	67 S MAIN ST	MASON EQUITY GROUP LLC	PO BOX 333, MARION OH, 43301
053-177768-00.000	73 S MAIN ST	SUNSET 85 PROPERTIES LLC	78 S MAIN ST, JOHNSTOWNOH,43031

Ad Preview

NOTICE OF PUBLIC HEARING

Johnstown Planning & Zoning Commission will hold a public hearing on an application for a Variance to Section 1155.04 (a)(4) & (6) of the City Codified Ordinances, on Tuesday, March 11, 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 required rear setback and lot coverage percentage in the GCC-1 zoning district.

For:
68 S. Main Street
Johnstown, Ohio 43031
Auditor Pin #
053-177636-00.000
For more information contact:
Zoning Code Enforcement Official
(740) 967-3177 x5
NADV,2/25,3/4/25#11053627

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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

Preliminary Plat, Final Plat, Re-Plat, Lot Split Application

Application Number: 12-17-50

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

1. Applicant Name (print): Caleb Galbraith
2. Phone: 330-231-0497
3. E-mail address: caleb@pioneersurveyingandservices.com
4. Property Owner (if different from applicant): Dennis Blankmeyer
5. Property Address: 68 S Main St. Johnstown, Ohio
6. Zoning District: GCC-1
7. Name of Subdivision (only for plats):
8. Size of Subdivision (only for plats):
9. Number of Proposed Lots: 1

10. Application for:	
☐ Preliminary Plat	☐ Final Plat
☐ Re-Plat	☑ Lot Split

In addition, the following items must accompany this application:

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

The following section only required for lot split applications:

****

To be completed by surveyor Date of survey: 11/29/24

Parcel information: Township: n/a Area of parcel: 0.032

Street name:

S Main St. Frontage: 30.04 Depth: 46.23

Is any part of the parcel in a flood hazard zone? Yes: ____ No: ✓

Distance of nearest driveway from. North: n/a East property line: n/a

Distance of nearest driveway from. South: n/a West property line: n/a

Surveyor, print name:

Caleb Colbath Signature:

****

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

Applicant's signature: Date: 11 / 29 / 24

Office use only	
Date application received: 12 / 17 / 2024 By: T. Wymer	
Fees Due: 12 / 17 / 24	Check/Cash: Date paid:
Date of P&Z Commission Hearing: 1 / 16 / 2025	
Date Permit approved or denied: / /	
Commission Chairperson Signature:	
Additional Comments:	

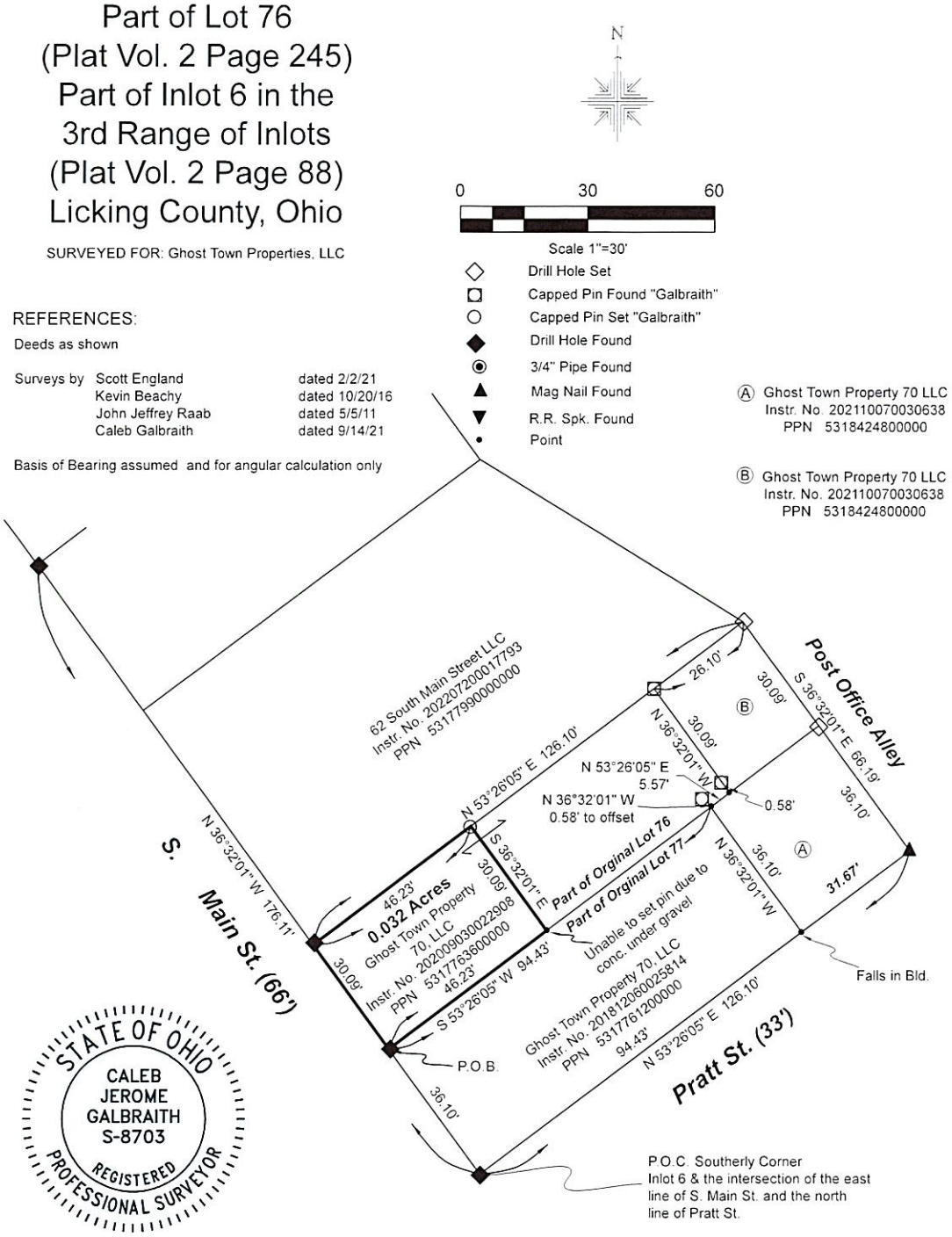
Fees

Preliminary Plat:	$1,500 + $100 per lot for single family $750 + $50 per acre or partial acre for non-single family
Final Plat:	$2,000 + $100 per lot for single family $1,000 + $50 per acre or partial acre for non-single-family
Re-Plat:	$300 plus cost of postage and advertising
Lot Split:	$100 plus $50 per new lot created by lot split

Plat of Survey

Village of Johnstown
Part of Lot 76
(Plat Vol. 2 Page 245)
Part of Inlot 6 in the
3rd Range of Inlots
(Plat Vol. 2 Page 88)
Licking County, Ohio

SURVEYED FOR: Ghost Town Properties, LLC



REFERENCES:

Deeds as shown

Surveys by	Scott England	dated 2/2/21
	Kevin Beachy	dated 10/20/16
	John Jeffrey Raab	dated 5/5/11
	Caleb Galbraith	dated 9/14/21

Basis of Bearing assumed and for angular calculation only

STATE OF OHIO
CALEB
JEROME
GALBRAITH
S-8703
REGISTERED
PROFESSIONAL SURVEYOR

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: November 6, 2024
Job ID: 17924

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

PIONEER SURVEYING & SERVICES, LLC

PRE-APPROVAL
LICKING COUNTY ENGINEER

APPROVED ☐ CONDITIONAL ☒

APPROVED BY: BS

DATE: 12/20/24

* Needs split Approval

PIONEER SURVEYING & SERVICES, LLC

Address: 5434 TR 377, Millersburg, OH 44654 Phone: 330.231.0497

Description: 0.032 Acres

Being part of The City of Johnstown, and being part of Inlot 6 in the Third Range of Inlots in the City of Johnstown (Plat Vol. 2 Page 88) and part of the renumbered Lot 76 of The City of Johnstown(Plat Vol. 2 Page 456 and 457"), Licking County, Ohio, also known as part of the lands conveyed to Ghost Town Property 70, LLC in Instr. No. 202009030022908 (PPN 5317763600000).

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STATE OF OHIO
CALEB JEROME GALBRAITH S-8703
REGISTERED PROFESSIONAL SURVEYOR

PLANNING STAFF REPORT

LOT SPLIT

INTRODUCTION

To:	Planning and Zoning Commission & City Council
Reviewer:	Trevor Traphagen, AICP (MKSK)
Applicant:	Caleb Galbrath
Request:	To split the existing lot at 68 S Main Street into two lots.
Recommendation:	Do not approve the lot split request.

GCC-1 ZONING DISTRICT DEVELOPMENT STANDARDS

Chapter 1155.04 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
(b) Lot Width – Minimum	NA
(c) Front Setback – Minimum / Maximum	15 ft
(d) Side Setback – Minimum / Maximum	15’ one side / Min 30’ combined
(e) Rear Setback – Minimum / Maximum	25’
(f) Maximum Lot Coverage	65% of total site area

Reviewer Comment: The standards above reflect the quantifiable metrics of the GCC-1 district. Please see the comments below regarding these standards.

(a) Lot Size – no minimum lot size is required as part of GCC-1 except to meet all other applicable regulations.

(b) Lot Width – no minimum lot width is required as part of GCC-1 except to meet all applicable side setbacks and landscape requirements.

(c) Front Setback – The existing structure encroaches into the required 15’ front yard setback. No change would occur as part of this lot split.

(d) Side Setback – The existing facility built to the adjacent structures and the site does not provide the required side yard setbacks. No change would occur as part of this lot split.

(e) Rear Setback – The proposed lot split would eliminate the rear yard of the property. The proposed lot is 46.23’ in depth, which is approximately the same depth as the existing building. This would create an additional non-conformity and should not be approved.

(f) Lot Coverage – If the lot split occurs as proposed the lot would be 100% covered by the existing building.

CONCLUSION

The reviewer does not recommend approval of this proposed lot split. The lot split, as proposed, will create a parcel that does not meet several zoning standards of the GCC-1 zoning district.

If approved, this lot split will create encroachments into the rear yard setback, and allow this lot to be 100% covered in impervious surface, both of which do not comply with Section 1155.04(a)(4) and 1155.04(a)(6).

February 2025 Zoning Inspector Summary

- Total new homes permitted this month: (4)

- Total of all permit applications received: (31)

- **Applications:**

  1. Zoning Certificates: (7)
  2. Curb cut, Certificate of Occupancy (CoO), Sidewalk: (4)
  3. Certificate of Appropriateness (CoA): (7)
  4. Fence: (4)
  5. Decks: (0)
  6. Shed: (1)
  7. Signs: (3)
  8. Pool: (1)
  9. Variance: (2)
  10. Zoning Map Amendment: (1)
  11. Lot Split: (0)
  12. Food Trucks: (1)
  13. Residential Garages/Additions: (0)
  14. New Businesses: (2) Mastodon Ice Cream, Edwards Athletics
  15. Conditional Use: (0)
  16. Final Occupancy: (2)
  17. Demolition: (0)
  18. Solar Panels: (0)

- **Zoning Violation Notices:**

  1. Parking in front yards: (1)
  2. Trash: (2)
  3. Disabled vehicles: (2)
  4. Litter receptacle: (21)
  5. High grass: (0)
  6. Inspections: (4)

Terry L. Wymer

Terry L. Wymer
Zoning Code Enforcement Official