



Regular Council Meeting
Tuesday, August 5, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. Action on Minutes
 - a. July 15, 2025
7. Proclamation
8. Citizen comments on matters not on the agenda
9. Council Committee reports
 - a. **Planning & Zoning:** Met 7/22/25; Next 8/12/25 @ 6:30 pm council chambers
 - b. **Design Review Board:** Met 7/22/25; Next 8/12/25 @ 5:30 pm council chambers
 - c. **Safety & Service:** 8/5/25; Next 9/2/25 @ 5:30 pm council chambers
 - d. **Facilities Committee:** 8/5/25
 - e. **Finance:** Next 8/19/25 @ 5:30 pm council chambers
10. Director Reports
 - a. **Service Departments:** Water, Sewer, Streets / Service Director
 - b. **City Manager**
11. Tabled Legislation - None
12. Public Hearings of Legislation
 - a. **ORDINANCE 06-2025** AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY ADDING SIX PARCELS TOTALING 28.7 +/- ACRES AND TO EXPAND THE BOUNDARIES FOR SUBAREAS 1, 3, AND 4 OF PD DISTRICT
 - b. **RESOLUTION 2025-30** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JOHNSTOWN HEALTH REALTY, LLC
 - c. **RESOLUTION 2025-31** A RESOLUTION TO APPROVE REDUCTION IN BOND FOR CONCORD CROSSING EAST – PHASE 4
13. Introduction of Legislation - None
14. Other Business
15. Executive Session to consider the appointment of a public official
16. Adjourn

Next Council Meeting August 19, 2025



Regular Council
Tuesday, July 15, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for July 15, 2025 at 6:32 PM.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Ryan Green, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan
Absent - None

Staff present - Dave Delande - Finance Director, Jack Liggett - Service Director, Teresa Monroe - Clerk of Council

Public present - Alice Main, Lewie Main, John Hoovler, Kathleen Hoovler, Rebecca Sparks, Isabella Sileargy, Beth Kistler Olds, Ashley Kusner, Nick Hubbell, Derenberger family, Jamie McNally

3. Invocation

Councilman Wesley Kobel

4. Pledge of Allegiance

5. Approval of Agenda

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

Passed 7 - 0

6. Action on Minutes

a. June 17, 2025

ACTION: Dave Selan moved to approve as written for June 17th; Jeff Barr seconded and all were in favor.
AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 7 - 0

b. June 24, 2025 Special

ACTION: Bob Orsini moved to approve; Wesley Kobel seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Jeff Barr

NOES: None
ABSTAIN: Dave Selan - absent

Passed 6 - 0

c. July 10, 2025 Special

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

Passed 7 - 0

7. Proclamation

City Council presented a Proclamation to Mr. Lewie Main recognizing him for his past service to the City of Johnstown as a former Mayor, Council member and multi-board member.

8. Citizen comments on matters not on the agenda

1. Isabella Sileargy - All Creatures 4H club, President

- Highlighted the upcoming Box City fundraiser July 18th and 19th on the town square. They do this to raise money for the Johnstown Food Pantry and to raise awareness for those who are homeless.

9. Council Committee reports

- a. **Planning & Zoning:** 6/24/25 canceled/Met 7/7/25; Next 7/22/25 @ 6:30 pm council chambers
The board reviewed an application for a zoning map amendment that would rezone five agricultural parcels to Planned Development (PD); the recommendation to City Council is to approve.
- b. **Design Review Board:** Met 6/24/25; Next 7/22/25 @ 5:30 pm council chambers
One application for residential siding was reviewed and approved.
- c. **Facilities Committee:** Next 8/5/25 @ 5:00 pm council chambers
- d. **Safety & Service:** Next 8/5/25 @ 5:30 pm council chambers
- e. **Finance:** 7/15/25 canceled; Next 8/19/25 @ 5:30 pm council chambers
- f. **Design Guidelines Steering Committee:** Met 7/8/25
Steering Committee continues to work with the City Planner/MKSK on the Design Guidelines document draft.

10. Director Reports

- a. Water, Sewer, Street, Service Director
Reports included in the packet; Jack Liggett highlighted items in his director report.

Jeff Barr asked if the city has any formal process in place if a department pursues a grant or is it a case by case basis, with regard to ones that require a dollar amount or matching funds. Generally

a resolution of council is needed, Mr. Liggett said the Ohio Public Works grants are applied for every year. He said for water and sewer, the EPA notifies him of various grants and he just applies.

Jeff Barr said on the wastewater plant update, they are getting close to sixty percent on the design stage, he asked if we had come to any finality with what we need to do with certain real estate. Jack Liggett said he was directed to have our engineers design the plant where there were two acres that belonged to another entity, current design does show that two acres of the eight beside us is utilized. Mayor Barnard said he would have an update on that next meeting.

- b. Police Chief
Report included in the packet, no questions asked.

11. Tabled Legislation - None

12. Public Hearings of Legislation

Jeff Barr inquired on consent agenda, he said he feels like the next three resolutions are the same. Ms. Monroe said some cities do it, some don't. If council desires to have this procedure, it can be looked at in Rules Committee.

- a. **RESOLUTION 2025-27** A RESOLUTION ACCEPTING AN ANNEXATION OF 15.1 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

Mayor Barnard introduced the resolution, the next three resolutions are for annexation into the city and PD district. Jamie McNally said this is part of the planned development just north of the Intel site and now just southeast of the Cologix site. Essentially, they are trying to fill in the "missing teeth" and round out some of the edges for the parcel and that these annexations have been approved by the county.

Mr. McNally added that they have been working with LRE to relocate their substation, they have about nine acres at the southwest corner of Mink and Duncan Plains, they are doing a land exchange with LRE to relocate that substation which will be in sub area one and they will eventually request adding that to the planned development and annex to the city. This does a couple things, it gets a substation off of a prominent corner at Mink and Duncan Plains, it allows LRE to provide better service to some of the industrial users, and buries the substation into the planned development.

Mr. McNally reviewed the PD district map with council, he said as these get annexed into the city, they also need to zone them. As part of the rezoning request they will be making, they would like to turn a portion of sub areas three and four into industrial rather than have them be multi-family and commercial. Part of that is driven by the market, they are seeing a bigger demand for industrial right now, a lot of demand and appetite for prominent users for one-hundred-acre sites, so they think it's important that they create a hundred acre site and de-risk it so they can take it to the market. They are sharing it with some tenants and some brokers, and have submitted the site on different One Columbus projects that are key economic drivers, some in the biopharmaceutical industry, some in advanced manufacturing. Mr. McNally said that is really the reason they are eating into the multi-family in the commercial area, they currently have no timeframe to advance the residential portion of the PD right now. In the short-term, they are trying to build on Johnstown's economic base, job creation and tax base and are prioritizing the industrial portion of the Planned Development.

Jeff Barr said the multi-family, sub area three, goes from seventy plus acres, to forty plus; Mr. McNally said that was correct. Mr. Barr said the original seventy acres talked about plus or minus eleven hundred units, Mr. McNally said closer to a little over twelve hundred, three units per acre. Mr. Barr asked what the net effect is now that it is being reduced by forty acres. Mr. McNally said

they could add to it, they are at forty acres now, say they add the LRE piece at the end of the year or beginning of next year, they pick up another nine acres, so they are back up to fifty, but that still gives them a delta of twenty acres. That doesn't impact the current density bank or the right to the density bank because those are based on gross acreage, but that does become a planning problem for them. Can they fit the twelve hundred units on fifty acres? It depends on the product type they build, it is too early for them to assess, he said they run the risk of potentially losing some of the density bank. Mr. Barr said he is concerned with getting twelve hundred units crammed into forty acres, Mr. McNally said he doesn't think they would cram twelve hundred units into forty acres. He said the commercial/mixed use area could house some residential as well, but they are taking the risk of potentially being left with development area that wouldn't allow them to utilize the current fulfillment of all the density bank. There is an opportunity where additional parcels get added and they replenish some of that sub area. Bob Orsini said that any council in the future would have the ability to determine if they were going to allow any annexation which would grow that area.

Jeff Barr asked Mr. McNally to give examples of what industrial use is. Mr. McNally said the best example would be the beauty campus or the business park in New Albany where a lot of Bath and Body Works suppliers are located. Some of them do fulfillment, assembly and packaging, some make candles, a shoe company, advanced manufacturing, or intel suppliers. Mr. McNally elaborated that if they have the site annexed and zoned and they can answer questions on tax abatement, utilities, demographics, logistics and so on, then they feel they would be in a good position to attract businesses to move here that are willing to make thirty, forty, fifty-year commitments in Johnstown. They are really trying to go after advanced manufacturing or biopharmaceutical companies, and of course, as Intel progresses, they will probably see key suppliers that will be in close proximity to the site.

Ryan Green said similar questions were asked about these parcels in Planning and Zoning (when the rezoning recommendation was being considered). They felt assured that any future dealings with multi-family would have to come back through the city for approval. Mr. Orsini asked if zoning recommended approval, Mr. Green said yes.

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

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

Passed 7 - 0

- b. **RESOLUTION 2025-28** A RESOLUTION ACCEPTING AN ANNEXATION OF 11.2 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

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

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

Passed 7 - 0

- c. **RESOLUTION 2025-29** A RESOLUTION ACCEPTING AN ANNEXATION OF 2.4 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

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

ACTION: Jeff Barr moved to pass Resolution 2025-29 as written; Wesley Kobel seconded and the vote was as follows:
AYES: Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel
NOES: None
ABSTAIN: None

Passed 7 - 0

- d. **ORDINANCE 05-2025** AN ORDINANCE ESTABLISHING SALARIES FOR MEMBERS OF THE JOHNSTOWN CITY COUNCIL THAT TAKE OFFICE ON OR AFTER JANUARY 1, 2026.
This is the second reading, Mayor Barnard said per the City Charter, council has the obligation to review council salaries in odd-numbered years, to take effect the next year for newly elected members.

No discussion by council.

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

ACTION: Jeff Barr moved to pass Ordinance 05-2025 as written; Tiffany Hollis seconded and the vote was as follows:
AYES: Jeff Barr, Tiffany Hollis, Bob Orsini
NOES: Ryan Green, Mayor Barnard, Wesley Kobel, Dave Selan
ABSTAIN: None

Failed 3 - 4

13. Introduction of Legislation - None

14. Executive Session to consider the appointment of a public official

ACTION: Donald Barnard moved to enter Executive Session to consider the appointment of a public official to include all of council and the applicants, with business to follow afterward; Dave Selan seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 7 - 0

Council entered Executive Session at 7:09 pm and returned to Regular Session at 8:20 pm.

Mayor Barnard stated that the council would be waiting a month to make the appointment to the

Greater Johnstown Park and Recreation Board because if they appoint tonight, they would need to reappoint (terms are up August 15th), they are waiting to make the appointment when the new board is created with the school. He thanked the applicants for coming and for great interviews.

15. Other Business

1. Bob Orsini addressed Mr. Selan and said the fireworks festival was tremendous, he has lived here since 2006 and that was the best 4th of July event he has taken his family to. He thanked everyone involved for their efforts.
2. Jeff Barr said that soon Finance Committee would start meeting on a more regular basis to prepare for the 2026 budget, he urged council members to attend.
3. Wes Kobel said he missed the fireworks event due to vacation but his neighbors talked about how nice it was. He congratulated Mr. Selan for pulling it off so successfully.
4. Ryan Green said they need to discuss the CODA board and organize. Some further discussion on the multi-family units in the PD and the density bank.
5. Dave Selan said he appreciates the thanks on the fireworks event, it is what his Dad would have done.
6. Mayor Barnard said the Farmers Market is tomorrow, please come and enjoy.

16. Adjourn

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

Passed 7 - 0

The meeting ended at 8:27 pm.

Next Council Meeting August 5, 2025 @ 6:30 pm



July 2025

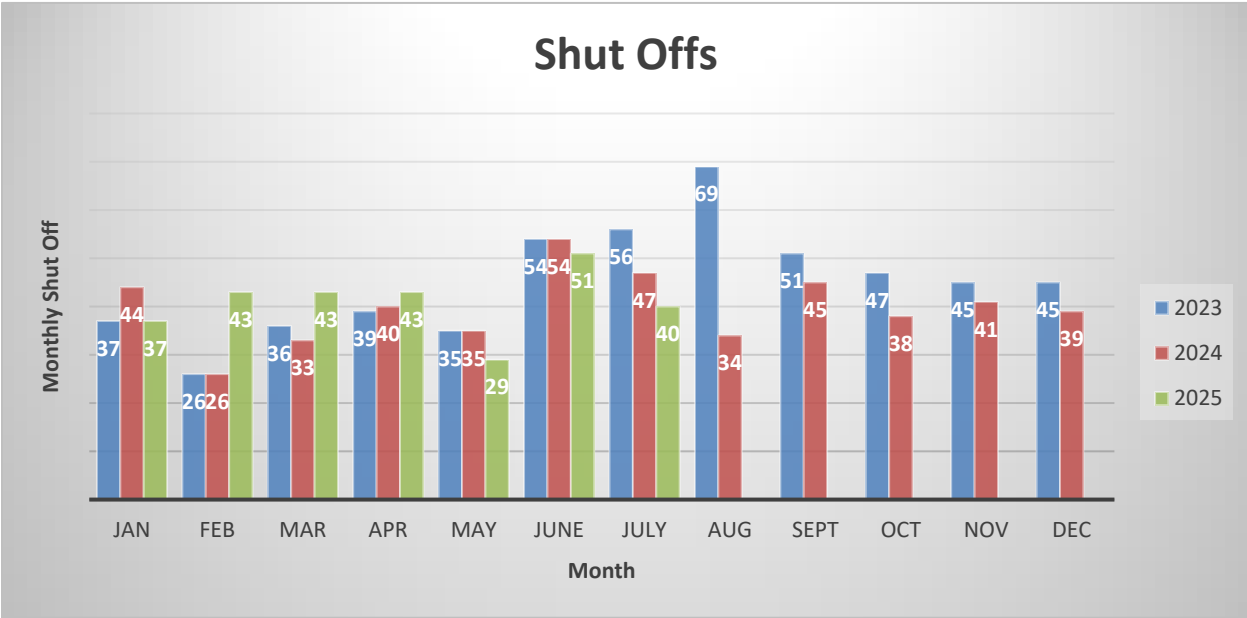
Water Council Report



Water Plant July 2024

- 1) As of July 31st , the flow is 22.689MG.
- 2) There were 40 shut offs.
- 3) Worked on locates.
- 4) Worked on work orders.
- 5) The Water Department had 0 hours of training.
- 6) Tim Perry worked 12 hours for the Street Department.
- 7) Changed lime feeders, took #1 feeder out and put #2 lime feeder in service. We cleaned #1 feeder and the feed line.
- 8) Replaced mixer relay # 1 lime feeder.
- 9) Investigated water leak at 136 Saratoga Dr, leak was property owners' responsibility.
- 10) On July 31, 2025, Josh from Bowen and reps from CBI came to the Water Plant to look over the Clari-Cone for the Water Plant Expansion Project.
- 11) Ben Lycans relocated leak detection equipment to monitor leaks in the system.
- 12) Plant personal mowed grass.
- 13) Worked on up-dating EPA Lead Inventory spreadsheet.
- 14) Worked on and submitted monthly EPA reports.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown



Daily Plant Tap Test Results

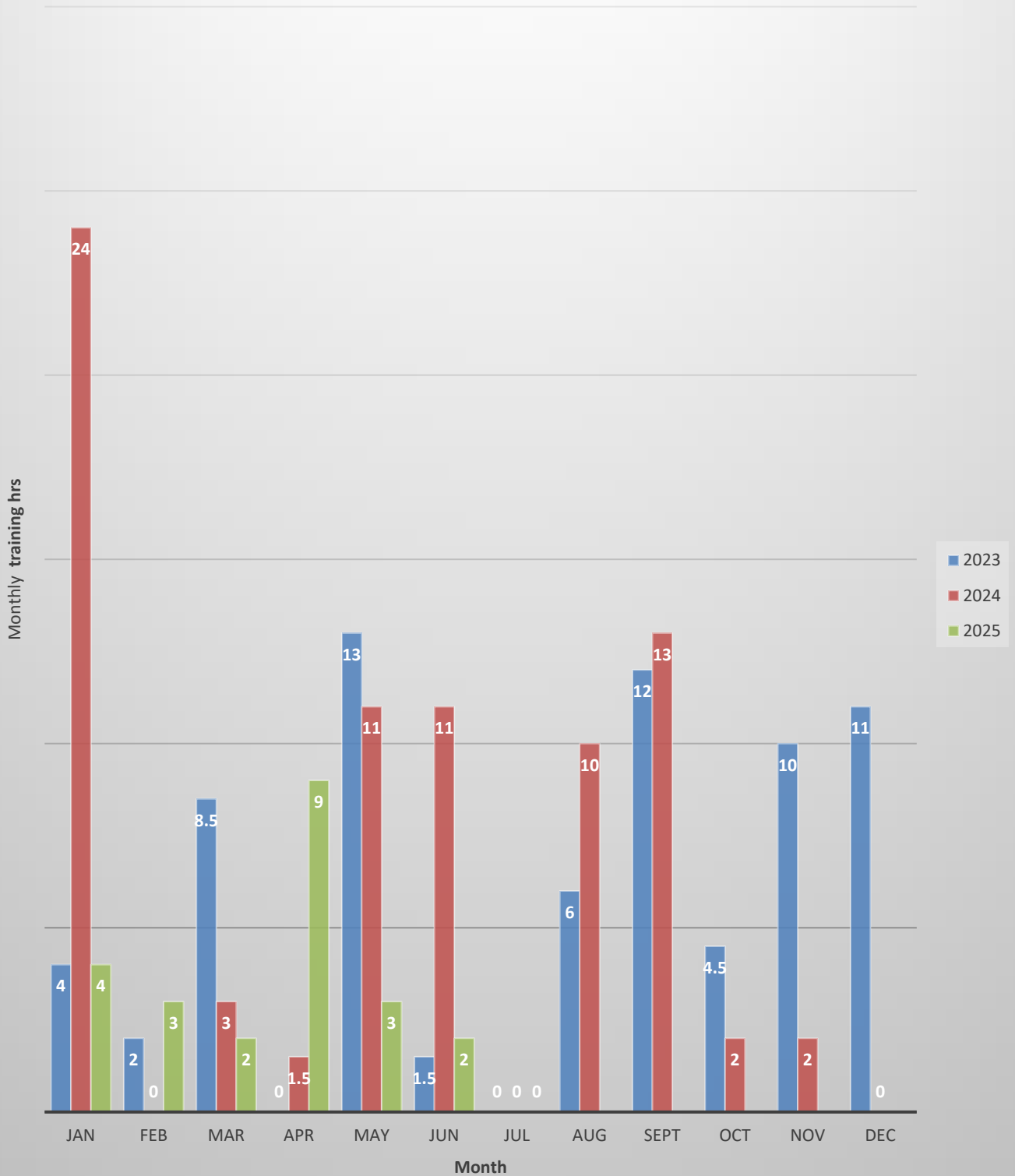
Date	PH	Phenol	Total	Total	Plant Tap Cl2		
		Alkalinity	Alkalinity	Hardness	Free	Total	Combined
Jul-01	8.90	5	100	205	0.90	1.02	0.12
Jul-02	8.05	0	60	158	0.93	1.04	0.11
Jul-03	8.11	0	50	144	0.92	1.02	0.10
Jul-04	7.71	0	50	139	1.04	1.08	0.04
Jul-05	7.76	0	44	143	1.05	1.15	0.10
Jul-06	7.42	0	50	140	0.66	0.71	0.05
Jul-07	8.15	0	53	144	1.03	1.09	0.06
Jul-08	8.03	0	54	144	0.99	1.03	0.04
Jul-09	7.78	0	53	147	0.97	1.05	0.08
Jul-10	7.87	0	56	147	0.97	1.05	0.08
Jul-11	8.14	0	52	145	0.98	1.10	0.12
Jul-12	7.88	0	54	152	1.27	1.34	0.07
Jul-13	8.00	0	47	141	0.90	1.01	0.11
Jul-14	8.08	0	53	146	1.00	1.04	0.04
Jul-15	7.81	0	52	144	1.02	1.07	0.05
Jul-16	8.87	10	145	250	1.11	1.19	0.08
Jul-17	7.63	0	52	147	1.00	1.09	0.09
Jul-18	8.03	0	49	145	0.99	1.09	0.10
Jul-19	7.74	0	59	155	1.03	1.14	0.11
Jul-20	7.47	0	50	142	1.04	1.12	0.08
Jul-21	8.14	0	51	141	0.96	1.03	0.07
Jul-22	7.58	0	48	139	0.90	0.97	0.07
Jul-23	8.07	0	47	140	0.97	1.03	0.06
Jul-24	8.10	0	50	141	1.01	1.10	0.09
Jul-25	7.92	0	51	141	1.05	1.10	0.05
Jul-26	8.00	0	46	143	1.34	1.46	0.12
Jul-27	7.36	0	47	137	1.04	1.19	0.15
Jul-28	8.09	0	49	142	0.92	0.98	0.06
Jul-29	8.03	0	48	140	0.94	1.01	0.07
Jul-30	8.21	0	58	152	0.99	1.08	0.09
Jul-31	8.07	0	51	142	0.98	1.06	0.00
Average	7.97	0	56	150	1.00	1.08	0.08

Total Alkalinity: 35-55 mg/L

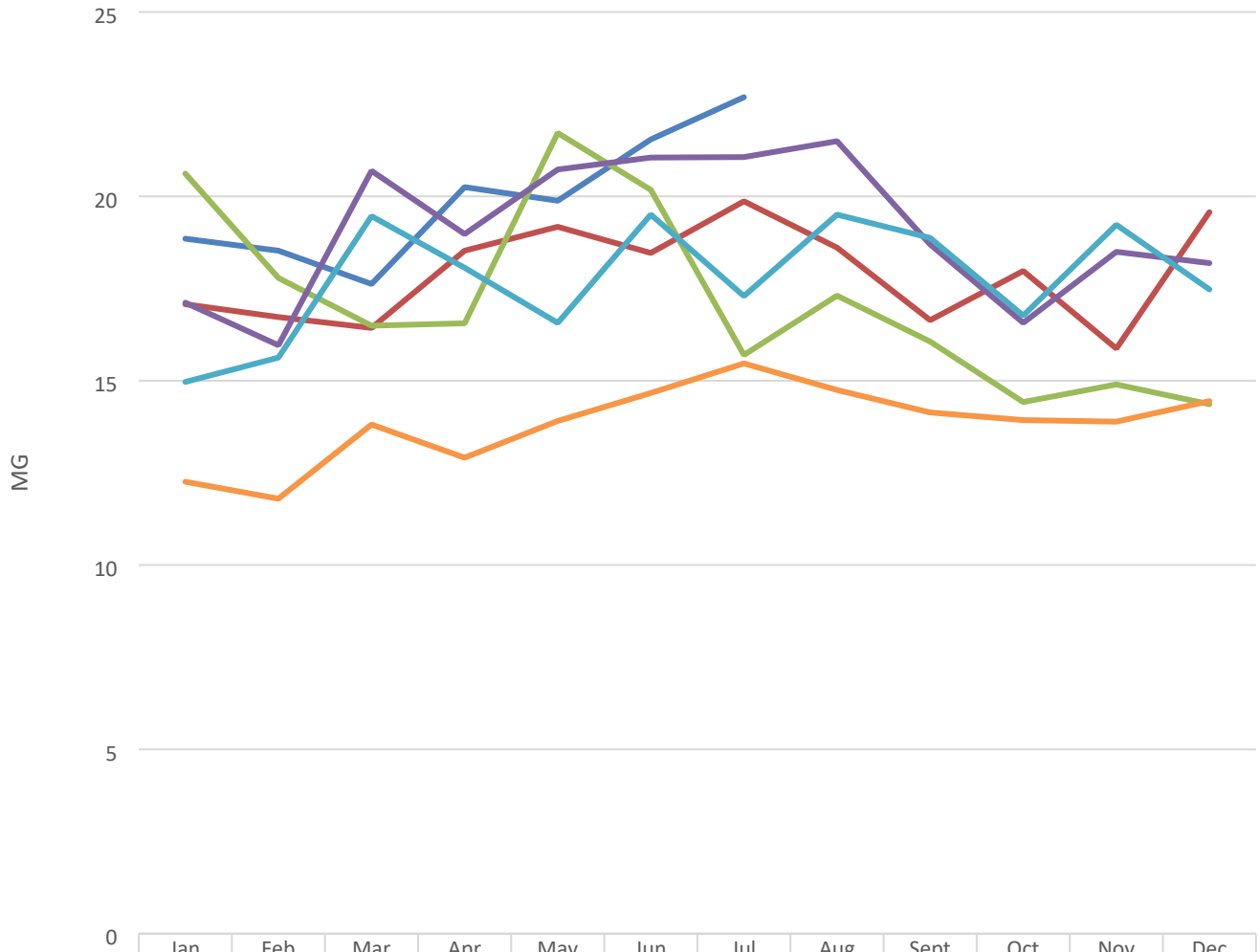
Phenol Alkalinity: 0-2 mg/L Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)

Free Chlorine: 0.85-1.10 mg/L

Training Hours



Monthly Influent MG



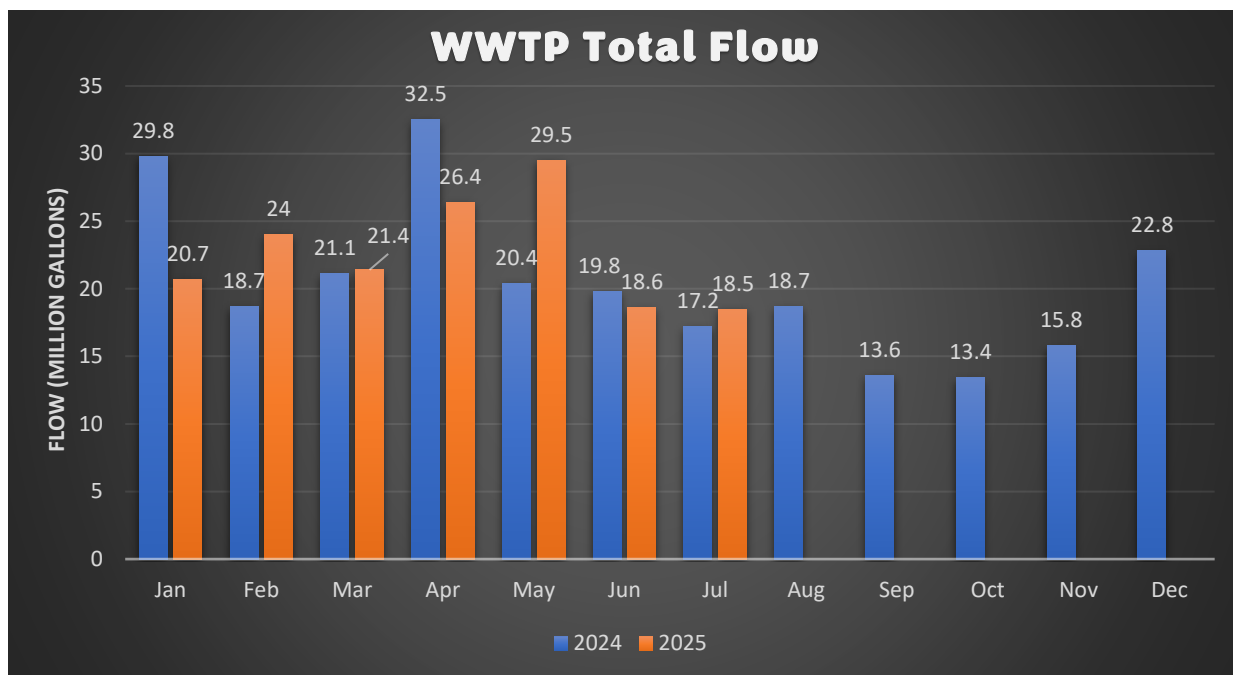
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2025	18.851	18.526	17.622	20.25	19.881	21.544	22.689					
2024	17.074	16.725	16.431	18.526	19.174	18.464	19.866	18.609	16.641	17.976	15.872	19.571
2023	20.616	17.786	16.492	16.556	21.719	20.176	15.698	17.307	16.061	14.42	14.898	14.362
2022	17.116	15.962	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

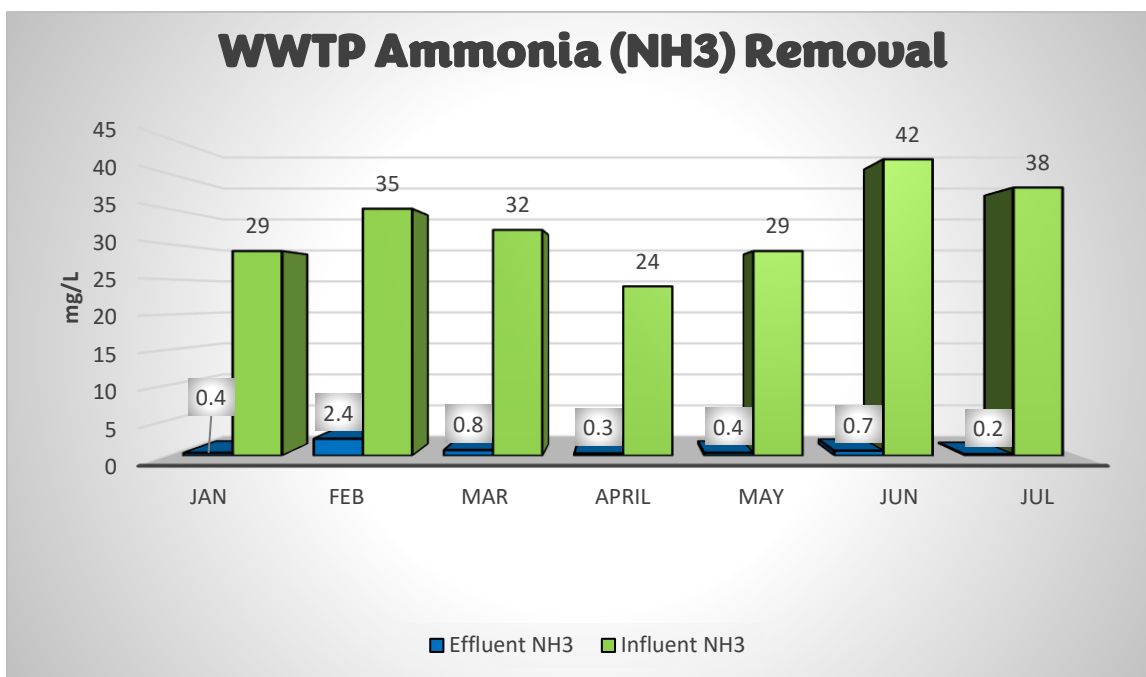


July 2025

Sewer Department Report



Plant Efficiency Charts

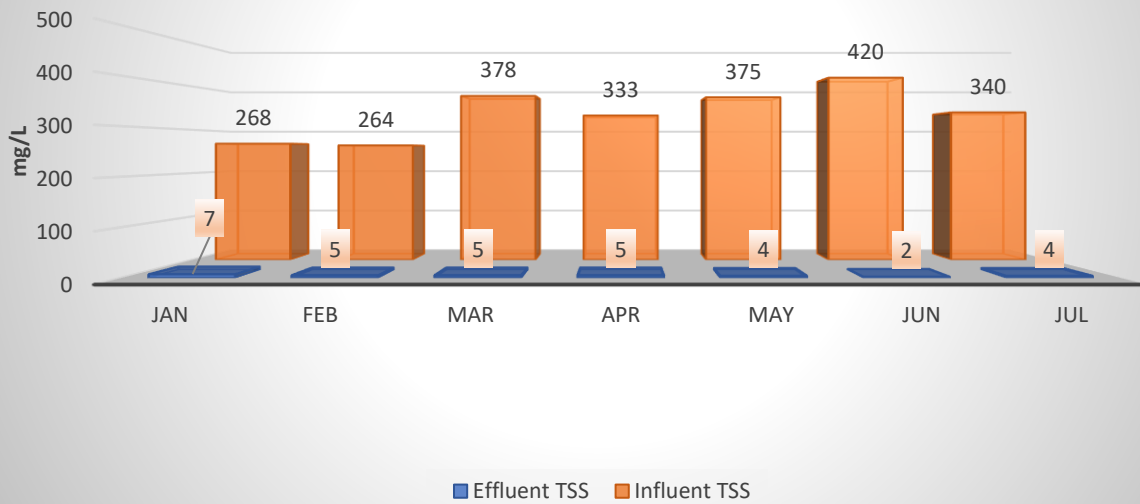


Average % of NH₃ removed for the month = **99%**

Discharge Limitations

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

WWTP Total Suspended Solids Removal

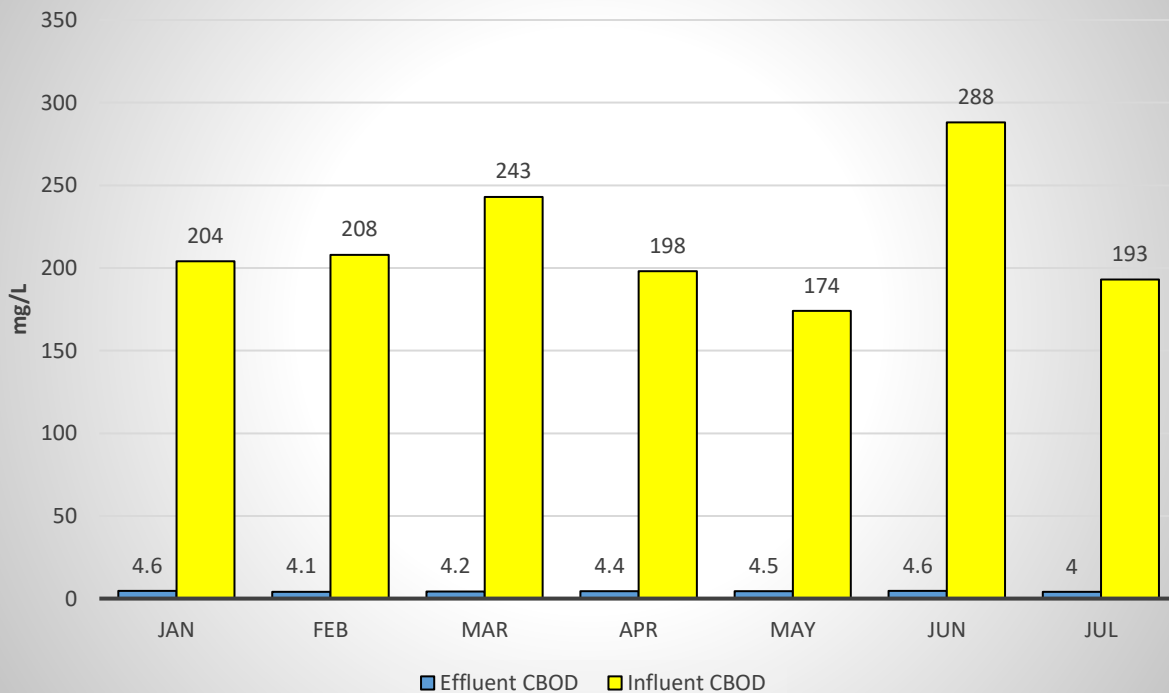


Average % of TSS removed for the month = **99%**

Discharge Limitations

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

WWTP CBOD Removal



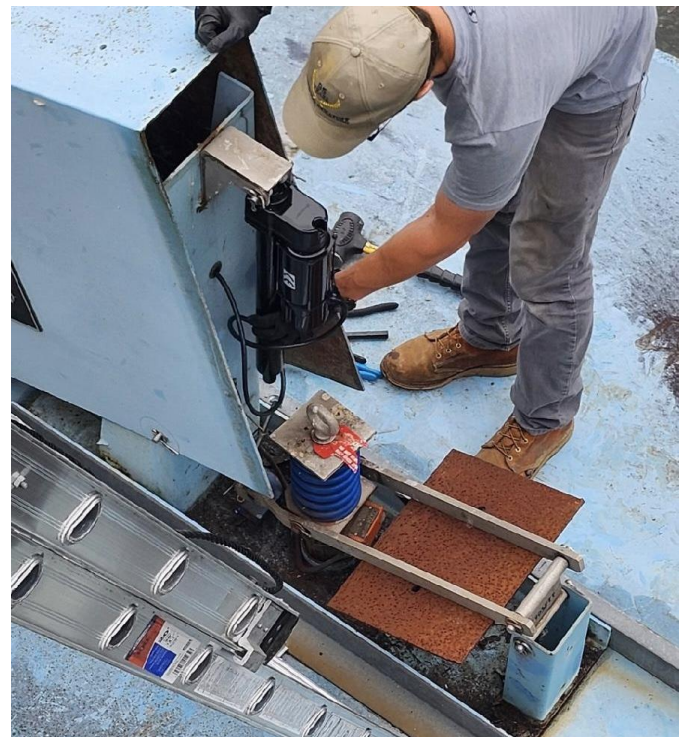
Average % of BOD removed for the month = **98%**

Discharge Limitations

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

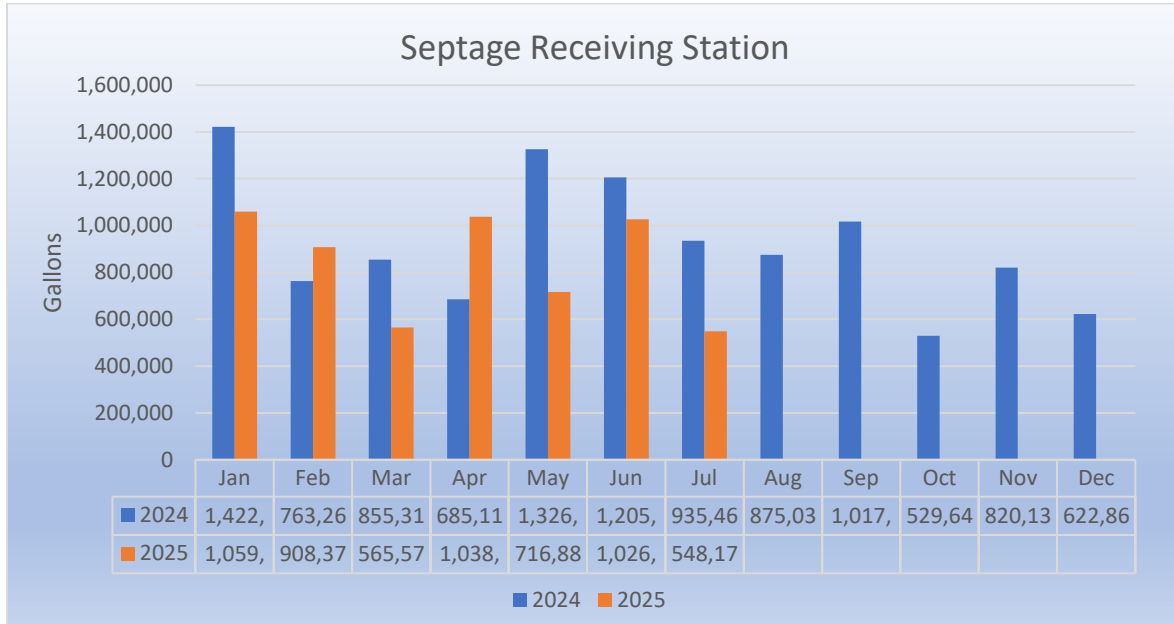
Work Highlights

- Sewer Inspections
 - o 4 new build inspections
- Amount of sludge pressed (dewatered) – 452,350 gallons
- Routine plant operations and preventative maintenance
- SBR decanter linear actuator replacement

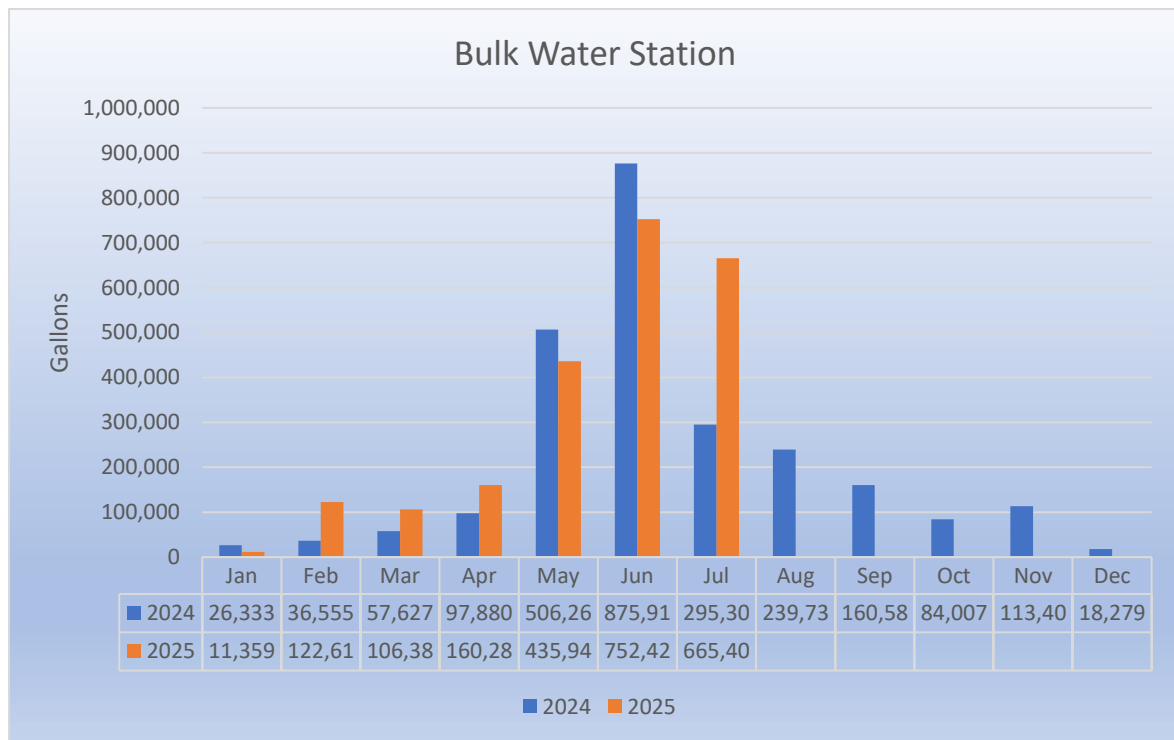


BULK SEWER & WATER

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.



Service Directors Report

8/1/2025

- 1) Water Plant Update – Bowen will be moving construction trailers in after Labor Day.
- 2) Wastewater Plant Update – PTI for phosphorus removal has been approved by the EPA. Sanitary Department has started ordering equipment. Met with Jacobs 7-22-2025 to continue working on plant design
- 3) Coughlin Apartments – No new information
- 4) Source Water Assessment – The source water protection plan has been approved by the EPA. The EPA will be at the August 19 meeting to explain the project and give the city a certificate.
- 5) Leak Detection – Water employees have located a leak in rolling meadows by using sounding equipment, also located a leaking fire hydrant by the Granville Mill.
- 6) Critical Main line valve turning has been completed.
- 7) Road Projects – Quotes for micro sealing have been received for Concord and Buena Vista roads.
- 8) Concord Crossing East Phase 3 – Work is continuing.
- 9) Starting Preliminary discussions with EMH&T about Mink Street water and sewer lines.



Street Department Report

July 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

- Cleaned dead animals off the road ways
- Mowed and weed whacked the hillside by Whitts
- Put up no parking signs and barricades for each event uptown
- Used 4 ton of hot mix on 37/62 crosswalk Locker, Maple, Concord East, Pershing, Leafydell Rd, Parkdale Rd ,Clark, Saratoga, Track, Williams, Northview, Lakeview, Yardner, Edwards, Oregon
- Cleaned ditch on 62 and Sportsmansclub Rd
- Changed all 3 eyes for the street lights on Northview and Meadow Knoll
- Converted the light at 26 Wheeping Willow to LED
- Converted the light on Leafy Koll way to LED
- Trimmered trees from stop sign on Douglas and speed limit sign on Maple
- Replaced 35 MPH sign with 25 MPH ahead sign by the fire station on 62
- Filled in sidewalk with dirt, leveled, seeded and put straw down
- Swept the road on williams where the sidewalk repair was done
- Painted crosswalks on Williams, Pratt, Rice, Payne, Annaway

Water Maintenance

- Water turn off and on

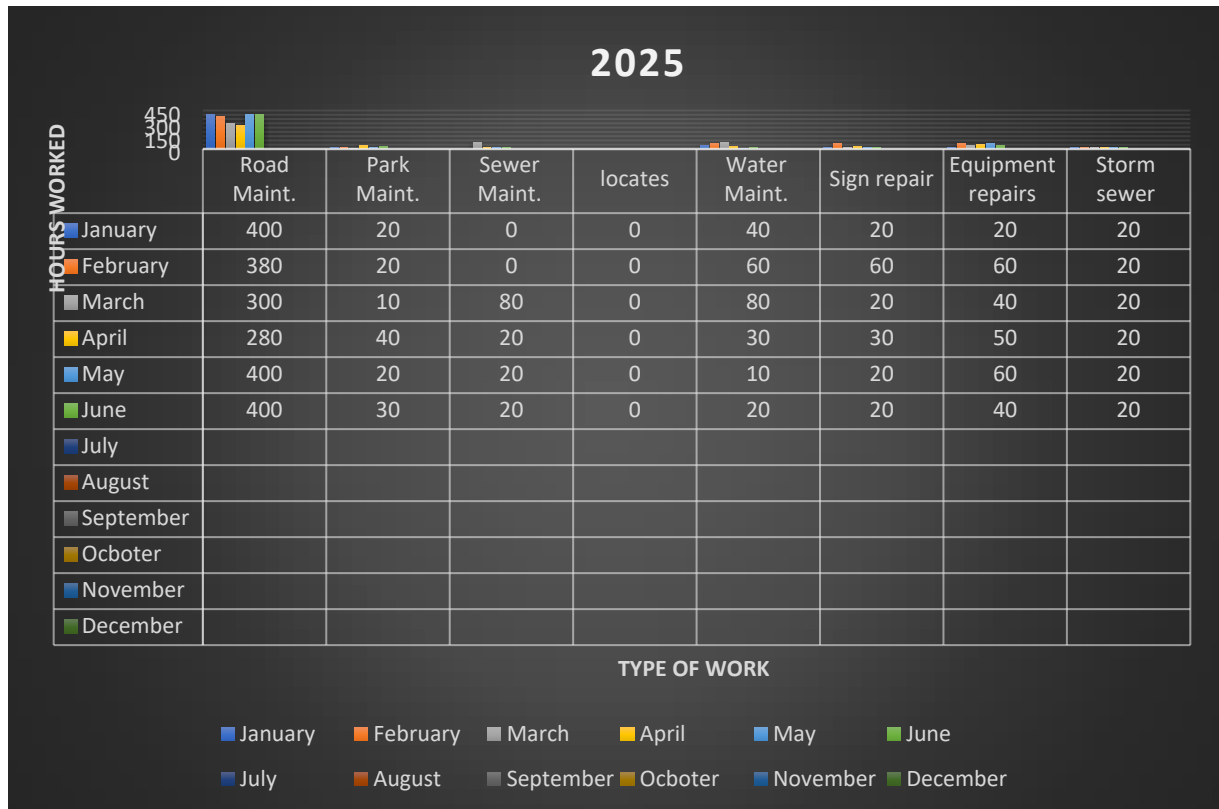
Stormwater Maintenance

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

Park Maintenance

- Trash pickup (weekly) 2 times a week during summer months
- Trail head toilet checked and cleaned (weekly)
- Cleaned up parks from storms and blowing trash
- Mowing all parks and right of ways
- Cleared and cleaned up the Mastadon trail

Sewer Maintenance





August 2025

1. **NCA, TIF's & CRA** --- nothing new at this time
2. **Economic development** – A zoning text amendment was submitted by the JLC for the PD district. The applicant is responding to current market demands and would like to increase the employment subareas for the PD district. P&Z recently reviewed the text amendment and recommended its passage to Council. Council will hold a public hearing and then at the next meeting following the public hearing can vote to approve, deny, or modify the request.
3. **Infrastructure Development Agreement** – Staff is currently reviewing and working on the latest version of the infrastructure development agreement for the PD district. Once this has been reviewed by all parties it will be pass along for Council review and approval.
4. **PD District—**
 - LRE will be locating a substation within the PD district. We are working with EP Ferris to review their submitted engineering associated with this project.
 - Staff reviewed and accepted a utility easement provided by Cologix for the installation of future water and sewer infrastructure necessary for the PD district.
 - We are still working with the school and the developer on CRA, NCA, compensation agreement, etc. for Subarea 2B
 - Finalized draft for MOU between New Albany and Johnstown will be reviewed by Council on August 5th or August 19th.
5. **HR –**
 - I will be tasking strategic HR in conjunction with our HR legal team to compose an updated employee handbook over the next two quarters. I would like to have something for Council to review by year end.
 - Code Enforcement Officer-
The city has extended an offer letter to one of the two applicant submittals on an interim basis. It is understood this position will be evaluated within a month to assess how it is working.
 - Planner Position –
The city recently interviewed 2 applicants and is waiting to hear back from one of the applicants for possible job acceptance.
 - Director of Street—We have received 5 applicants and will be scheduling interviews the week of August 4th.
6. **62 Corridor Improvements Study** – nothing new at this time.
7. **ODOT Silicon Heartland 40 min Travel Meeting** –Nothing new at this time

8. **TID –**

- Multiple road projects around Johnstown will start to happen over the next few years. The TID has, and is currently working on compiling a schedule and organizing detour routes to accommodate the various projects.
- Safety and Service will have a presentation from ASP on August 5th to present its findings and recommendations. The committee and other attending Council members will have a chance to ask questions and provide feedback.

9. **Union Negotiations** –The city adopted the AFSCME contract on July 10th for the utility departments. We anticipate the OPBA to initiate Union negotiation for the expiring contract in late summer or early fall.

10. **Engineering-** I have requested and engaged with E. P. Ferris to serve as an alternative engineering firm for the city when EMH&T has a conflict of interest performing the review. EMH&T will still serve as the City's primary engineering firm, but E.P. Ferris will act as our alternative. (This will mainly be for private development site review)

11. **Design Review Board** – The Design Steering Committee met on July 8th to review and provide feedback on an 85% draft. MKSK and staff are currently reviewing comments and will have a follow up meeting shortly.

12. **Johnstown Water & Sewer Partnership –**

- We will be connecting with Ohio EPA late August to go over comments related to the draft facility plan.
- The Coalition is presenting at the County Commissioners' meeting on August 5th. This will be a similar presentation to what was provided to Council in May.
- The coalition continues to respond to questions related to the provision of water to the area in conjunction with the wastewater study area. We are compiling high level comments to address some of these questions however a deeper dive might be necessary and worthwhile.

13. **Parks and Recreation** – We are continuing to move forward with the land swap/purchase with JYAA. Legal is drafting a revised PSA for JYAA review.

14. **208 Negotiation** – The hearing on Moots Run Plant was held at the Babcock Library on June 25th. Statements were given by numerous entities and individuals who expressed concerns with the construction of the proposed plant. Johnstown's position was to seek alternative collaborative options that all parties could benefit from.

15. **Insurance Policy**—I have requested a second opinion on our insurance policy as it relates to coverage for legal representation on legal action taken against the city.

16. **School District Discussion** – The sale of 599 S Main St. to the school was complete and the lease has started. The school district has already begun the process of evaluating what improvements are needed in order to accommodate areas of the building for youth related activities.

17. **Johnstown Pointe** – Clearing of this property has begun and underground work will start shortly. A development agreement has been worked through and will be on the Aug 5th Council meeting for your review.
18. **Leafy Dell Traffic Signal** – Nothing new
19. **Public Record Request** – We continue to receive records requests and will work toward fulfilling them.
20. **Mink Road Water and Sewer lines** - 30% engineering has started for this project in conjunction with the PD district. Staff has been working with engineering over the past month and will continue to work with our engineering team to evaluate optimal infrastructure needs balanced with manageable cost.
21. **Concord East**— A bond reduction is being requested by Schlabach for the nearly completed section of phase 4. A resolution will be on the August 5th council meeting for your review.
22. **Traffic signalization projects** – nothing new

Respectfully Submitted,

Sean Staneart
City Manager

**AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY
ADDING SIX PARCELS TOTALING 28.7 +/- ACRES AND TO EXPAND THE
BOUNDARIES FOR SUBAREAS 1, 3, AND 4 OF PD DISTRICT**

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

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

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

WHEREAS, the Johnstown Land Company, LLC, owner and applicant for the Johnstown Gateway PD District, has filed an application, attached hereto as **Exhibit A**, to include six additional properties, to be designated as Johnstown Gateway PD District Subarea 1-C, Subarea 4 and Subarea 5-C, and totaling $\pm$ 28.7 acres, and to adjust the boundaries for Subareas 1, 3, and 4 of the Johnstown Gateway PD District; and

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

WHEREAS, pursuant to Section 1165.06 of the Codified Ordinances of the City of Johnstown, the Planning and Zoning Commission on July 7, 2025, voted to recommend approval of the application subject to certain conditions; and

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

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

Section 1: Acceptance of Planning and Zoning Commission Recommendation and Approval of Application. City Council hereby accepts the recommendation of the Planning and Zoning Commission and approves the application to rezone the properties and expand the boundaries for Subareas 1, 3, and 4 of the PD District described in Exhibit A of this Ordinance to the Johnstown Gateway PD District, subject to the conditions as further set forth in Section 2 of this Ordinance.

Section 2: Condition of Approval. The approval of the application is subject to the following conditions as further required by City Council:

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

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

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

Date of Introduction/Public Hearing: August 5, 2025

Vote: August 19, 2025

Effective Date:

By: _____

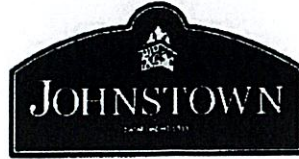
Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Director of Law



MAP AMENDMENT PERMIT APPLICATION: CHAPTER #1137

Application Number: 5-31-25 Date: 5 / 20 / 2025

FEES:

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

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

Application Fee: \$600

Total Fee Amount: \$5740⁰⁰ Paid: Check # 1006 / Cash: _____

(PLEASE PRINT)

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

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

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

Property Address: 11076, 11718, 11662, 11820, 11850 Johnstown, Ohio 43031

Business name: N/A Green Chapel Road

Description of the property to which Amendment would apply if enacted: Licking County
Auditor parcel numbers

Proposed Zoning District: PD

Present use of property: Five single-family homes

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

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

4. Attach a statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment, and proposed, existing and proposed.
5. Attach a list of any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

*** The undersigned is applying for a Map Amendment Permit for the following use; said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.

Applicant's Signature: By: A. Underhill Date: 05 / 20 / 2025
Aaron Underhill
Attorney for Applicant

OFFICE USE ONLY:

Date Received in Office: 5 / 20 / 25 By: Sashbrook
Planning and Zoning Commissioners Hearing Date: 6 / 10 / 25 2: 7/7/25
Permit was Approved Issued on Date: _____
Permit was Denied on Date: _____
Commission Chairperson Signature: x _____
Additional Comments or Requirements: _____

Rec to Council

JOHNSTOWN OPPORTUNITY PLANNED DEVELOPMENT DISTRICT (PD)

ADDENDUM #3

May 20, 2025

ARTICLE I: BACKGROUND

Section 1.1 Introduction and Summary. The Johnstown Opportunity Planned Development District (the “PD District”) was approved in 2023 by Johnstown City Council as Ordinance Number 19-2023 (the “Original PD District Ordinance”), and includes property zoned for a mix of uses as detailed in an approved development text and associated plans. Addendums to the PD District were previously approved on two occasions, with the first addendum adding 9.0+/- acres to the PD District and the second adding a total of 17.7+/- acres. Prior to the approval of this Addendum #3 to the PD District, there are a total of 433.9+/- acres in the PD District.

This application provides for a third addendum to the PD District as permitted under Section 1164.01(e) of the Codified Ordinances. This addendum will accomplish the following objectives:

(a) Adding three additional areas to the PD District to include properties which are being annexed to the City, bringing the total land within the PD District to 462.7+/- acres. These additional areas are referred to herein as the “Addendum #3 Properties” and include:

(i) 15.1+/- acres having frontage on Green Chapel Road, as generally identified on the Additional Property Map;

(ii) 2.4+/- acres located to the northwest of and adjacent to the intersection of Green Chapel Road and Mink Street, as generally identified on the Additional Property Map;

(iii) 11.2+/- acres with frontage on Green Chapel Road which are located to the east of and adjacent to existing Subarea 5-A of the PD District, as generally identified on the Additional Property Map; and

(b) The modification and expansion of Subarea 1 of the PD District, resulting in an increase from 191.7+/- acres to 264.9+/- acres. This is being accomplished by including the 15.1+/- acres referenced in Section 1.1(a)(iii) above, reclassifying the 6.5+/- acres formerly known as Subarea 5-B of the PD District as Subarea 1, and by shifting 29.7+/- acres previously within Subarea 3 and 19.4+/- acres previously within Subarea 4 into Subarea 1.

Section 1.2 Subareas. Following approval of this text, the subareas within the PD District are as follows:

(a) Subarea 1 has 264.9+/- acres (as compared to 191.7+/- acres prior to the approval of this text), further delineated as follows:

(i) Subarea 1 contains 145.7 acres, Subarea 1-A contains 4.0+/- acres, and Subarea 1-B contains 5.0+/- acres, for a total of 154.7+/- acres under the ownership of Cologix Johnstown LLC; and

(ii) Subarea 1-C contains 110.2 acres owned by an affiliate of the applicant.

(b) Subarea 2A and Subarea 2B are unchanged and consist of 46.7+/- acres and 21.7+/- acres, respectively.

(c) Subarea 3 has 40.6+/- acres (as compared to 70.3+/- acres prior to the approval of this text).

(d) Subarea 4 has 38.3+/- acres (as compared to 60.1+/- acres prior to the approval of this text).

(e) Subarea 5 is unchanged and has 25.7+/- acres. Subarea 5A is unchanged and has 11.2+/- acres. Subarea 5B (6.5+/- acres) has been eliminated and incorporated into Subarea 1-C. Subarea 5-C has been created and includes 11.2+/- acres, bringing the total acreage among Subarea 5, Subarea 5A, and Subarea 5C to 48.1+/- acres (as compared to 43.4+/- acres prior to the approval of this text).

Section 1.2 Application and Interpretation. This zoning text applies standards and requirements which are specific to the land located within it. Once the zoning application to which it applies is approved and legally effective, the Addendum #3 Properties shall be deemed to be part of the PD District, along with the real property that was the subject of the Original PD District Ordinance and the first and second addendums thereto. The Addendum #3 Properties are under contract for purchase (and are therefore controlled by) The NACO Land Company LLC, which owns a significant amount of property within the existing portions of the PD District. This makes the Addendum #3 Properties eligible to be added to the PD District pursuant to Codified Ordinances Section 1164.01(e)(ii). In the future, additional land may be made subject to this text or to the text approved in the Original PD District Ordinance (and addendums thereto) in accordance with rules and procedures detailed in Codified Ordinances Chapter 1164, including (but not limited to) Section 1164.01(e).

References are made herein to the “PD Text”, which is defined to mean “the zoning text that was approved in the Original PD District Ordinance, as amended and supplemented by the zoning texts that were approved in prior addendums to the PD District and in this Addendum #3.” In the event of a conflict between any provision of the PD Text and the Codified Ordinances, the provision in the PD Text shall govern. When the PD Text is silent on a particular matter, the Codified Ordinances shall be applied.

ARTICLE II: USES. The permitted and conditional uses that are applicable to each of Subareas 1 through 5 as detailed in the PD Text shall apply to Subareas 1 through 5 of the PD District. In addition, electric substations shall be permitted uses in Subarea 1, and telecommunications towers shall be conditional uses in Subarea 1 and Subarea 5, subject to the review and approval requirements of Codified Ordinances Chapter 1131.

ARTICLE III: DENSITY

Section 3.1 Non-Residential Uses. Regulation of the density of non-residential uses will occur by the application of the maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout the PD Text, as applicable to each subarea that is delineated in the accompanying subarea plan.

Section 3.2 Residential Uses. For purposes of calculating permitted residential density within the PD District, the gross acreage of the PD District shall include, in addition to acreage that is included in the PD District prior to the effective date of this zoning text, the Addendum #3 Additional Properties. The units attributable to the acreage within this addendum shall be deemed to be "Qualified Units" as defined in the PD Text.

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

ARTICLE V: DEVELOPMENT STANDARDS AND REQUIREMENTS. For each portion of the Addendum #3 Additional Properties, the development standards, architectural requirements, landscaping standards, traffic and street requirements, and all other standards and requirements of the PD Text shall be applied based upon the subarea in which that portion of real property is located as detailed in the accompanying subarea plan.

ARTICLE VI: MISCELLANEOUS. Following the approval of this text, the applicant shall update all documents, plans, and other written materials that were approved as part of the Original PD District Ordinance, the PD District Addendum #1 Ordinance, the PD District Addendum #2 Ordinance, and the ordinance which approves this addendum in order to consolidate documentation of the standards and requirements which apply to the entirety of the PD District, as amended.

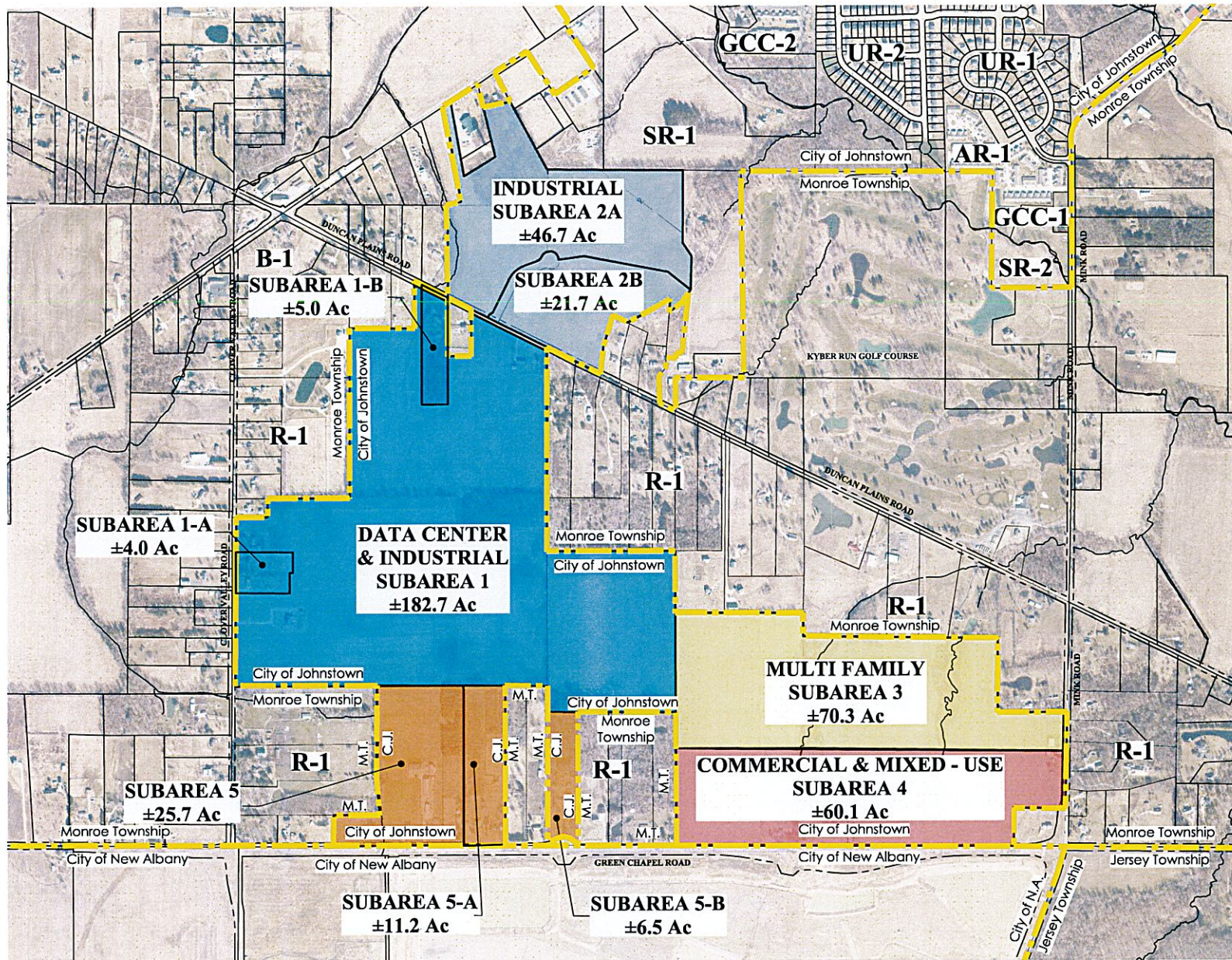
JOHNSTOWN OPPORTUNITY PD DISTRICT – ADDENDUM #3

FISCAL IMPACT STATEMENT

This statement is in support of a rezoning application for 28.7+/- acres to be added to the existing Johnstown Opportunity Planned District (the “PD District”). The acreage consists of three areas, one of which is 2.4+/- acres located to the northwest of and adjacent to the intersection of Green Chapel Road and Mink Street which will become part of Subarea 4 of the PD District. The second area is 11.2+/- acres with frontage on Green Chapel Road which is located to the east of and adjacent to existing Subarea 5-A of the PD District, and is identified on as Subarea 5-C in the revised zoning. The third area is 15.1+/- acres also having frontage on Green Chapel Road, and will be part of Subarea 1-C in the revised zoning. The properties are adjacent to the existing Johnstown Opportunity Planned Development District and meet the criteria for being added to that zoning district as provided in Codified Ordinances Chapter 1164. In addition to adding the aforementioned properties, this application will move existing subarea boundary lines within the existing PD District in order to provide more acreage which is available for industrial-type development.

This application, once approved, will provide for additional industrial and commercial development opportunities. The City will benefit from income taxes collected from both employees and businesses which may work or locate in the district. The applicant will subject the land that is the subject of this application to an annual New Community Authority assessment charge that can be used by the City to fund infrastructure needs. The timing for development of the site is dependent upon market conditions.

\\020101\GIS\Projects\Johnstown\2023-05-09 rezoning\arbitra\2024-10-24 Final Zoning.mxd, Last Saved By: Matt, Kari, 5/16/2025 5:33 PM, Last Printed By: Matt, Kari, 5/16/2025 4:02 PM



Summary	
Subarea 1	182.7 acres
Subarea 1-A	4.0 acres
Subarea 1-B	5.0 acres
Subarea 1 Subtotal	191.7 acres
Subarea 2A	46.7 acres
Subarea 2B	21.7 acres
Subarea 2 Subtotal	68.4 acres
Subarea 3	70.3 acres
Subarea 4	60.1 acres
Subarea 5	25.7 acres
Subarea 5-A	11.2 acres
Subarea 5-B	6.5 acres
Subarea 5 Subtotal	43.4 acres
Total Acres	433.9 acres

NOTE:
Map depicts City boundaries following approval of pending annexation of 2,285.53 acres.

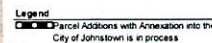


REVISIONS	
DATE	October 14, 2024
SCALE	1" = 400'
JOB NO.	28250133
SHEET	1/4

THE NEW ALBANY COMPANY
100 WALTON PARKWAY
SUITE 100
NEW ALBANY, OHIO 46054

CITY OF JOHNSTOWN, MONROE TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
JOHNSTOWN GATEWAY
PD REZONING
EXISTING ZONING

EMHILL
Engineering, Mapping & Hill
10000 N. ALBANY ROAD
NEW ALBANY, OHIO 46054
(317) 464-1000



REVISIONS

**THE NEW ALBANY
COMPANY**
800 WALTON PARKWAY
SUITE 120
NEW ALBANY, OHIO 43054

**CITY OF JOHNSTOWN, LICKING COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
JOHNSTOWN GATEWAY
PD REZONING
PROPOSED ZONING**



DATE _____

MAY 19, 2021

SCALE

 $1'' = 400'$

JOB NO.

20250123

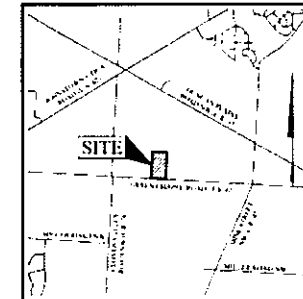
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SECRET

4/4

Additional Property Map Page 1 of 3

Subarea 1-C: 15.1+/- Acres



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Contiguity Note:
Total perimeter of annexation area is 1421.34 feet, of which 1707.98 feet is contiguous with the City of Johnston giving 50% perimeter contiguity.

Proposed Annexation:
of 15.1+/- acres to the City of Johnston

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on 2/2/25, under Chapter 706 of the Ohio Revised Code, is submitted as an accurate map of the territory on said petition described under the requirements of said Chapter 706 of the Ohio Revised Code.

Agent for Petitioners:

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Johnston, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition do hereby grant the same.

Board of Licking County Commissioners

Petition Received 2/2/25
Petition Approved 2/2/25
Transferred this 20th day of 2025 upon the duplication of this office
Containing 2/2/25
Transfer Fee 2/2/25

Received for Record 2/2/25 at 2:00 PM and recorded 2/2/25 as plat reference petition, etc. at Plat Book Volume 1, Page 1

Plat Fee 2/2/25
Ordinance Fee 2/2/25

County Clerk for the City of Johnston, Ohio, by certificate 2/2/25 and approved by the mayor 2/2/25 and accept the territory shown herein for annexation to the City of Johnston, Ohio a municipal corporation.

Attest: Clerk City of Johnston

EMHT		Date: January 28, 2025
Engineering, Mapping, Surveying & More, Inc. 10000 Highway 100, Suite 100 Johnston, Maine 05101 Phone 603.775.0000 Fax 603.775.0001 www.emht.com		Scale: 1" = 120'
Job No: 2025-0013		Sheet: 1 of 1
REVISIONS		
NO.	DATE	DESCRIPTION

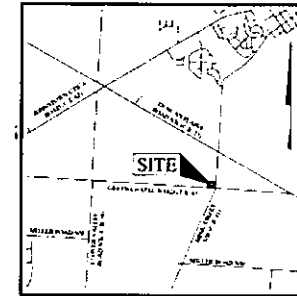
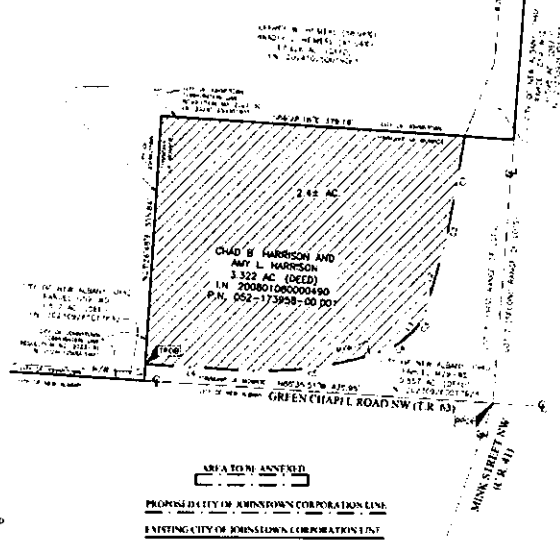


Additional Property Map Page 2 of 3

Subarea 4-A: 2.4+/- Acres

LINE	BEARING	DISTANCE
1	N 62° 24' 48" E	23.30
2	S 72° 43' 40" W	106.61
3	S 40° 18' 29" W	17.22
4	N 60° 35' 57" W	115.94

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	175° 29'	345.54	111.41	S 67° 42' 33" W	111.42
C2	175° 29'	518.00	14.10	S 67° 20' 36" W	13.10
C3	48° 24' 37"	69.22	8.09	S 62° 54' 00" W	8.60
C4	25° 24' 14"	74.37	10.12	S 60° 18' 18" W	10.41
C5	25° 24' 14"	479.32	185.42	S 62° 18' 48" W	184.16



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Contiguity Note:
Total perimeter of annexation area is 1280.65 feet, of which 685.02 feet is contiguous with the City of Johnstown giving 53% perimeter contiguity.

Proposed Annexation
of 2.4+/- acres to the City of Johnstown

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on 20... and is subject "B" of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter "B" of the Ohio Revised Code.

Attest for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Johnstown, Ohio, at the territory shown herein and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received 20
Petition Approved 20
.....
.....

Transferred this day of 20 upon the Deputies of this office

Containing acres.
Transfer Fee
.....
.....

Received for Record 20 at 1:00 PM and recorded
20 in plain ordinance, petition, etc. in Plat Book Volume Page

Plat for
Ordinance, etc. for
.....
.....

Clashed for the City of Johnstown, Ohio, by ordinance passed
20 and approved by the mayor on 20 and accepted the territory
shown herein for annexation to the City of Johnstown, Ohio, a municipal corporation.

Attest
.....
.....

City of Johnstown



By: Matthew A. Smith
Matthew A. Smith
Professional Surveyor No. 57865
mat@cs.cable.com

EMHT		Date: February 4, 2025
Aerial, Blockwork, Interpolation & More, Inc. Engineering & Surveying • Columbus • Ohio 1880 West Main Street, Columbus, Ohio 43206 Phone: 614.774.8800 • Fax: 614.774.8801 emht.com		Scale: 1" = 80'
		Job No: 2024-1012
		Sheet: 1 of 1
REVISIONS		
NO.	DATE	DESCRIPTION

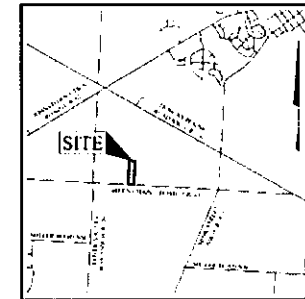
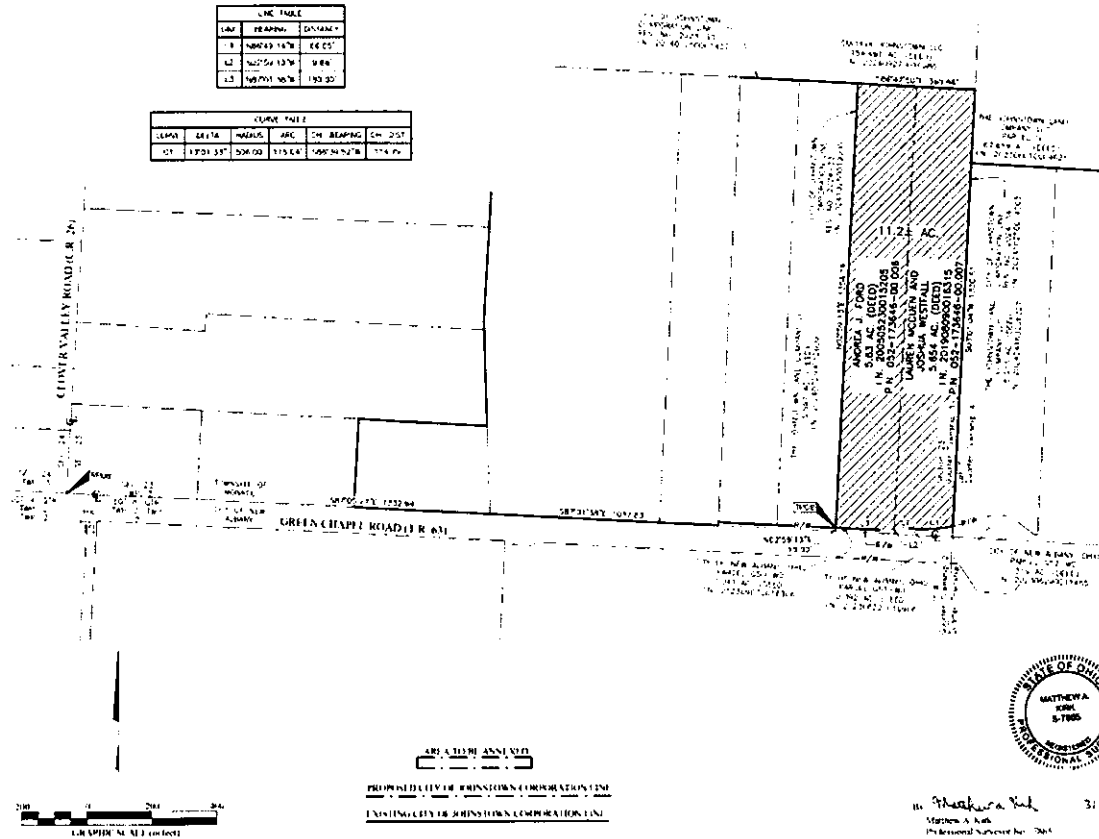
Harrison Parcel Survey Services / 20241012-VA-ANNE-01

Additional Property Map Page 3 of 3

Subarea 5-C: 11.2+/- Acres

LINE TABLE			
LINE	BEARING	DISTANCE	
1	N80°43'18"W	66.05'	
2	S22°54'12"E	9.88'	
3	S89°01'06"W	133.32'	

CURVE TABLE			
LEAVE	BEARING	ARC	TO BEARING
1	S72°13'37"	536.00'	S89°34'52"W
2	S72°13'37"	536.00'	S89°34'52"W



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Certification Note
Total perimeter of annexation area is 1416.51 feet, of which 541.51 feet is contiguous with the City of Johnsstown giving 86% perimeter contiguity.

Proposed Annexation
of 11.2+/- acres to the City of Johnsstown
The within map marked as Sub 7B and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on 2/1/2025, under Chapter 309 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 309 of the Ohio Revised Code.

Agreed to Petitioners
The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to this City of Johnsstown, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Patricia R. Rector, _____, 20 _____, Commissioner

Patricia R. Rector, _____, 20 _____, Commissioner

Patricia R. Rector, _____, 20 _____, Commissioner

Transferred this _____ day of _____, 20 _____, upon the duplicates of this office.

Certifying _____, _____, Licking County Auditor

Received for Record _____, 20 _____, Licking County Auditor

20 _____, in full compliance with the provisions of Public Book Volume _____, Page _____.

Plat Fee _____, _____, Licking County Auditor

Ordinance Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

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Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor

Consolidated Fee _____, _____, Licking County Auditor



EMHT Evans, MacArthur, Heston & Thomas, Inc. Engineers - Surveyors - Planners - Architects 6805 New Albany Road, Cincinnati, OH 45244 Phone 513.775.8888 Fax 513.775.8888 www.emht.com	Date: January 31, 2025
	Scale: 1" = 200'
	Job No: 2025-0012
	Sheet: 1 of 1

REVISIONS		
NO.	DATE	BY/REVISION

By: *Matthew A. Kuhn* 3/1/2025
 Matthew A. Kuhn
 Professional Surveyor No. 7663
 State of Ohio

SUBAREA 1
145.7 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, Section 23, Township 3, Range 15, United States Military District, being part of that 154.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315, in the westerly line of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence North 86° 47' 50" West, with the southerly line of said 154.481 acre tract, a distance of 2678.77 feet to a point in the easterly right of way line of Clover Valley Road;

Thence North 03° 08' 54" East, with said easterly right of way line, a distance of 789.58 feet to a point;

Thence crossing said 154.481 acre tract the following courses and distances:

South 86° 30' 56" East, a distance of 466.11 feet to a point;

North 03° 27' 34" East, a distance of 175.00 feet to a point;

South 86° 30' 56" East, a distance of 25.18 feet to a point;

North 03° 29' 22" East, a distance of 174.81 feet to a point; and

North 86° 33' 01" West, a distance of 491.41 feet to a point in the easterly right of way line of said Clover Valley Road;

Thence North 03° 08' 54" East, with said easterly right of way line, a distance of 296.29 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 86° 58' 27" East, a distance of 262.25 feet to a point;

North 03° 08' 54" East, a distance of 160.00 feet to a point;

South 86° 58' 27" East, a distance of 115.25 feet to a point;

South 87° 09' 08" East, a distance of 590.72 feet to a point;

North 02° 53' 09" East, a distance of 1444.17 feet to a point; and

South 87° 03' 02" East, a distance of 563.06 feet to a point;

Thence South 87° 03' 02" East, crossing said 154.481 acre tract, a distance of 61.98 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 02° 54' 22" West, a distance of 651.62 feet to a point;

South 87° 05' 24" East, a distance of 225.05 feet to a point;

North 02° 54' 22" East, a distance of 413.63 feet to a point;

145.7 ACRES

-2-

South 87° 05' 38" East, a distance of 199.88 feet to a point; and

North 02° 59' 42" East, a distance of 340.83 feet to a point in the southerly right of way line of Duncan Plains Road;

Thence with said southerly right of way line the following courses and distances:

South 60° 30' 23" East, a distance of 407.80 feet to a point;

South 60° 16' 51" East, a distance of 293.15 feet to a point; and

South 60° 39' 47" East, a distance of 25.12 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 02° 48' 47" West, a distance of 1232.60 feet to a point;

South 02° 46' 25" West, a distance of 456.84 feet to a point; and

South 03° 11' 58" West, a distance of 1145.54 feet the POINT OF BEGINNING, containing 145.7 acres of land, more or less.

SUBAREA 1-C
110.2 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lots 6 and 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being comprised of all or part of the following tracts of land: that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386, that 5.178 acre tract conveyed as Parcel VI to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386, that 6.938 acre tract conveyed to Euine F. Music by deed of record in Official Record 116, Page 473 and Instrument Number 202504110006174, and that 2.977 acre tract conveyed to Euine Music by deed of record in Official Record 116, Page 473 and Instrument Number 202504110006174 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner that 0.092 acre tract conveyed as Parcel G51-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010906, the northwesterly corner of that 0.319 acre tract conveyed as Parcel G52-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306290011465, the southeasterly corner of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315, in the northerly right of way line of Green Chapel Road (T.R. 63);

Thence North 03° 01' 04" East, with the easterly line of said 5.654 acre tract, a distance of 1330.51 feet to the southeasterly corner of that 151.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986;

Thence North 03° 11' 58" East, with the easterly line of said 151.481 acre tract, a distance of 1145.54 feet to the southwesterly corner of that 2.099 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 200506280019429;

Thence South 87° 06' 30" East, with the southerly line of said 2.009 acre tract, the southerly line of that 8.616 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 200105300018833, the southerly line of that 6.189 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 199906080024239, and the southerly line of that 5.731 acre tract conveyed to Michael D. Petry and Diane M. Petry by deed of record in Deed Book 753, Page 242, a distance of 1094.40 feet to the southwesterly corner of that 5.049 acre tract conveyed to Steven A. Olman and Susan L. Olman by deed of record in Official Record 2, Page 426, the northwesterly corner of that 5.920 acre tract conveyed to Valerie A. Bryan and John D. Titman by deed of record in Instrument Number 201707060014190;

Thence South 02° 53' 32" West, with the westerly line of said 5.920 acre tract, a distance of 528.35 feet to the southwesterly corner of said 5.920 acre tract;

Thence South 86° 32' 13" East, with the southerly line of said 5.920 acre tract and the southerly line of that 5.716 acre tract conveyed to Gregory D. Haggit and Victoria S. Haggit by deed of record in Instrument Number 200312300060394, a distance of 717.40 feet to a point;

Thence South 86° 32' 09" East, with the southerly line of said 5.716 acre tract, a distance of 383.22 feet to a point in the westerly line of that 12.607 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601;

Thence South 02° 24' 10" West, partly with said westerly line and partly crossing said 170.623 acre tract, a distance of 1983.58 feet to a point in the centerline of said Green Chapel Road;

Thence North 86° 43' 55" West, with said centerline, a distance of 1113.79 feet to the southeasterly corner of that 0.046 acre tract conveyed as Parcel G55-WD to City of New Albany, Ohio by deed of record in Instrument Number 202305120008413;

110.2 ACRES

-2-

Thence North $02^{\circ} 47' 04''$ East, with the easterly line of said 0.046 acre tract, a distance of 10.00 feet to a point at the northeasterly corner of said 0.046 acre tract, in the northerly right of way of said Green Chapel Road;

Thence North $86^{\circ} 43' 55''$ West, with said northerly right of way line, a distance of 585.42 feet to the southeasterly corner of that 6.73 acre tract conveyed as Parcel V to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence with the boundary of said 6.73 acre tract the following courses and distances:

North $03^{\circ} 01' 24''$ East, a distance of 1127.82 feet to a point;

North $86^{\circ} 39' 45''$ West, a distance of 259.88 feet to a point; and

South $03^{\circ} 01' 24''$ West, a distance of 1118.13 feet to a point in the northerly right of way line of said Green Chapel Road;

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

North $86^{\circ} 43' 55''$ West, a distance of 8.54 feet to a point;

With the arc of a curve to the right, having a central angle of $06^{\circ} 53' 12''$, a radius of 87.00 feet, an arc length of 10.46 feet, a chord bearing of North $56^{\circ} 11' 14''$ West and chord distance of 10.45 feet to a point;

North $52^{\circ} 44' 39''$ West, a distance of 55.78 feet to a point;

With the arc of a curve to the left, having a central angle of $58^{\circ} 34' 32''$, a radius of 105.00 feet, an arc length of 107.35 feet, a chord bearing of North $82^{\circ} 01' 55''$ West and chord distance of 102.73 feet to a point; and

With the arc of a curve to the right, having a central angle of $11^{\circ} 28' 15''$, a radius of 506.00 feet, an arc length of 101.30 feet, a chord bearing of South $74^{\circ} 24' 57''$ West and chord distance of 101.13 feet to the POINT OF BEGINNING, containing 110.2 acres of land, more or less.

SUBAREA 3
40.6 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being part of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning at the southwesterly corner of that 12.607 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601;

Thence South $86^{\circ} 16' 46''$ East, with the southerly line of said 12.607 acre tract, the southerly line of that 6.016 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601, the southerly line of that 6.048 acre tract conveyed to Dan L. Tschakert and Linda S. Emmenegger, Trustees by deed of record in Instrument Number 200612040034926, and the southerly line of that 6.062 acre tract conveyed to William Michael Carter and Angela Maria Carter by deed of record Instrument Number 200602160004633, a distance of 1670.38 feet to a point in the westerly line of that 10.148 acre tract conveyed to Licking Rural Electrification, Inc. by deed of record in Instrument Number 202212150029283;

Thence South $03^{\circ} 12' 44''$ West, with said westerly line and with the westerly line of that 5 acre tract conveyed to Ralph B. Wood, Jr. by deed of record in Official Record 838, Page 170 and Instrument Number 202304280007411, a distance of 635.46 feet to a point at the southwesterly corner of said 5 acre tract;

Thence South $87^{\circ} 07' 14''$ East, with the southerly line of said 5 acre tract, a distance of 567.36 feet to a point in the westerly right of way line of said Mink Street;

Thence South $04^{\circ} 06' 39''$ West, with said westerly right of way line, a distance of 326.41 feet to a point;

Thence crossing the 170.623 acre tract the following courses and distances:

North $86^{\circ} 14' 35''$ West, a distance of 2219.20 feet to a point; and

North $02^{\circ} 24' 10''$ East, a distance of 952.36 feet to the TRUE POINT OF BEGINNING, containing 40.6 acres of land, more or less.

**SUBAREA 4
40.7 ACRES**

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being comprised of part of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386 and all of the remainder of that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 200801080000490 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Green Chapel Road (T.R. 63) and Mink Street (C.R. 41);

Thence North $86^{\circ} 35' 30''$ West, with the centerline of said Green Chapel Road, a distance of 435.95 feet to the southeasterly corner of that 0.317 acre tract conveyed as Parcel G59-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017632;

Thence North $03^{\circ} 27' 09''$ East, with the easterly line of said 0.317 acre tract, a distance of 10.00 feet to a point in the northerly right of way line of said Green Chapel Road, the TRUE POINT OF BEGINNING for this description;

Thence North $86^{\circ} 35' 30''$ West, with said northerly right of way line, a distance of 1379.75 feet to a point;

Thence North $86^{\circ} 43' 55''$ West, with said northerly right of way line, a distance of 0.12 feet to a point at the northwesterly corner of said 0.317 acre tract;

Thence South $02^{\circ} 38' 03''$ West, with the westerly line of said 0.317 acre tract, a distance of 10.00 feet to a point in the centerline of said Green Chapel Road;

Thence North $86^{\circ} 43' 55''$ West, with said centerline, a distance of 408.82 feet to a point;

Thence crossing said 170.623 acre tract the following courses and distances:

North $02^{\circ} 24' 10''$ East, a distance of 833.31 feet to a point; and

South $86^{\circ} 14' 35''$ East, a distance of 2219.20 feet to a point in the westerly right of way line of said Mink Street;

Thence with said westerly right of way line the following courses and distances:

South $04^{\circ} 06' 39''$ West, a distance of 400.59 feet to a point;

South $22^{\circ} 10' 41''$ West, a distance of 98.35 feet to a point;

With the arc of a curve to the right, having a central angle of $01^{\circ} 50' 59''$, a radius of 3451.00 feet, an arc length of 111.41 feet, a chord bearing of South $09^{\circ} 42' 31''$ West and chord distance of 111.40 feet to a point;

With the arc of a curve to the right, having a central angle of $01^{\circ} 15' 50''$, a radius of 594.00 feet, an arc length of 13.10 feet, a chord bearing of South $10^{\circ} 00' 06''$ West and chord distance of 13.10 feet to a point; and

South $15^{\circ} 43' 40''$ West, a distance of 108.83 feet to a point in the northerly right of way line of said Green Chapel Road;

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

40.7 ACRES

-2-

With the arc of a curve to the right, having a central angle of $04^{\circ} 40' 47''$, a radius of 99.00 feet, an arc length of 8.09 feet, a chord bearing of South $42^{\circ} 58' 46''$ West and chord distance of 8.08 feet to a point;

South $45^{\circ} 19' 09''$ West, a distance of 17.32 feet to a point;

With the arc of a curve to the right, having a central angle of $25^{\circ} 54' 16''$, a radius of 79.00 feet, an arc length of 35.72 feet, a chord bearing of South $58^{\circ} 16' 18''$ West and chord distance of 35.41 feet to a point;

With the arc of a curve to the right, having a central angle of $22^{\circ} 10' 44''$, a radius of 479.00 feet, an arc length of 185.42 feet, a chord bearing of South $82^{\circ} 18' 48''$ West and chord distance of 184.26 feet to a point;

North $86^{\circ} 35' 31''$ West, a distance of 115.94 feet to a point; and

South $03^{\circ} 26' 48''$ West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 40.7 acres of land, more or less.

SUBAREA 5-C
11.2 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Section 23, Township 3, Range 15, United States Military District, being comprised of all of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315 and all of that 5.63 acre tract conveyed to Andrea J. Ford by deed of record in Instrument Number 200505230015205 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner that 0.092 acre tract conveyed as Parcel G51-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010906, the northwesterly corner of that 0.319 acre tract conveyed as Parcel G52-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306290011465, the southeasterly corner of said 5.654 acre tract and in the northerly right of way line of Green Chapel Road (T.R. 63);

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

With the arc of a curve to the right, having a central angle of 13° 01' 33", a radius of 506.00 feet, an arc length of 115.04 feet, a chord bearing of South 86° 39' 52" West and chord distance of 114.79 feet to a point;

North 86° 49' 22" West, a distance of 66.05 feet to a point;

South 02° 59' 13" West, a distance of 9.86 feet to a point; and

North 87° 01' 38" West, a distance of 180.00 feet to a the northeasterly corner of that 0.041 acre tract conveyed as Parcel G49-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309070016307, the southeasterly corner of that 36.912 acre tract conveyed as Parcel I to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence North 02° 59' 13" East, with the easterly line of said 36.912 acre tract, a distance of 1354.19 feet to a point in the southerly line of that 151.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986;

Thence South 86° 47' 50" East, with said southerly line, a distance of 360.86 feet to a point in the westerly line of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence South 03° 01' 04" West, with said westerly line, a distance of 1330.51 feet to the POINT OF BEGINNING, containing 11.2 acres of land, more or less.

	Property Owners 28.7+/- Acres Johnstown Opportunity PD District Addendum #3	
<u>APPLICANT/OWNER:</u> The NACO Land Company LLC 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054	<u>OWNER:</u> Andrea Ford 11850 Green Chapel Road Johnstown, OH 43031	<u>OWNER:</u> Lauren McCuen and Joshua Westfall 11820 Green Chapel Road Johnstown, OH 43031
<u>OWNER:</u> Chad & Amy Harrison 11076 Green Chapel Road Johnstown, OH 43031		<u>OWNER:</u> Danny and Eunie Music 11718 Green Chapel Road Johnstown, OH 43031
	Adjacent Property Owners 28.7+/- Acres Johnstown Opportunity PD District Addendum #3	
The NACO Land Company LLC 8000 Walton Parkway, Suite 200 New Albany, OH 43054 PN: 053-172800-00.000	Intel Corporation Attn: Ashit Parekhji 2200 Mission College Blvd., RNB 6-91 Santa Clara, CA 95054 PN: 095-111846-00.000	Cologix Johnstown LLC 1601 19 th Street Denver, CO 80202 PN: 053-176178-00.000
Bello Woods LLC 8853 Windy Hollow Road Johnstown, OH 43031 PN: 037-111396-00.000	Jeffery and Bradley Heimerl 3891 Mink Road Johnstown, OH 43031 PN: 053-173958-00.000	Shelli Writesel 10902 Green Chapel Road Johnstown, OH 43031 PN: 052-173880-00.000
Kevin and Elijah Johnson 4772 Mink Street Johnstown, OH 43031 PN: 052-176466-00.000	Stephanie and Brandon Trathen 11730 Green Chapel Road Johnstown, OH 43031	

PLANNING STAFF REPORT

APPLICATION 5-31-25 | MAP AMENDMENT (PD ZONING DISTRICT)

INTRODUCTION

To: Planning and Zoning Commission & City Council

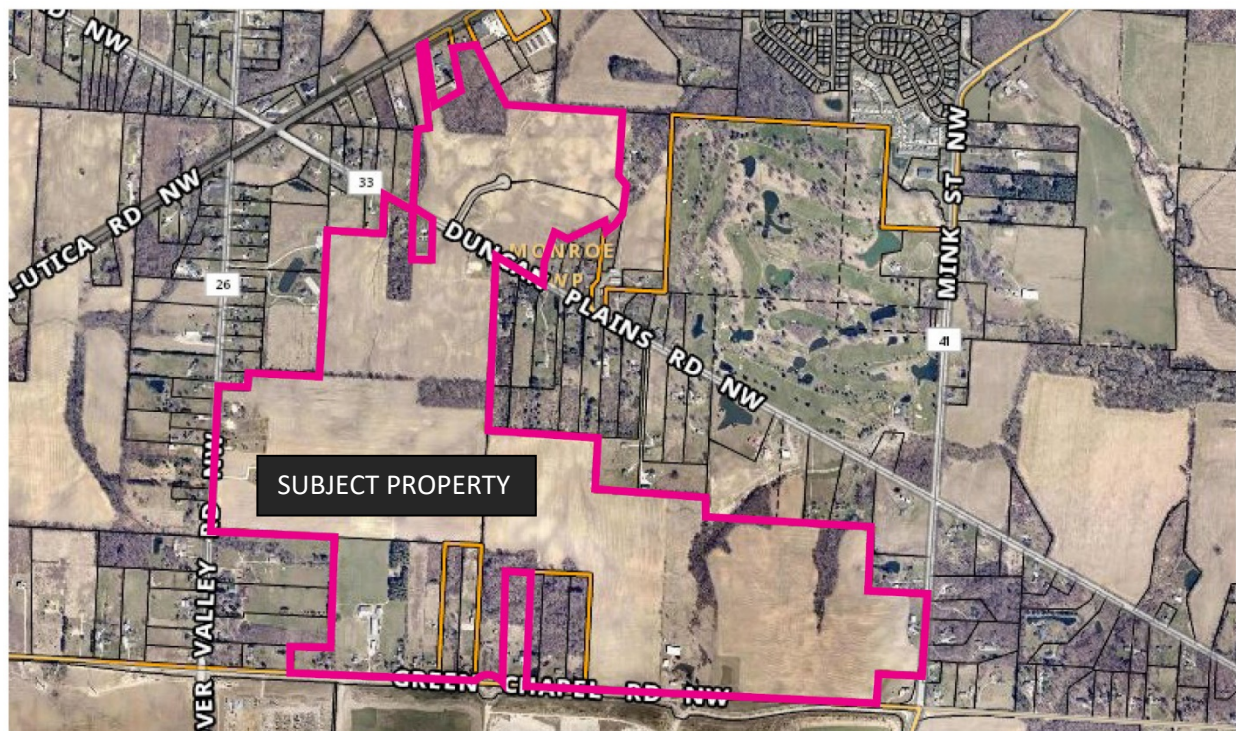
Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: The NACO Land Company c/o Underhill & Hodge, LLC

Request: Amend the City of Johnstown Zoning Map to incorporate additional parcels into the Johnstown Opportunity Planned Development District (PD District) and move subarea boundaries within the PD.

Recommendation: Consider the request to expand the PD District and the adjustment of the boundaries for Subareas 1, 3, and 4. See further recommendations on page 3.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	Three areas totaling +/- 28.7 Acres along Green Chapel Road.	Property Owner:	Johnstown Land Company II, LLC
Land Use Designation:	Employment and Planned Neighborhood	Overlay District:	No
Existing Zoning Designation:	Planned Development (PD)	Design Review District:	No

BACKGROUND INFORMATION

This request is to incorporate approximately 28.7 acres of land into the Johnstown Opportunity Planning Development District (PD District), and to adjust the boundaries of Subarea 1, 3, and 4. The PD District was originally adopted in 2023 (Ord 19-2023), and has been expanded by two previous addendums to incorporate approximately 9.0 acres and 17.7 acres of land into the PD District. This request will be Addendum 3 to the PD District and will incorporate a total of six (6) parcels with frontage along Green Chapel Road. No changes to allowable uses or increase of residential density (other than that allowed per Section 3.3 of Ord 19-2023), is proposed as part of this application.

The applicant provided multiple maps that illustrate the parcels being included into the PD District, and the adjustment of Subareas 1, 3, and 4. See the application package for an expanded narrative and maps further explaining the proposed amendment.

COMPREHENSIVE PLAN REVIEW

The comprehensive plan designates the subject properties as “Employment” and “Planned Neighborhood”. The description of the Employment and Planned Neighborhood land use included in the comprehensive plan states:

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.

Planned Neighborhoods are defined by contemporary conservation design principles and incorporates all the best characteristics of Johnstown’s existing residential neighborhoods. Planned neighborhoods include open space, protection of stream corridors, trail connections, stormwater retention strategies, and a network of streets that provide multiple connections to existing arterials and adjacent neighborhoods.

Reviewer Comment: The proposed PD zoning aligns with these future land use designations. The City’s Growth Framework identifies this area as “Jobs”, which is consistent with the expansion of Subarea 1.

EXISTING ZONING SUMMARY

The existing PD District was adopted to facilitate the growth of employment-based uses within the City along with a mixed-use component in the southeast portion of the overall PD District. Over time, the applicant has expanded the PD District as additional properties have been acquired by the applicant. This application is similar to previous requests in that this application will add six (6) additional parcels to the PD District. The PD District establishes allowable uses, development standards (setbacks, height, impervious coverage, etc), access requirements, and mechanisms to provide open space. This application does not propose to change any of the existing development standards.

REQUESTED ZONING SUMMARY

The applicant is requesting to adjust the boundaries of Subareas 1, 3, and 4 of the PD District. Based on discussions with the applicant, the subarea adjustment is being requested to create a more uniform parcel of approximately 100 acres along Green Chapel Road. This change also reflects market trends that support additional employment-based uses. To create this more uniform parcel to facilitate additional employment growth, Subareas 3 (Multifamily) and 4 (Commercial Mixed Use), are proposed to be reduced in area. As with previous requests, additional residential density in the form of 3 DU/AC will be included in the overall permitted density, if this request is approved. Based on the proposed addition of 28.7 acres, a total of 86 dwelling units will be added to the PD District.

Subarea 3 is currently approximately 70.3 acres and is proposed to be reduced to 40.6 acres. No changes to the allowable residential density are proposed as part of this application.

Subarea 4 is currently approximately 60.1 acres and is proposed to be reduced to 38.3 acres. No changes to the allowable uses, residential density, or percentage use mix are proposed as part of this application.

CONCLUSION

The proposed application aligns with the goals of the Comprehensive Plan and Chapter 1165 of the City's Codified Ordinances. Final development plans, as required by Chapter 1165.02, will be required before any development can occur. This allows for review of the overall site orientation, building footprints, access points, open space allotments, and parking areas.



RESOLUTION 2025-30

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH JOHNSTOWN HEALTH REALTY, LLC**

WHEREAS, Johnstown Health Realty, LLC also known as Johnstown Pointe, desires to develop and construct an addition to their existing building located at 383 Coshocton Street; and

WHEREAS, in order to develop the property and complete the project, Developer anticipates having to construct certain public infrastructure improvements, including sanitary sewer improvements and appurtenances that will be located upon, through, or within the property, and that shall, after construction, be owned and operated by the City; and

WHEREAS, the City's Zoning Ordinance in force as of the Effective Date states the requirements for developing within the City.

NOW, THEREFORE, be it resolved by the City of Johnstown:

SECTION 1. That the City Manager is hereby authorized to enter into the Development Agreement attached.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter of the CITY OF JOHNSTOWN.

Date of Introduction/Public Hearing/Vote: August 5, 2025

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

CITY OF JOHNSTOWN, OHIO DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) made and entered into this ____ day of July, 2025 (the “**Effective Date**”), at Johnstown, Ohio, by and between JOHNSTOWN HEALTH REALTY, LLC, an Ohio limited liability company, whose mailing address is 25000 Country Club Blvd. Suite 255, North Olmstead, Ohio 44070 (“**Developer**”) and the City of Johnstown, an Ohio municipal corporation, whose mailing address is 599 South Main Street, Johnstown, Ohio 43031 (the “**City**”).

RECITALS:

WHEREAS, Developer wishes to develop and construct an addition (the “**Project**”) to their existing building located at 383 Coshocton Road, situated in the State of Ohio, the City of Johnstown, which property is more particularly depicted in **Exhibit A** attached hereto (the “**Property**”). In order to develop the Property and complete the Project, Developer anticipates having to construct certain public infrastructure improvements, including sanitary sewer improvements and appurtenances that will be located upon, through, or within the Property, and which are more particularly shown on **Exhibit B** attached hereto (the “**On-Site Sanitary Improvements**”), and that shall, after construction, be owned and operated by the City;

WHEREAS, in addition and as a part of the Project and developing the Property, Developer will be obligated to construct certain public improvements located off-site of the Property, being a curb along the frontage of the Property, which public improvements are more particularly shown on Exhibit C attached hereto (the “**Public Improvements**,” and together with the On-Site Sanitary Improvements, collectively, the “**Improvements**”), and that shall, after construction, be owned and operated by the City; and

WHEREAS, the City’s Zoning Ordinance in force as of the Effective Date (the “**City Regulations**”), states the requirements for developing within the City.

AGREEMENT:

NOW THEREFORE, Developer and the City, in consideration of the mutual covenants set forth herein, agree that:

I. DEVELOPER RESPONSIBILITIES:

1.1 Developer shall develop or cause the development of the Project in accordance with the City Regulations and the construction drawings and specifications of components of the Project approved by the City, hereinafter referred to as the “**Approved Development Plans**.”

1.2 Unless specifically stated otherwise, Developer shall be responsible for the entire cost associated with developing the Project, including providing the real estate, engineering, construction, fees, and Deposits.

1.3 Developer shall provide the City with construction drawings, specifications, and supporting data describing the Project and included with the Approved Development Plans. The improvements to be provided as part of the Project may include, but are not limited to:

- a. Roads and parking areas, graded full width and paved including drainage structures, sidewalks and other improvements all as dictated in the City Regulations and required for this Project;
- b. Sanitary sewers including manholes and all required appurtenances;
- c. Storm drainage improvements including catch basins, manholes and all other required appurtenances;
- d. All other improvements shown on the construction drawings as approved by the City including grading, seeding and landscaping.

1.4 Developer shall await the City's approval of the Approved Development Plans of the Project before beginning any construction work on said components of the Project.

1.5 Prior to commencing the construction of any improvement or component of the Project, Developer shall pay all fees, obtain all permits, and pay all deposits, if any, related to the relevant improvement or component, including engineering plan review, park fees, utility fees, inspection fees and all other fees as required by the City Regulations.

1.6 In lieu of constructing the Public Improvements off-site, Developer shall provide a deposit for the Public Improvements in the amount of \$20,000 (the "**First Deposit**") and additional right-of-way not to exceed 10 feet, which right of way shall be negotiated and memorialized by the City and Developer via a separate right-of-way agreement.

1.7 Developer shall provide the City with reasonable prior notice of the initial commencement of construction work for the Project and will keep the City reasonably updated of the work schedule throughout the development of the Project.

1.8 Developer shall provide the City with written notice (the "**Final Inspection Notice**") of (a) when Developer considers the On-Site Improvements to be Substantially Completed in accordance with the Approved Development Plans, and (b) a date that the On-Site Improvements shall be ready for final inspection.

1.9 Within thirty (30) days of Substantial Completion of the Project, Developer shall guarantee all labor, material and equipment incorporated for the Improvements, respectively, against defect and deficiencies by providing a one-time deposit of \$25,000 (the "**Second Deposit**," and together with the First Deposit, collectively, the "**Deposits**") to reimburse the City for all future maintenance by the City of said Improvements.

1.10 Upon Substantial Completion of the Project, Developer shall provide the City with a copy of the original signed construction drawings, with two (2) sets of prints annotated to reflect the “as-constructed” conditions (and a digital PDF copy), and a copy of the original recorded plat (and a digital PDF copy).

1.11 Upon signing of this Agreement, Developer shall record this document with the Licking County Recorder and provide the City with a copy.

1.12 Time is of the essence in this Agreement. The City agrees to complete all inspections and provide all required approvals within forty-five (45) days of Developer's written request. Failure by City to respond within such timeframe shall constitute approval of the item in question.

1.13 The City and Developer acknowledge that the future costs of maintaining, repairing, and replacing the Improvements are difficult to predict with certainty. The City and Developer agree that the Deposits set forth in this Agreement represent a fair and reasonable estimate of such costs based on current conditions and constitute Developer’s complete financial obligation for said improvements. The Deposits specified in this Agreement represent the maximum financial obligation of Developer to the City for the Improvements. In the event actual costs incurred by the City in maintaining or repairing the Improvements, or in any other way related to the Improvements, exceed the amount of the Deposits, the City shall be solely responsible for such excess costs. The Deposits shall not be subject to adjustment regardless of actual costs incurred.

II. CITY RESPONSIBILITIES:

2.1 Within thirty (30) days of the City’s receipt of a Final Inspection Notice, the City shall conduct and complete its final inspection of the On-Site Improvements and provide Developer with written certification of Substantial Completion. As used herein, the term “**Substantial Completion**,” or “**Substantially Completed**,” shall mean that the Project has been constructed in material compliance with the Approved Development Plans, such that the Improvements are capable of being used for their intended purpose, notwithstanding the existence of minor punch list items, seasonal work, or other non-material deficiencies that do not prevent the beneficial use and occupancy of the Project.

2.2 The City hereby covenants and agrees that it shall not require any additional funds, deposits, or financial contributions from Developer, its successors, or assigns for the maintenance, repair, or replacement of the On-Site Sanitary Improvements, Public Improvements, or any future improvements along Coshocton Road beyond the deposits specified in Sections 1.6 and 1.9 of this Agreement.

III. GENERAL TERMS.

3.1 In the event of a conflict between this Agreement and the City Regulations, the City Regulations shall govern.

3.2 Developer and the City each binds themselves and their partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above neither Developer or the City shall assign, sublet, or transfer their interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than Developer and the City.

3.3 Notices: Any notice required by the Agreement shall be conclusively presumed to have been received if in writing and if delivered personally or sent by a nationally recognized overnight courier, to the party to be notified at the party's last address on file with the party sending notice.

3.4 Legal Interpretation: This Agreement shall be construed and interpreted in accordance with the laws of the State of Ohio.

3.5 This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement may be executed by electronic signature, including DocuSign, Adobe Sign, or other electronic signature platforms, and such electronic signatures shall be deemed original signatures for all purposes and shall have the same legal effect as original signatures.

3.6 This Agreement represents the entire and integrated agreement between Developer and the City for the Project and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instruction signed by both Developer and the City.

Remainder of page intentionally left blank, signature page to follow.

IN CONSIDERATION WHEREOF, the City hereby grants Developer the right and privilege to commence and construct the Project stipulated herein.

IN WITNESS WHEREOF, the parties hereto have set their hand and seals, and have executed this agreement on the day and year set forth below.

DEVELOPER:

JOHNSTOWN HEALTH REALTY, LLC
an Ohio limited liability company

By: _____

Name:

Its:

Date: _____

CITY:

JOHNSTOWN, OHIO
an Ohio municipal corporation

By: _____

Name:

Its:

Date: _____

EXHIBIT A

Depiction of Property

(Attached hereto)

EXHIBIT B

Depiction of On-Site Sanitary Improvements

(Attached hereto)

EXHIBIT C

Depiction of Public Improvements

(Attached hereto)



RESOLUTION 2025-31

**A RESOLUTION TO APPROVE REDUCTION IN BOND FOR CONCORD CROSSING EAST
– PHASE 4**

WHEREAS, the City of Johnstown approved a bond totaling \$1,945,865.47 pursuant to Johnstown City Ordinance 1107.07(a); and

WHEREAS, Schlabach Builders, Ltd., Developer and Declarant of Concord Crossing East, satisfied said bond by Irrevocable Letter of Credit No. 1243 dated August 14, 2023 issued by the Commercial & Savings Bank; and

WHEREAS, Schlabach Builders, Ltd., has completed a substantial portion of the infrastructure and landscaping in Phase 4 of Concord Crossing East and has requested a reduction in bond to \$130,327.29, representing 110% of the estimated cost of the uncompleted infrastructure and landscaping.

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

SECTION I: The City of Johnstown Council approves the reduction of bond as provided above.

SECTION II: It is found and determined that all formal actions of this Council concerning or relating to the adoption of this Resolution were adopted in an open meeting of Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were meetings open to the public, and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Date of Introduction/Public Hearing/Vote: August 5, 2025

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director