



Regular Council Meeting
Tuesday, April 1, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance - Girl Scouts
5. Approval of Agenda
6. Mayor Proclamations
7. Citizen comments on matters not on the agenda
8. Correspondence
 - a. Correspondence and response
9. Council Committee reports
 - a. **Planning & Zoning:** 3/25/25 canceled; Next 4/8/25 @ 6:30 pm council chambers
 - b. **Design Review Board:** Met 3/25/25; Next 4/8/25 @ 5:00 pm council chambers
 - c. **Safety & Service:** 4/1/25; Next 5/7/25 @ 5:30 pm council chambers
 - d. **Finance:** Next 4/15/25 @ 5:30 pm council chambers
10. Director Reports
 - a. Service Departments: Water, Sewer, Street
 - b. Service Director
11. Tabled Legislation - None
12. Public Hearings of Legislation
 - a. **ORDINANCE 03-2025** AN ORDINANCE TO AMEND SECTION 1159 OF THE CITY'S CODIFIED ORDINANCES
13. Introduction of Legislation
 - a. **ORDINANCE 04-2025** AN ORDINANCE AMENDING ORDINANCE 31-2024, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS.
14. Other Business
15. Executive Session to review collective bargaining strategy
16. Adjourn

Next Council Meeting April 15, 2025

Teresa Monroe

From: jim blair <jblair767@gmail.com>
Sent: Monday, March 3, 2025 6:01 PM
To: Teresa Monroe
Subject: Warning: Proposed Paint and Coating plant noise and danger concerns.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prior to issuing Zonings Approval for the now closed Ohio Pack plant at 231 Commerce Blvd. the City was told numerous times by the Ohio Pack Engineer and staff that all equipment would be within the building. Noise and odors would not be an issue. "The approved prints did not show any exterior ventilation equipment". As you recall, that was not what was built. They did not live up to their commitment. Also the person that brought the project to the City and represented the company was later fired when the plant construction was 90% completed. An extremely noisy air exchange system was installed outside the building on the East side referred to as an RTO.

From day one of the plant's start-up and at that time working as the Johnstown Zoning Inspector I received noise complaints about the RTO noise, to the point I started a daily log. After meeting with the first Plant manager and the Ohio Pack USA director to discuss the noise complaints, they made several promises to find a solution. Nothing seemed to come from the original meeting. After several months of ongoing follow-up with both of them they were fired by the foreign plant owners. The next plant manager agreed with me that something needed to be done about the noise. He hired a Sound Testing company to test for noise. The sound test results exceeded Federal allowable limits. This plant manager was also fired before the sound deadening wall was designed and eventually built, this whole process took a \$100,000 expenditure from the plant owners, and several years to complete, due to Covid. The noise and popping sound were still there until the day the RTO was shut down, it ran 24/7. The noise was reduced but still unacceptable, to nearby homeowners. They learned to live with it. Now we have more new homes built close to the plant, and more in construction. These homeowners will not be happy with the noise, smells and dangers of a paint plant in their front or backyards.

A Coating, Paint or Resins plant should never be operated close to residential housing. They are required to have noisy continuous air exchange systems, the interior air should be changed at least every seven minutes. Paint plants are very dangerous, toxic, noisy, firebombs waiting to blow up.

An example of what can happen, In April of 2021 the Columbus Yenkin Majestic paint plant exploded in Columbus, one person was killed, the explosion decimated the neighborhood, the neighborhood will never recover. Homeowners and Cbus are still litigating the damage. At this Johnstown location and within 500 feet of residential homes Johnstown Zoning and Council should not approve the project. This is not what we want in Johnstown, the company would not even consider the site if they were going to build a new plant. The property is a good deal for them, but in a location that should never even be considered.

Jim Blair
Johnstown Concerned Citizen

From: Plosinjak, Yulia <Yulia.Plosinjak@kansai-helios.eu>

Sent: Monday, March 17, 2025 4:06 AM

To: Deb Scherer <ds@columbusregion.com>

Cc: Sean Staneart <SStaneart@johnstownohio.org>; rscibner@montrosegroupllc.com; Krauss, Bastian <Bastian.Krauss@kansai-helios.eu>; Brnada Angelika <Angelika.Brnada@kansai-helios.eu>; Greiff Bjorn <Bjorn.Greiff@kansai-helios.eu>; Traitler, Michelina <Michelina.Traitler@kansai-helios.eu>; Boenicke Ralf <Ralf.Boenicke@kansai-helios.de>

Subject: AW: Zoning Change Concern

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Deb,

Thank you for reaching out and sharing the concerns raised by the citizens of Johnstown. We greatly appreciate the opportunity to address these issues and provide clarity regarding our plans and operations.

First and foremost, I want to note that the Regenerative Thermal Oxidizer (RTO) previously utilized by Ohio Pack was employed to burn VOCs from solvent-borne printing ink. Our intention is to produce primarily powder coatings, which are 100% solid and do not require VOC removal. Therefore, the RTO will not be used by us for this purpose. However, we plan to keep it on hand for potential future applications involving waterborne materials. Rest assured, we will thoroughly review the noise situation of this device before considering its reactivation. We will also investigate the actions previously planned and implemented by the former owners.

Our production focus will be on powder paint and modern waterborne materials, both of which are significantly less flammable compared to traditional solvent-borne materials. The products referenced in the letter are produced by our sister company, US Paint in St. Louis. The air exchange rates mentioned are relevant to high VOC coatings, which we will not be producing in Johnstown. Powder paint does require specific airflows during the process, but we are committed to designing these systems to minimize environmental impact. The airflows involved will neither contain nor release any harmful substances, ensuring clean air intake and release.

Regarding odors, we understand the importance of maintaining a pleasant environment for the community. Our production processes for powder paint and waterborne materials are designed to minimize any potential odors. We will implement stringent controls and monitoring to ensure that any emissions are within acceptable limits and do not cause discomfort to the residents of Johnstown.

Regarding the incident at the Yenkin Majestic plant, it is important to highlight that the explosion was caused by flammable vapor clouds formed due to the release of naphtha vapors and resin liquid from a pressurized kettle. Our operations will focus exclusively on waterborne paints and powder paints, and we have no plans to install pressurized vessels at our site. The incident at Yenkin Majestic appears to have occurred in their resin production facility, which is not something we will be engaging in at Johnstown now or in the future.

Thank you once again for the opportunity to address these concerns. We are committed to maintaining transparency and fostering a safe and harmonious relationship with the community. If you have any further questions or require additional information, please do not hesitate to reach out.

Yulia Plosinjak
Project Management



KANSAI HELIOS COATINGS GmbH
Ignaz-Köck-Straße 15, 1210 Wien, Österreich
M: +43 664 9663906
E: yulia.plosinjak@kansai-helios.eu
www.kansai-helios.eu

Part of KANSAI PAINT.

Office Slovenia:
Helios Domžale, d.o.o.
Količevo 2, 1230 Domžale, Slovenia

Ignaz-Köck-Straße 15 | A-1210 Wien | FN258099h | HG Wien | UID: ATU 61471026 | Geschäftsführer/Managing Directors: Dietmar Jost, Mitsuru Masunaga, Bastian Krauss, Yoshihiro Tanaka, Frank Gläser

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Von: Deb Scherer <ds@columbusregion.com>
Gesendet: Dienstag, 11. März 2025 19:50
An: Plosinjak, Yulia <Yulia.Plosinjak@kansai-helios.eu>
Cc: Sean Staneart <SStaneart@johnstownohio.org>; rscribner@montrosegroupllc.com
Betreff: Zoning Change Concern

EXTERNAL EMAIL

Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Yulia,

Thank you for the call yesterday. Please see the letter received by Johnstown from a concerned citizen. This is copied from an email that he sent. As discussed, if you would be able to help

address the concerns with a written response, that would be greatly appreciated. @Sean – can you please follow-up with the sound requirements for the city?

- Deb

Deborah Scherer

Senior Vice President, Global Trade & Investment

ONE COLUMBUS (*formerly Columbus 2020*)

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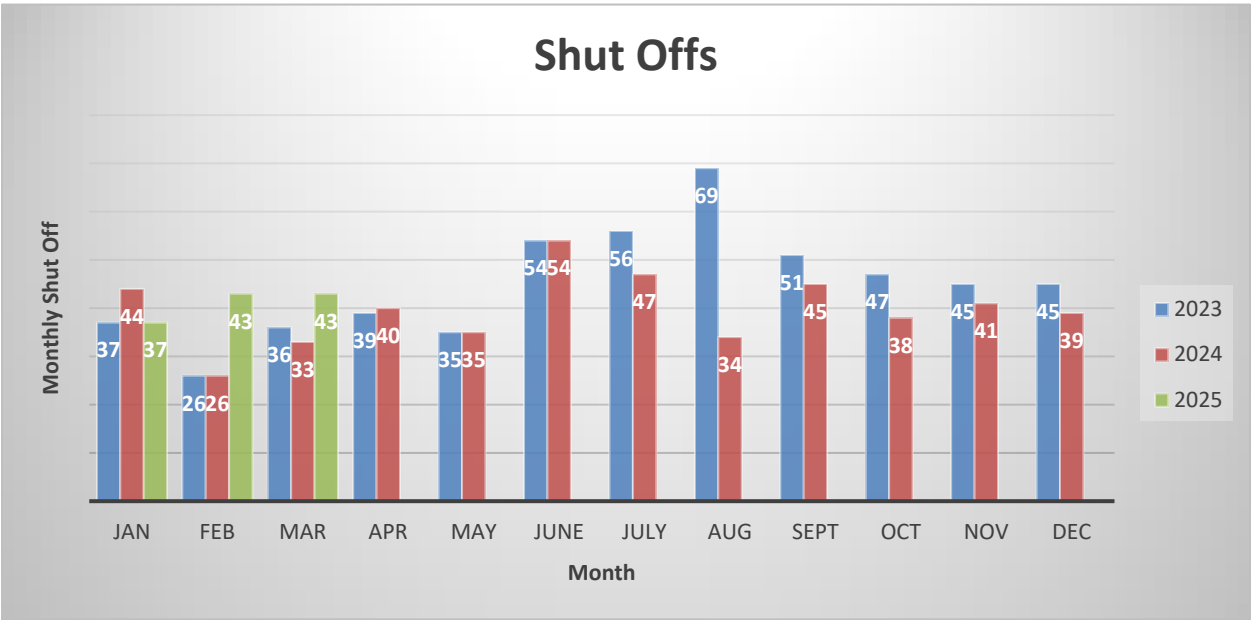
March 2025 Water Council Report



Water Plant March 2024

- 1) As of March 27th, the flow is 17.622 MG.
- 2) There were 43 shut offs.
- 3) Worked on work orders.
- 4) The Water Department had 2 hours of training.
- 5) Tim Perry worked for 4 hours for the Street Department.
- 6) Changed lime feeders, took #1 feeder out and put #2 lime feeder in service. We cleaned #1 feeder and the feed line.
- 7) Worked on the EPA 2024 Metrics report.
- 8) On 3/25/2025, Carla Whisner from OEPA toured the Water Plant.
- 9) Worked on the 2024 CCR (Consumer Confidence Report).
- 10) David Nichols participated in union negotiations with the City.
- 11) David Nichols relocated leak detection equipment to monitor leaks in the system.
- 12) On 3/27/2025, I participated in a zoom call with Ellen Dusselier of Daupler to discuss their response management program.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown



Daily Plant Tap Test Results

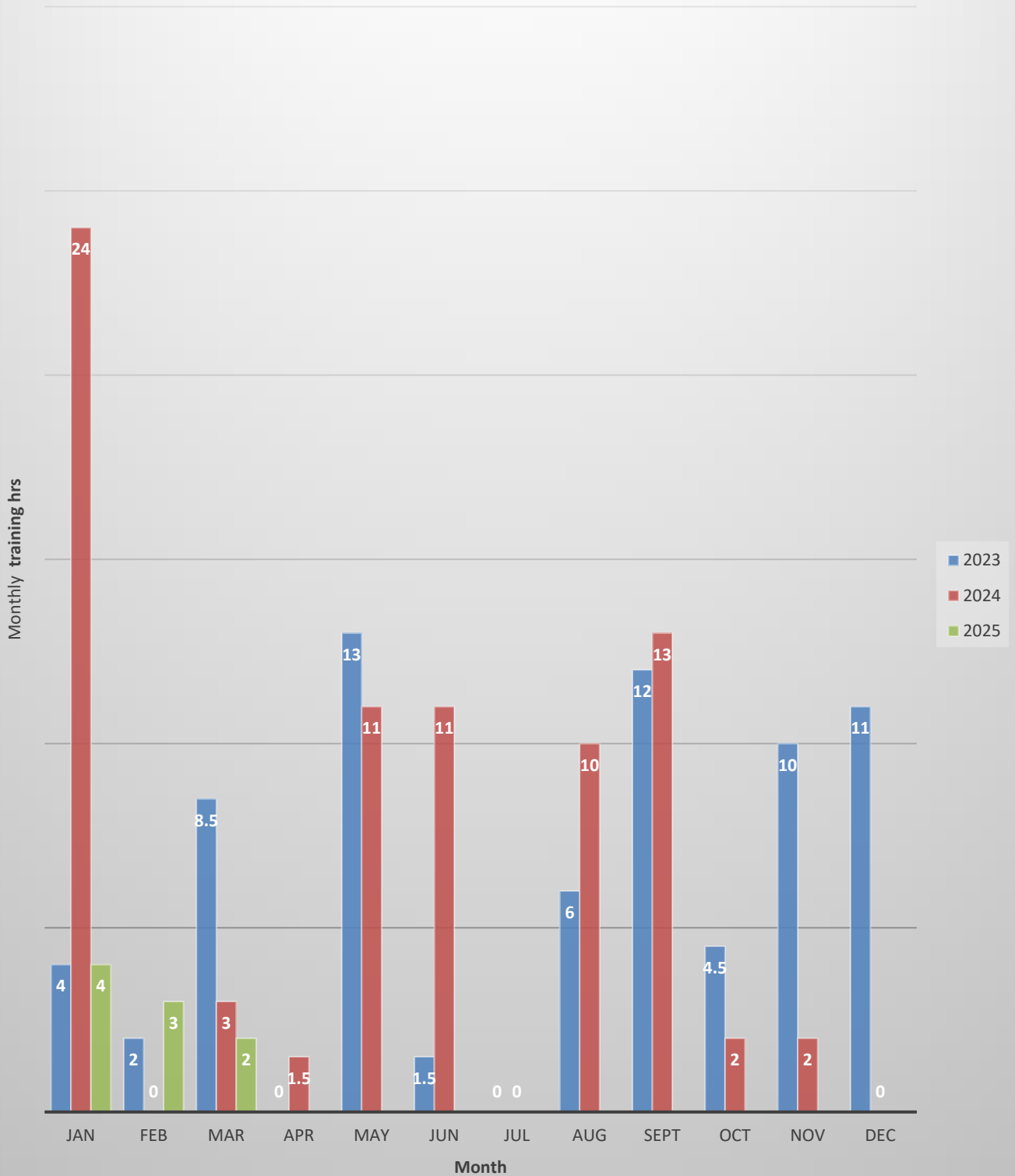
Date	PH	Phenol	Total	Total	Plant Tap Cl2		
		Alkalinity	Alkalinity	Hardness	Free	Total	Combined
Mar-01	7.96	0	53	143	0.86	0.91	0.05
Mar-03	7.60	0	50	137	1.15	1.19	0.04
Mar-03	8.13	0	49	140	0.94	1.01	0.07
Mar-04	8.04	0	55	147	0.98	1.04	0.06
Mar-05	7.92	0	50	144	0.96	1.00	0.04
Mar-06	8.02	0	52	145	0.98	1.05	0.07
Mar-07	8.01	0	48	142	0.95	1.04	0.09
Mar-08	7.83	0	50	149	1.03	1.09	0.06
Mar-09	7.52	0	47	140	1.20	1.29	0.09
Mar-10	7.61	0	50	144	1.26	1.29	0.03
Mar-11	8.00	0	50	134	1.10	1.16	0.06
Mar-13	8.02	0	51	143	1.16	1.23	0.07
Mar-13	7.59	0	53	142	0.90	0.97	0.07
Mar-14	8.13	0	50	141	0.83	0.92	0.09
Mar-15	8.03	0	47	147	0.83	0.90	0.07
Mar-16	8.05	0	42	135	1.09	1.14	0.05
Mar-17	7.98	0	48	142	0.95	1.02	0.07
Mar-18	7.90	0	53	145	0.95	1.01	0.06
Mar-19	8.27	0	50	144	0.93	0.98	0.05
Mar-20	7.96	0	51	147	0.96	1.01	0.05
Mar-21	7.91	0	53	148	0.93	0.97	0.04
Mar-22	8.00	0	50	135	1.16	1.19	0.03
Mar-23	7.59	0	50	140	0.91	0.97	0.06
Mar-24	8.08	0	55	145	0.94	0.99	0.05
Mar-25	8.08	0	56	147	0.93	0.99	0.06
Mar-26	7.98	0	53	145	0.91	0.96	0.05
Mar-27	7.97	0	51	143	0.92	0.98	0.06
Mar-28	8.14	0	51	145	0.99	1.07	0.08
Average	7.94	0.00	51	143	0.99	1.05	0.06

Total Alkalinity: 35-55 mg/L

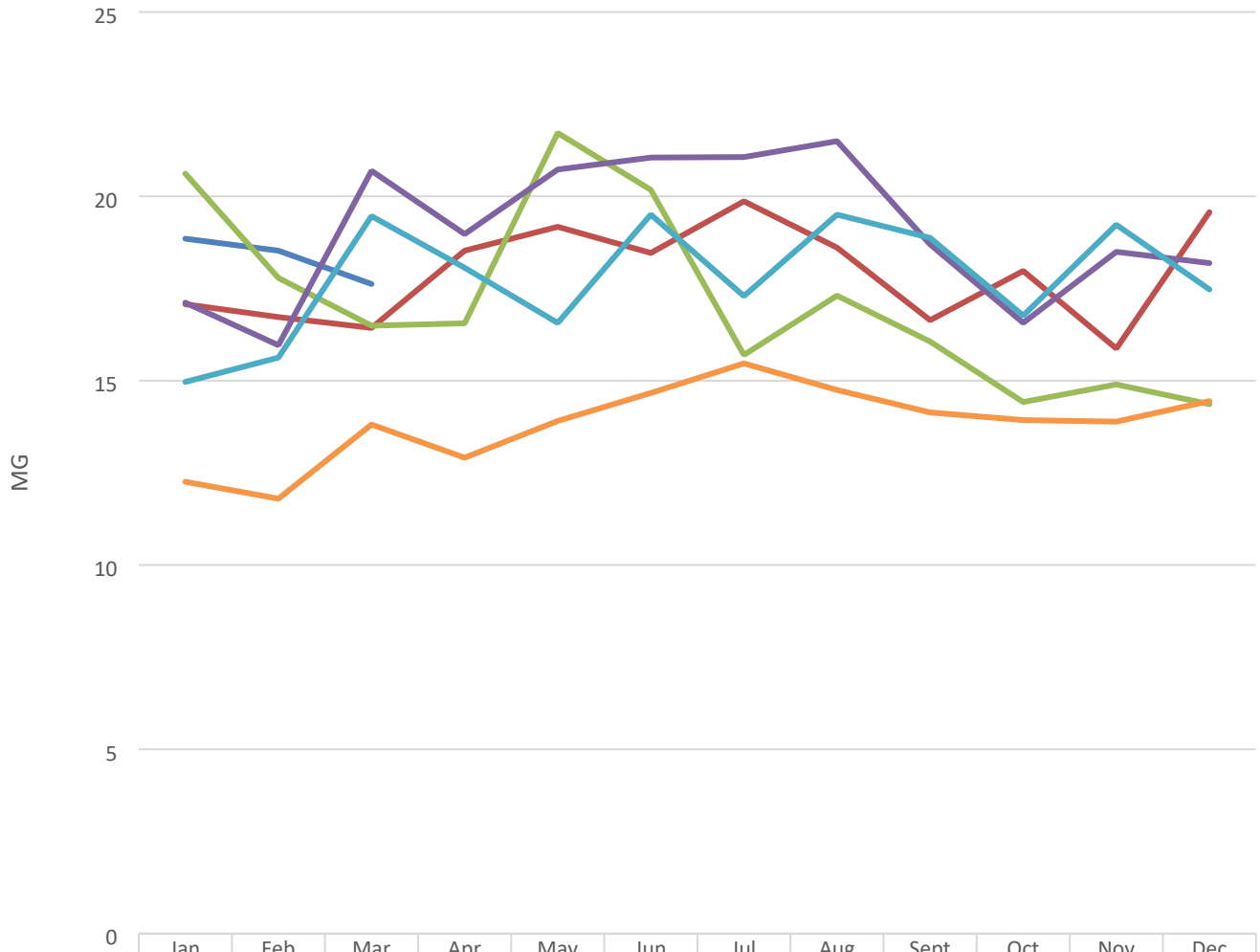
Phenol Alkalinity: 0-2 mg/L Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)

Free Chlorine: 0.85-1.10 mg/L

Training Hours



Monthly Influent MG



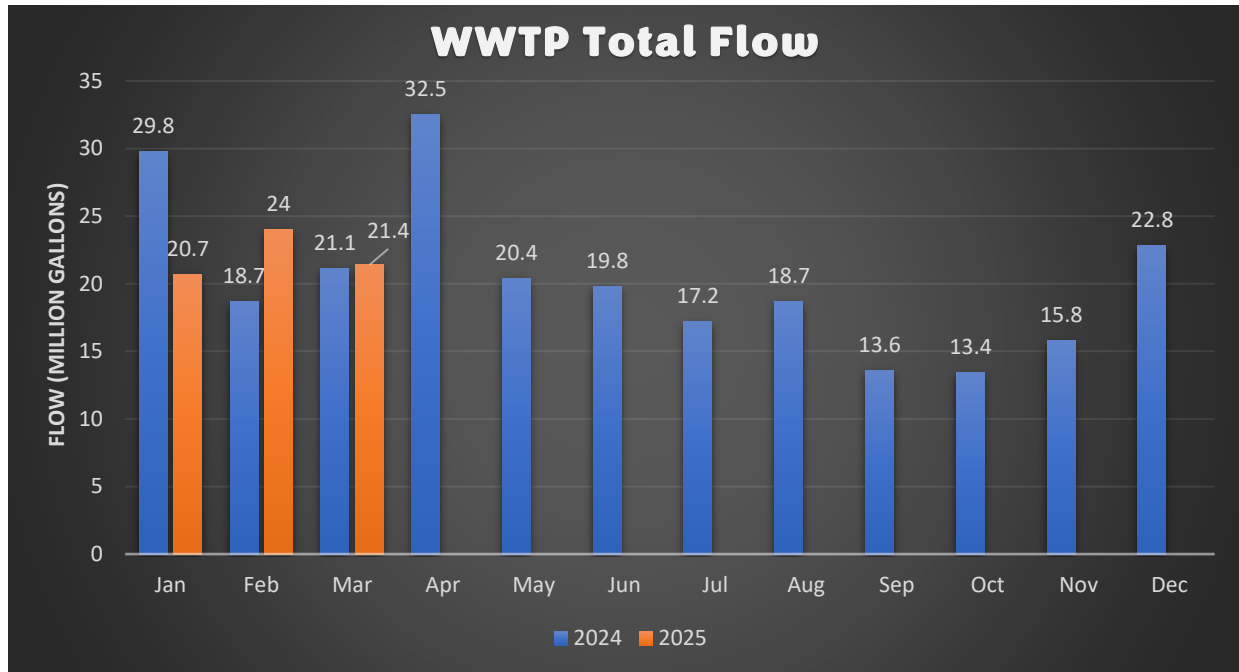
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2025	18.851	18.526	17.622									
2024	17.074	16.725	16.431	18.526	19.174	18.464	19.866	18.609	16.641	17.976	15.872	19.571
2023	20.616	17.786	16.492	16.556	21.719	20.176	15.698	17.307	16.061	14.42	14.898	14.362
2022	17.116	15.962	20.692	18.977	20.728	21.052	21.065	21.496	18.696	16.569	18.495	18.189
2021	14.966	15.626	19.463	18.063	16.567	19.506	17.295	19.504	18.873	16.765	19.23	17.475
2020	12.258	11.799	13.81	12.911	13.907	14.666	15.468	14.748	14.138	13.931	13.889	14.446

Months

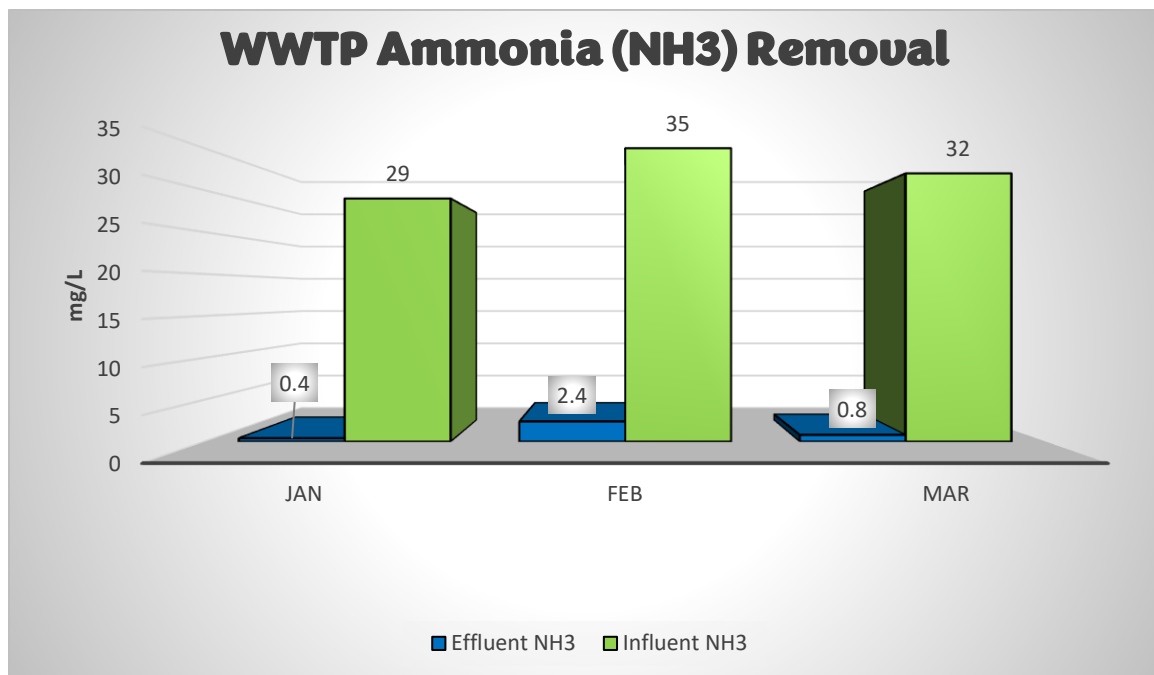


March 2025

Sewer Department Report



Plant Efficiency Charts

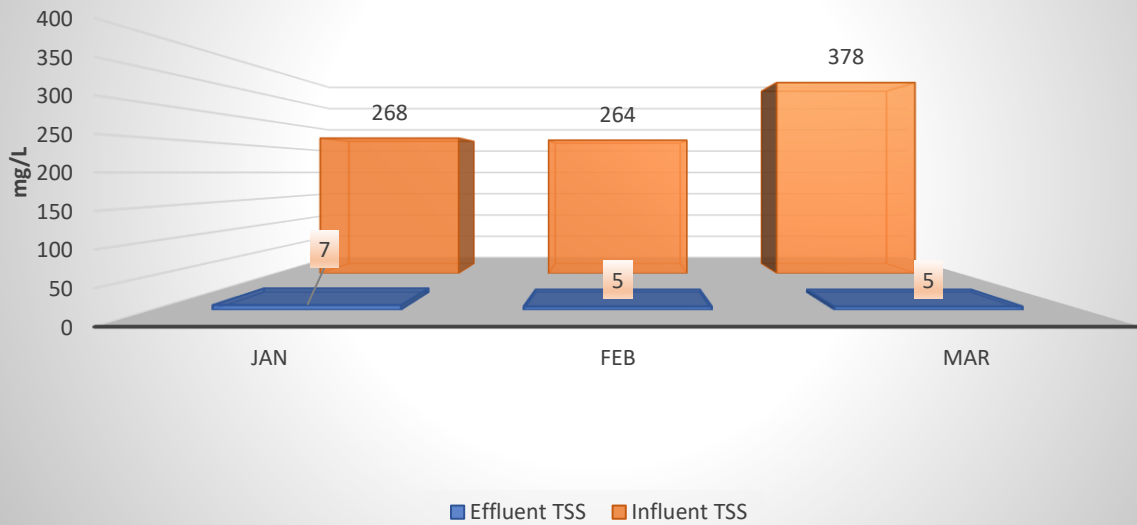


Average % of NH₃ removed for the month = **98%**

Discharge Limitations

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

WWTP Total Suspended Solids Removal

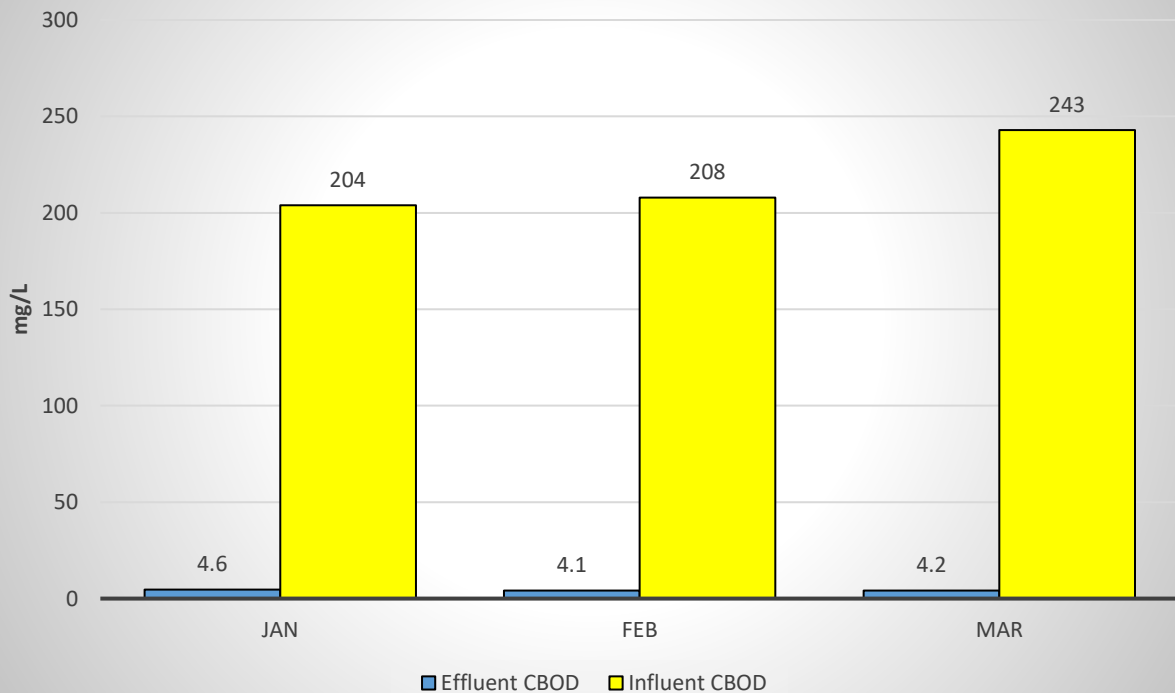


Average % of TSS removed for the month = **99%**

Discharge Limitations

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

WWTP CBOD Removal



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

Discharge Limitations

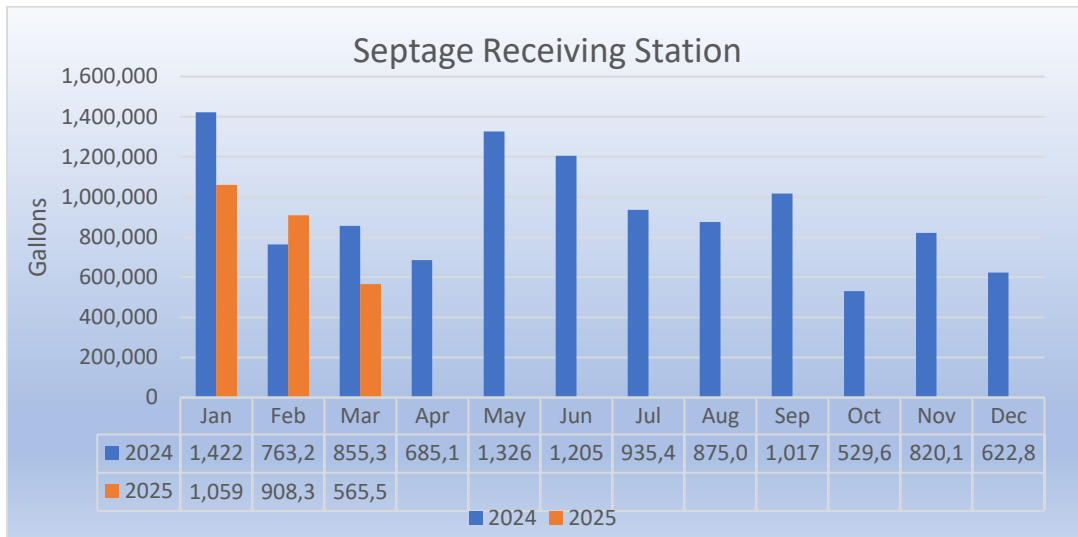
Weekly- 15 mg/L
Monthly- 10 mg/L

Work Highlights

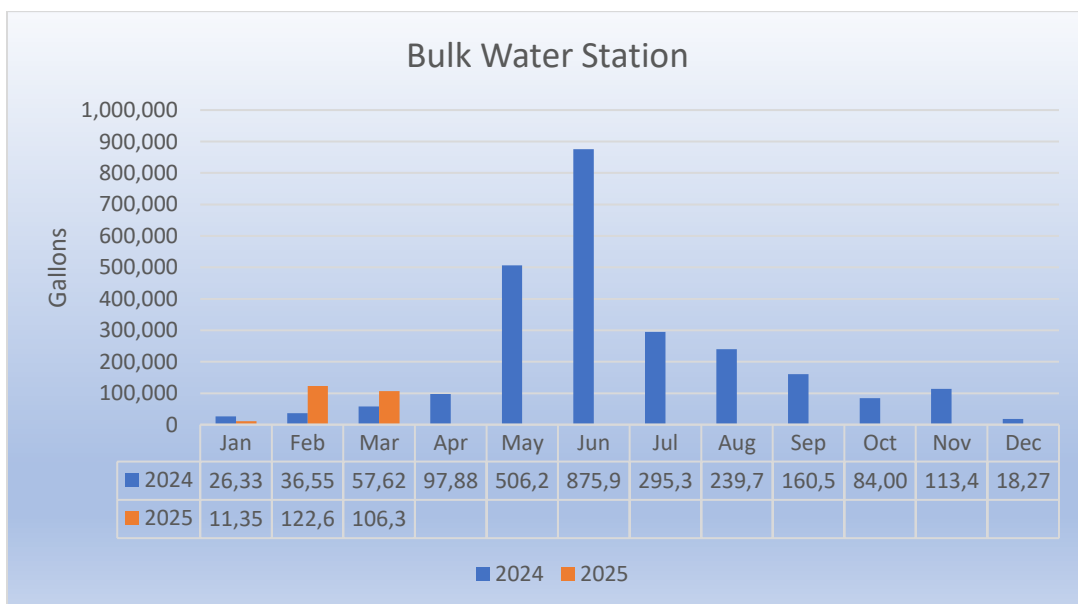
- Amount of sludge pressed (dewatered) – 870,019 gallons
- Routine plant operations and preventative maintenance
- OEPA Biosolids/ NPDES Compliance Inspection

BULK SEWER & WATER

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



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





Street Department Report

March 2025

CITY OF JOHNSTOWN, OHIO

City of Johnstown
Administrative Offices



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

Misc.

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

Street Maintenance

- Patched holes on commerce, 37, williams, clark, college, crestview, buena vista, leafy dell, parkdale,
- Took bucket truck to UTE in circleville for inspection and repair
- Picked up plow parts from knapheide
- Put plow parts on plows
- Salted for the ice storm
- Cleaned trucks after salting event
- Delivered to hot box trailer to southeastern for repair
- Filled holes from vaccing for the leafy dell turn lane
- Cleaned out the munipicle building for a week straight and a couple days thruout the month
- Cleaned up leveled with topsoil water break spot on 62 by dominos seeded, watered and put straw on top
- Cleaned and leveled with topsoil spot on 385 N main st from water line replacement seeded, watered and put straw on top
- Vaced out catch basins in concord east and concord crossing
- Vaced out trash trap on concord road
- 528 ton of salt used during the 2024-2025 snow season

Water Maintenance

- Water shut offs
- Vaced out holes for water line for leafy dell turn lane for a week

Stormwater Maintenance

- Cleaned the major drains before and after each rain
- Cleaned off the street drains before and after each rain
- Cleaned out storm drain from debris stuck in the middle of the drain on buena vista

Park Maintenance

- Trash pickup (weekly)
- Trail head toilet checked and cleaned (weekly)
- Cleaned up parks from storms and blowing trash

Sewer Maintenance

- Vacted holes for sewer line for leafydell turn lane for a week



Service Directors Report

3/26/2025

- 1) Water Plant Update – Council approved City Manager to enter into agreement on GMP with Bowen.
- 2) Wastewater Plant Update – Continuing meetings with Jacobs on the new plant design, also working with Jacobs on the PTI for phosphorus removal required by the new permit.
- 3) Coughlin Apartments – No new information
- 4) Source Water Assessment – The Source Water Assessment is getting very close to being finalized.
- 5) Leak Detection – No leaks detected in Concord Crossing East. Leak detection equipment will be moved to Concord Crossing West the week of March 24th.
- 6) Critical Main line valve turning will start the first of April.
- 7) Road Projects – Options will be presented to Safety Service Committee
- 8) Concord Crossing East Phase 3 – No new information
- 9) 62 and Clark Dr Light – New equipment has been installed. This light has been coordinated with the light at the Wendys intersection.
- 10) The water plant has been awarded an EPA grant of \$20,000 to do an extensive water loss audit.

Ad Preview

**NOTICE OF PUBLIC
HEARING**

Johnstown City Council will hold a public hearing for amendment to the text of the Light Manufacturing Zoning District Tuesday on April 1, 2025, commencing at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031, regarding:

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.

By: Teresa Monroe, Clerk of Council. March 1, 2025

City of Johnstown

599 South Main Street

Johnstown, Ohio 43031

740-967-3177 (Office)

NADS,Mar2,'25#11079301



ORDINANCE 03-2025

AN ORDINANCE TO AMEND SECTION 1159 OF THE CITY'S CODIFIED ORDINANCES

WHEREAS, Section 1159.02 of the City of Johnstown Codified Ordinances provides for the Permitted Uses in the Light Manufacturing (LM) zoning district; and

WHEREAS, at their February 25, 2025 meeting, the Planning and Zoning Commission made a recommendation to Council that an amendment to section 1159.02 be granted as requested; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO, AS FOLLOWS:

Section 1: That the City Council accepts the amendment to Section 1159.02 of the City of Johnstown's Codified Ordinances as follows. Additions are shown in *italics*.

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.*
 - (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.*

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Johnstown, Licking County, Ohio.

Introduction/First Reading/Public Hearing: April 1, 2025

Second Reading/Vote: April 15, 2025

Effective Date:

Ord 03-2025

BY: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

DRAFT

PLANNING STAFF REPORT

APPLICATION **X-XX-X** | LM ZONING CODE AMENDMENT REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Trevor Traphagen, AICP (MKSK)

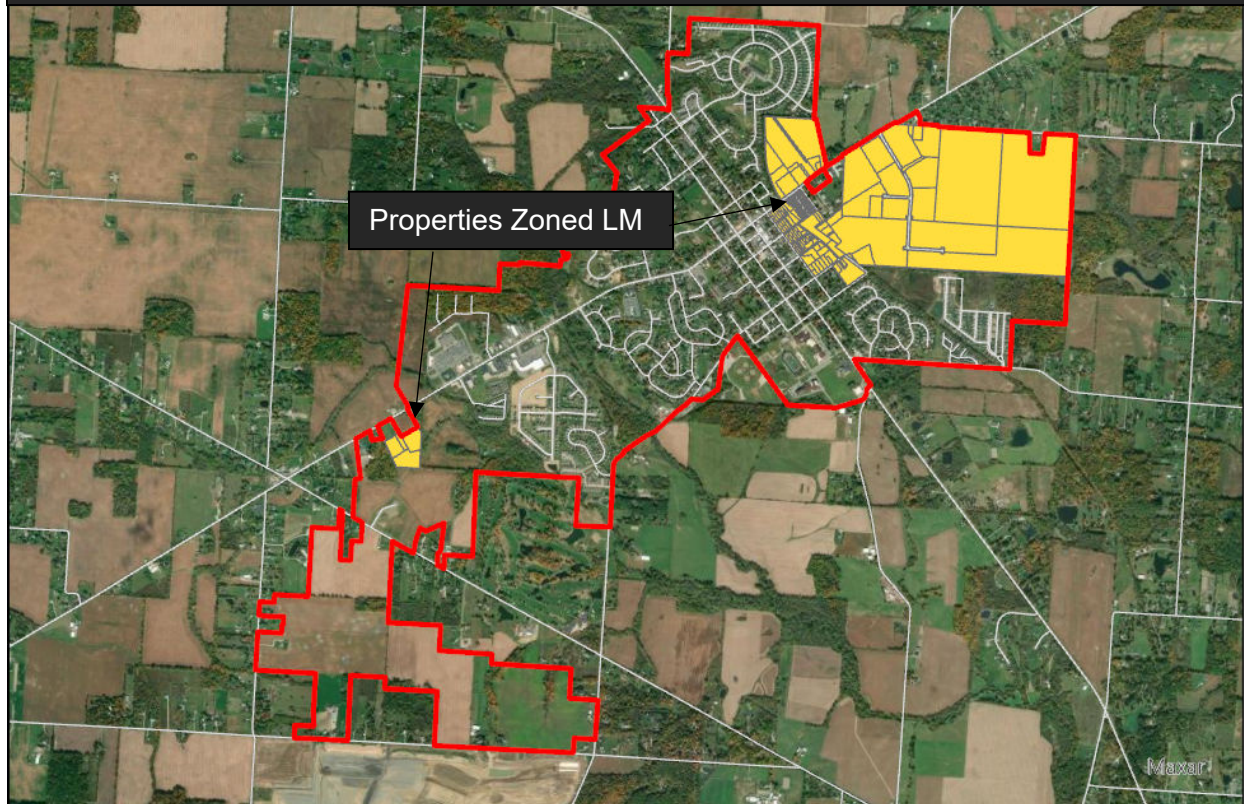
Applicant: Mr. Mark Kasberg

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

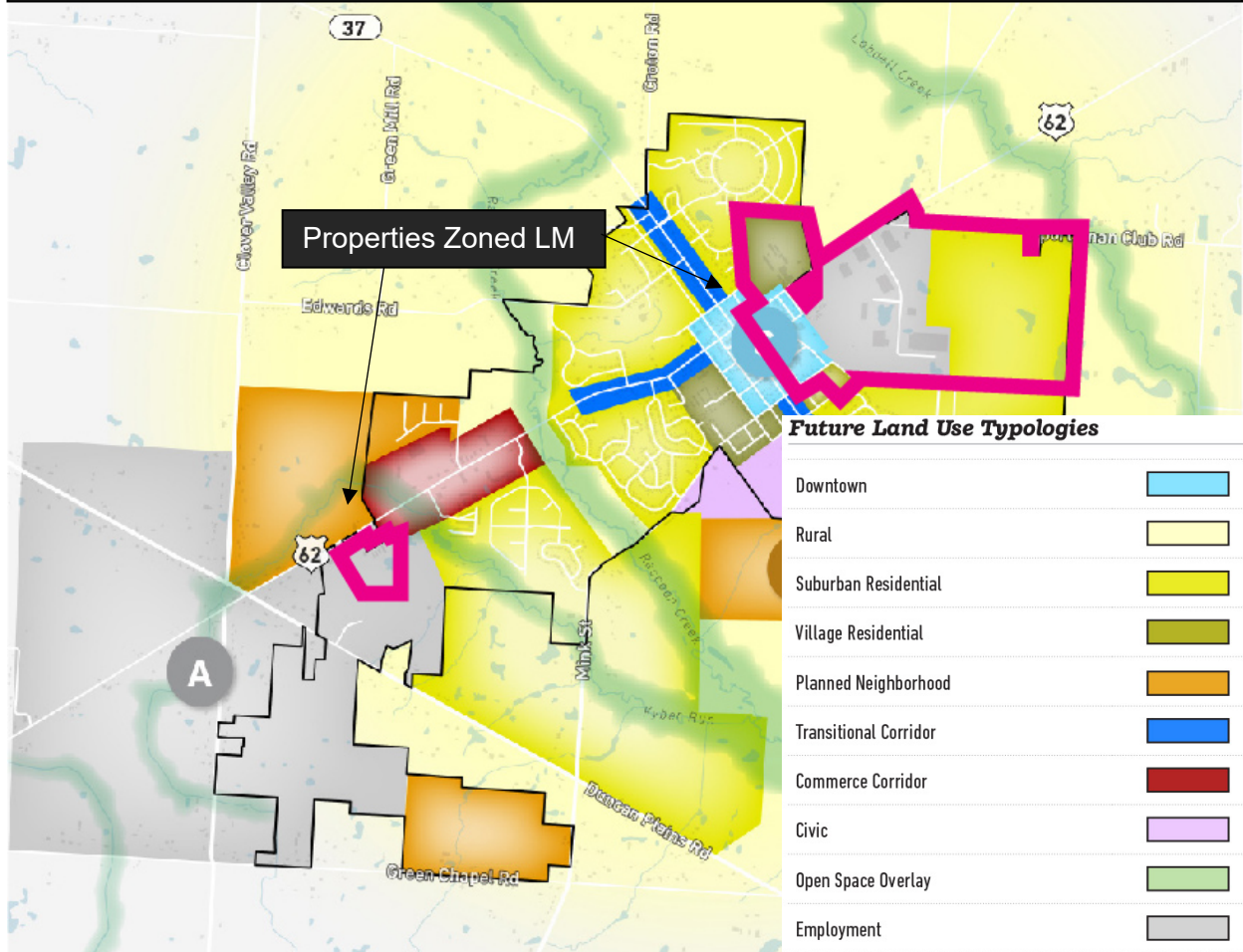
The 2024 comprehensive plan designates the properties currently zoned LM as “Employment”, “Downtown”, and “Suburban Residential”. Figure 2, on the following page, illustrates the 2024 Comprehensive Plan Future Land Use Map. The recently adopted 2024 Comprehensive Plan generally designates the southern 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.



**AN ORDINANCE AMENDING ORDINANCE 31-2024,
THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY
CHANGES OF APPROPRIATIONS**

WHEREAS, the Council of the City of Johnstown adopted its annual appropriations for 2025 on December 10, 2024; and

WHEREAS, the City of Johnstown will receive funding from the Ohio Water Development Authority for the Water and Waste Water Treatment Plant Expansions; and

NOW THEREFORE, be it ordained by the Council of the CITY OF JOHNSTOWN, Licking County, Ohio, as follows:

Section One. That the appropriations for the designated funds that were set forth in Ordinance 31-2024, adopted by the Council of the City of Johnstown, State of Ohio, on December 10, 2024, be hereby increased as follows:

Section Two.

WATER ENTERPRISE IMPROVEMENT

Water Treatment Plant Expansion 5701-800-530.0000 (increase) \$ 400,000.00

WASTE WATER ENTERPRISE IMPROVEMENT

Waste Water Treatment Plant Expansion 5702-800-530.0000 (increase) \$ 4,100,000.00

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

Date of Introduction: April 1, 2025
Public Hearing/Vote: April 15, 2025
Effective Date:

BY: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director