



Regular Council Meeting
Tuesday, August 19, 2025 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. Proclamation
7. Action on Minutes
 - a. August 5, 2025
8. Citizen comments on matters not on the agenda
9. Presentation: Ohio EPA
10. Council Committee reports
 - a. **Planning & Zoning:** 8/12/25 Canceled; Next 8/26/25 @ 6:30 pm council chambers
 - b. **Design Review Board:** Met 8/12/25; Next 8/26/25 @ 5:30 pm council chambers
 - c. **Finance:** 8/19/25; Next 9/16/25 @ 5:30 pm council chambers
 - d. **Facilities Committee:** 8/5/25 Canceled
 - e. **Safety & Service:** Next 9/2/25 @ 5:30 pm council chambers
 - f. **Design Review Steering Committee:** Met 8/12/25
11. Director Reports
 - a. Police Chief
12. Tabled Legislation - None
13. 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. **ORDINANCE 07-2025** AN ORDINANCE TO AMEND ORDINANCE 19-2023, SECTION 2.3 PERMITTED AND CONDITIONAL USES IN THE PLANNED DEVELOPMENT DISTRICT
 - c. **RESOLUTION 2025-33** A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT (WSRLA) AGREEMENT ON BEHALF OF THE CITY OF JOHNSTOWN FOR CONSTRUCTION OF WATER FACILITIES; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN
 - d. **RESOLUTION 2025-34** RESOLUTION APPOINTING A MEMBER TO THE GREATER JOHNSTOWN PARK AND RECREATION DISTRICT BOARD OF TRUSTEES
14. Introduction of Legislation - None
15. Other Business
16. Executive Session to consider the employment of a public employee
17. Adjourn

Next Council Meeting September 2, 2025



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

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for August 5, 2025 at 6:42 PM.

2. Roll Call

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

Absent - Bob Orsini

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

Public present - Shannon Staneart, Yuli Staneart, Jamie McNally, Steven Morgan, Matthew Higgins, Brian Hiebel

3. Invocation

Councilman Barr

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Dave Selan moved to approve as written; Tiffany Hollis seconded and all were in favor.

AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

a. July 15, 2025

ACTION: Wesley Kobel moved to approve as written; Dave Selan seconded and the vote was as follows:

AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

7. Proclamation

In their series of "remembering past Mayors", City Council presented Sean Staneart, a three-term City of Johnstown Mayor, with a proclamation to honor his service. Mr. Staneart said it has always been humbling and an honor to serve in any capacity he can for the city.

8. Citizen comments on matters not on the agenda

No comments.

9. Council Committee reports

- a. **Planning & Zoning:** Met 7/22/25; Next 8/12/25 @ 6:30 pm council chambers
Recommendation of approval for a Zoning Text Amendment to the PD District.
- b. **Design Review Board:** Met 7/22/25; Next 8/12/25 @ 5:30 pm council chambers
Review of applications for approval, 56 E. Main was approved with conditions that the paint is removed from the stone and some areas of trim are painted for contrast.
- c. **Safety & Service:** 8/5/25; Next 9/2/25 @ 5:30 pm council chambers
Committee saw a presentation on options for the 62/37 intersection with regard to traffic. Micro-sealing for Concord Road and Buena Vista will be completed in 2026, the contractor said they would honor the 2025 pricing given. Discussion on street name signs and design, goal to have a same standard design throughout the city.
- d. **Facilities Committee:** 8/5/25
Canceled
- e. **Finance:** Next 8/19/25 @ 5:30 pm council chambers

10. Director Reports

- a. **Service Departments:** Water, Sewer, Streets / Service Director
Reports included in the packet. Jack Liggett highlighted items in his Director report. Mayor Barnard asked Mr. Liggett about dumpster delivery to the wastewater treatment plant on September 5th for the River Roundup, Mr. Liggett said he is ok with that location.
- b. **City Manager**
Report included in the council packet. Mr. Staneart answered council member questions on items within. Mr. Barr inquired on item 13 and the JYAA land swap. Mr. Staneart said it is going well, documents are being drafted by both parties to move the process forward.

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
Jamie McNally with NACO was present, he said the goal is to fill in the "missing teeth" along Green Chapel. Along with the missing teeth they are filling in, they are rounding out Subarea 1C which is about 110 acres, and they believe it is a great economic development site that they have in front of some potential users right now.

City Planner Trevor Traphagen said parts of Subareas 3 and 4, which were initially set aside for multi-family and commercial mixed-use areas, would be shrunk in order to accommodate a larger Subarea 1C. Many users are looking for a square, hundred-acre parcel and by doing this, Subarea 1C gets close to that. He said his initial concerns were about having less area to put multi-family uses, but that at the end of the day, there are still controls baked into the Planned Development, there are open space requirements, the units are capped at a certain number and there are design requirements. Things like density, how units are arranged and how they look will still be coming before the Planning Commission and Council before anything gets constructed, he feels like there is more than adequate control by the city to have oversight of future development in the multi-family or commercial areas. He does not see any major concerns or impacts to the city by allowing these subareas to be modified slightly. Ryan Green said that the zoning board felt confident because there are the checks and balances in the system that if there are any changes they will see it in front of them again.

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

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

Passed 6 - 0

- b. **RESOLUTION 2025-30** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JOHNSTOWN HEALTH REALTY, LLC
- Sean Staneart said this development received a Conditional Use permit, this allows for the city to require additional accommodations. The city recommended some requirements for the expansion to the zoning board, and they were in agreement with those recommendations. Mr. Staneart reviewed the requirements in the Developer Agreement; this legislation authorizes the City Manager to sign that agreement. Mr. Barr asked about the two deposits (\$20,000 and \$25,000 for public improvements). Mr. Staneart said it is payment in lieu of, the city has discretion, it could be put into the Budget Stabilization Fund to be utilized at a later date, or it could use it for capital improvements now. Mr. Staneart said they would go into two separate buckets, the \$20,000 would go into the General Fund, he would recommend the \$25,000 go into our water and sewer enterprise funds. Mr. Barr asked if the city tracked things in the budget that we are obligated to do when it is time, for future staff. Mayor Barnard said it depends on the size of the project, like the Leafy Dell roadway improvements, he said we do have funds on the books designated for that. Sean Staneart said with the curb, we are as obligated as we want to be, in the agreement we did not state that it would be installed, it is at the city's discretion if we so choose at a later date, but knowing that it is typically required upon development, this is payment in lieu of. Ryan Green asked about the status of the project as far as breaking ground. Mr. Staneart said they have been coordinating with our engineering

team, he believes at this point they can start the underground work necessary for the foundation and up. They still need to receive their zoning permit, which is contingent upon this developer's agreement as well as final approval from our engineer on the traffic study. If council approves this tonight, staff will be authorized to sign off on their zoning certificate.

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

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

Passed 6 - 0

c. **RESOLUTION 2025-31** A RESOLUTION TO APPROVE REDUCTION IN BOND FOR CONCORD CROSSING EAST – PHASE 4

Sean Staneart said when development occurs, the city requires a bond in case a developer is unable to facilitate infrastructure improvements. If they were to go "belly up" or walk away, the city could at least finish out the infrastructure pieces. At the beginning of this phase four, the improvements were estimated at around \$2 million, phase four is generally complete, there are some small outstanding items. In connecting with our engineers and Jack as well, he said they felt a reduction in the bond to \$130,000 would be sufficient. There is a provision that requires them to have 110% of the original bond, which is the \$130,000, in place for four years after completion in case any there are any improvements done that need to be corrected. It is anticipated that Schlabach Homes will soon begin their new phase, the final plat will likely be brought through zoning shortly and a new bond will be required for it.

Ryan Green asked if the pedestrian path that goes to the TJ Evans trail had been labeled as completely finished at this point. Sean Staneart said he could check with the engineers but that, as an extra layer, there is a developers agreement related to Schlabach that has some payment provisions, much like they have done with Johnstown Pointe, payment in lieu of, and those will start hitting as the next phases come online. Mr. Staneart said he believes the path is highlighted in the developers agreement, and if the path is insufficient in any way, they would not be honoring the agreement. Mayor Barnard asked if the city could use some of the money paid in lieu of to put gates up on that road. Mr. Green said he would like grass to come up to the edge of that road, it looks unfinished. Mr. Green said there was also a water mitigation effort there as well, into the swamp, and asked if we were finished with that. Jack Liggett said we are holding more water back in the Mastodon Park than we used to, the six inch tile they ran across the road has stopped it from running across the emergency access road, but it has raised the water level back in the Mastodon Park. He said he plans to add some stone to raise the level of the path. Mr. Staneart said the solution that was derived from the engineers is not the ultimate fix for that area but it was the most financially feasible solution they had available, recognizing that all of that wasn't the developer's responsibility or the city's. As discussed previously, EMH&T did a

high level look at what it would take to solve some of the stormwater management issues in that area and it is quite extensive. Mr. Staneart said they presented a proposal to council just to study it, the city did not move forward with it for this budget year, if funds start to materialize, council can certainly take it off the shelf and look at it again.

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

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

Passed 6 - 0

13. Introduction of Legislation - None

14. Other Business

1. Mr. Barr wished everyone in the school system a successful, happy and uneventful 2025/2026 school year; personally, he has a sixth grader.
2. Ms. Hollis encouraged folks to participate and buy from the Hartford Fair kids this week, they work hard.
3. Mr. Green added that there is more traffic through town this week, people should be cognizant of that, fair, school and sports are starting up.
4. Mr. Green asked if they could get a report on the presentation to the Commissioners that happened today. Mr. Staneart said that was today at 2:30 and council has been emailed the slide deck presented and the executive memo that was sent to the Commissioners. He said he was able to talk about some of the key, high level points of the facility plan that has been submitted in draft form to the Ohio EPA, they wanted to share that with the County Commissioners, they just want to keep them informed and give an opportunity for their questions and feedback.
5. Mr. Green asked if there was a process for paying water bills if there were a hardship of some kind. Ms. Monroe said there is a process laid out in the city ordinances that allows them to split the payment, there are also several non-profit businesses and churches that offer assistance to those having trouble paying their bills. Residents may contact the city utility billing office for contacts.
6. Mr. Green inquired on organizational process for the CODA board. Mr. Staneart said the board was already established. Mr. Traphagen said the board is "on demand" when an application is received for a major economic development project, there is no need to meet on a recurring basis. An email of the board members will be sent out, the board could meet ahead for an understanding of roles and to establish bylaws.
7. Mr. Selan said the American Legion breakfast is next weekend, and then back to school.
8. Mayor Barnard highlighted the Farmer's Market tomorrow night 4:30-7:30pm, the National Honor Society will assist set up and tear down. September 6th is the River Round-up, he encourages all of council to participate, they will be cleaning up debris in the river from Whit's to the sewer plant.

15. 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 applicant, with possible other business to follow.; Tiffany Hollis seconded and the vote was as follows:

AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

Council entered Executive Session at 7:31 pm and returned to Regular Session at 7:49 pm.

Mayor Barnard introduced **Resolution 2025-32** to appoint a member to the Planning & Zoning Commission. Mr. Barnard said that City Council has made the recommendation to appoint Brian Hiebel to fulfill the term on the Planning & Zoning Commission that ends December 31, 2027.

ACTION: Donald Barnard moved to pass Resolution 2025-32 appointing Brian Hiebel to the planning & zoning commission; Dave Selan seconded and the vote was as follows:

AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

16. Adjourn

ACTION: Mayor Barnard moved to adjourn; Dave Selan seconded and all were in favor.

AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

The meeting adjourned at 7:49 p.m.

Next Council Meeting August 19, 2025



Patrol Statistics

	2023	2024												2025													
	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Calls for Service	3593	214	630	628	588	590	593	731	667	698	666	581	417	7003	511	296	340	234	226	313	349						2269
Officer Initiated Calls	1418	84	442	470	410	422	436	535	487	522	486	377	259	4930	346	150	187	98	77	156	192						1206
Dispatched Calls	2175	130	186	158	178	168	157	196	180	176	180	204	158	2071	165	146	153	136	149	157	157						1063
Case Reports	224	12	19	13	25	16	28	22	17	19	17	42	16	246	18	25	16	24	13	14	24						134
Crash Reports	101	9	6	7	8	10	8	11	8	5	12	12	13	109	13	5	9	9	8	7	11						62
Arrests	30	0	2	3	2	2	2	4	5	3	2	1	2	28	1	0	2	1	1	0	1						6
Traffic Citations	513	17	16	51	30	35	35	69	48	30	45	34	18	428	63	36	96	35	16	28	46						320
Parking Citations	38	2	0	1	2	2	0	7	0	2	3	0	12	31	1	2	0	2	2	15	10						32
Business Checks	179	20	313	302	255	216	305	312	248	360	299	213	159	3002	168	6	6	9	5	10	3						207
House Checks	58	16	53	30	54	30	8	31	35	8	14	1	0	280	8	0	0	0	16	34	15						73
Traffic Crashes	139	12	16	8	10	14	12	15	12	12	18	16	15	160	14	7	11	13	12	10	13						80
Traffic Stops	969	23	35	92	46	72	55	115	132	82	82	69	29	832	119	79	148	57	21	40	67						531
Theft	57	3	2	4	2	9	9	8	4	8	3	16	5	73	6	6	6	2	5	9	7						41
Domestic Violence	43	2	5	8	3	7	9	5	3	4	3	6	3	58	3	1	1	5	5	1	4						20
Assault	15	5	0	0	1	2	0	3	0	0	3	1	2	17	0	1	1	0	2	2	1						7
OVI	10	0	0	0	1	0	0	1	1	2	0	0	0	5	0	0	1	0	0	0	0						1
Vandalism	20	3	2	6	4	3	5	5	1	2	3	19	1	54	3	4	0	4	1	5	2						19
Juvenile Complaint	37	1	5	3	4	2	3	2	5	8	2	6	4	45	4	7	12	5	9	4	2						43
Trespassing	25	0	4	3	0	0	1	2	0	4	2	1	2	19	2	2	1	1	1	1	1						9
Other Agency Assist	47	16	15	5	6	13	6	10	9	10	18	18	43	169	9	41	32	21	28	19	28						178
Warrant	18	0	4	2	0	1	2	0	3	1	2	1	1	17	1	0	1	1	1	0	0						4
Overdose	11	0	0	0	0	0	1	1	0	1	0	1	0	4	0	1	0	1	1	0	1						4
Suicide Threat	16	3	2	1	2	2	1	2	3	3	0	2	2	23	0	2	2	1	0	1	3						9
Alarm Drops	119	15	10	16	17	14	7	24	17	10	13	11	17	171	16	11	15	12	8	17	13						92
911 Hang Up/Misdiag	362	19	20	12	14	20	15	29	22	21	23	24	16	235	22	19	12	15	11	14	32						125

Accident Statistics

	DATE	DAY	TIME	LOCATION	NON INJURY	INJURY	UNOCCUPIED	HIT SKIP	CAD #
1	1/3/2025	FRI	1122	N MAIN ST @ 8 N MAIN ST	X				2025-0037
2	1/3/2025	FRI	1457	W COSHOCTON ST @ 921	X				2025-0041
3	1/12/2025	SUN	1624	S MAIN ST @ W JERSEY ST	X				2025-0202
4	1/16/2025	THU	1512	N MAIN ST @ W COSHOCTON ST	X				2025-0283
5	1/17/2025	FRI	1612	W COSHOCTON ST @ CLARK DR	X				2025-0301
6	1/20/2025	MON	1456	W COSHOCTON ST @ CLARK DR	X				2025-0350
7	1/21/2025	TUE	2028	N MAIN ST @ W COSHOCTON ST	X				2025-0371
8	1/22/2025	WED	505	PARKSIDE DR @ 151	X		X		2025-0384
9	1/22/2025	WED	1844	S MAIN ST @ 32	X				2025-0388
10	1/23/2025	THU	2120	W COSHOCTON ST @ 907	X				2025-0401
11	1/27/2025	MON	557	W COSHOCTON ST @ 625	X				2025-0443
12	1/30/2025	THU	1252	W COSHOCTON ST @ CLARK DR	X				2025-0481
13	1/31/2025	FRI	1748	E COSHOCTON ST @ COMMERCE BLV	X				2025-0509
13					13	0	1	0	
1	2/5/2025	WED	824	W COSHOCTON ST @ N MAIN ST	X				2025-0561
2	2/12/2025	WED	1135	W COSHOCTON ST @ 708	X				2025-0642
3	2/13/2025	THUR	1816	LEAFY DELL RD @ PARKDALE RD	X				2025-0655
4	2/17/2025	MON	1639	W COSHOCTON ST @ 708	X				2025-0686
5	2/18/2025	TUES	1836	W COSHOCTON ST @ WESTVIEW DR	X				2025-0698
5					5	0	0	0	



1	3/8/2025	SAT	1408	POST OFC ALLY @ 29 E COSHOCTON ST	X		X		2025-0887
2	3/11/2025	TUE	1755	LEAFY DELL RD @ N MAIN ST	X			X	2025-0924
3	3/14/2025	FRI	631	SPORTSMAN CLUB RD @ E COSHOCTON ST	X		X		2025-0945
4	3/14/2025	FRI	1600	W COSHOCTON ST @ N WILLIAMS ST	X				2025-0948
5	3/14/2025	FRI	1718	W COSHOCTON ST @ 795	X				2025-0949
6	3/28/2025	FRI	616	E COSHOCTON ST @ COMMERCE BLV	X				2025-1104
7	3/28/2025	FRI	1216	S MAIN ST @ W COSHOCTON ST	X				2025-1107
8	3/30/2025	SUN	1745	W COSHOCTON ST @ 708	X			X	2025-1141
9	3/31/2025	MON	1042	S MAIN ST @ E COSHOCTON ST	X				2025-1147
9					9	0	2	2	

	DATE	DAY	TIME	LOCATION	NON INJURY	INJURY	UNOCCUPIED	HIT SKIP	CAD #
1	4/2/2025	WED	1325	W COSHOCTON ST @ N MAIN ST	X				2025-1159
2	4/4/2025	FRI	1222	W COSHOCTON ST @ N MAIN ST	X				2025-1167
3	4/4/2025	FRI	1858	CROTON RD @ EAGLES NEST AV		X			2025-1173
4	4/12/2025	SAT	738	W COSHOCTON ST @ 900	X				2025-1226
5	4/16/2025	WED	1339	N MAIN ST @ EDWARDS RD		X			2025-1259
6	4/18/2025	FRI	2100	S MAIN ST @ PHALEN PL	X			X	2025-1282
7	4/19/2025	SAT	1210	N MAIN ST @ W COSHOCTON ST	X				2025-1293
8	4/25/2025	FRI	1230	96 E COSHOCTON ST	X			X	2025-1356
9	4/29/2025	TUE	1502	N MAIN ST @ LEAFY DELL RD	X				2025-1380
9					7	2	0	2	

1	5/4/2025	SUN	1315	WESTVIEW DR @ 68	X		X	X	2025-1405
2	5/12/2025	MON	1155	848 W COSHOCTON ST	X				2025-1445
3	5/16/2025	FRI	1725	S MAIN ST @ E PRATT ST	X				2025-1475
4	5/19/2025	MON	1513	W JERSEY ST @ KYBER RUN CIR	X				2025-1503
5	5/22/2025	THUR	1839	W COSHOCTON ST @ MEADOW LN	X				2025-1515
6	5/23/2025	FRI	1307	N MAIN ST @ PERSHING DR		X			2025-1519
7	5/27/2025	TUE	1300	E COSHOCTON ST @ N MAIN ST	X				2025-1543
8	5/28/2025	WED	1638	N MAIN ST @ W COSHOCTON ST		X			2025-1567
8					6	2	1	1	

1	6/4/2025	WED	1539	S MAIN ST @ E COSHOCTON ST	X				2025-1649
2	6/10/2025	TUES	1632	JOHNSTOWN UTICA RD @ 11841	X				2025-1717
3	6/15/2025	SUN	1046	N MAIN ST @ W COSHOCTON ST	X				2025-1766
4	6/19/2025	THUR	753	E COSHOCTON ST @ COMMERCE BLV	X				2025-1808
5	6/24/2025	TUES	1100	W COSHOCTON ST @ N MAIN ST	X				2025-1859
6	6/25/2025	WED	1718	E COSHOCTON ST @ COMMERCE BLV	X				2025-1866
7	6/26/2025	THUR	1550	E COSHOCTON ST @ N MAIN ST	X				2025-1887
7					7	0	0	0	

	DATE	DAY	TIME	LOCATION	NON INJURY	INJURY	UNOCCUPIED	HIT SKIP	CAD #
1	7/1/2025	TUES	1200	701 W COSHOCTON ST	X			X	2025-1935
2	7/1/2025	TUES	1702	W COSHOCTON ST @ 907		X			2025-1937
3	7/3/2025	THUR	1145	N MAIN ST @ W COSHOCTON ST	X				2025-1957
4	7/10/2025	THUR	1647	W COSHOCTON ST @ 171	X				2025-2040
5	7/15/2025	TUES	859	W COSHOCTON ST @ BIGELOW DR	X				2025-2086
6	7/15/2025	TUES	1749	W COSHOCTON ST @ 8	X				2025-2090
7	7/16/2025	WED	1459	W COSHOCTON ST @ WESTVIEW DR	X				2025-2102
8	7/23/2025	WED	1831	W COSHOCTON ST @ S WILLIAMS ST	X				2025-2186
9	7/25/2025	FRI	1219	S MAIN ST @ E JERSEY ST	X				2025-2207
10	7/28/2025	MON	1019	W COSHOCTON ST @ N MAIN ST	X				2025-2233
11	7/31/2025	THUR	2148	W COSHOCTON ST @ BIGELOW DR	X				2025-2278
11					10	1	0	1	

62	2025 TOTALS	57	5	4	6
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**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

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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



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: \$259.50 & Applicable acres: _____ @ \$10 per acre: \$ _____

Application Fee: \$600

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

(PLEASE PRINT)

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

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

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

Property Address: 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
And/or 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: Arnell 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

**AN ORDINANCE TO AMEND ORDINANCE 19-2023, SECTION 2.3 PERMITTED AND
CONDITIONAL USES IN THE PLANNED DEVELOPMENT DISTRICT**

WHEREAS, Ordinance 19-2023, Section 2.3 lists Permitted and Conditional Uses for the Planned Development Zoning District (PD); and

WHEREAS, the city has received an application for amendment to the language in Item E, Data Center Uses; and

WHEREAS, at their July 22, 2025 meeting, the Planning and Zoning Commission made a recommendation to Council that the amendment to Ordinance 19-2023 be granted; and

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

Section 1: That the City Council accepts the amendment to Ordinance 19-2023, Section 2.3 (E) as follows. Additions are shown in *italics*.

Ordinance 19-2023, Section 2.3, Permitted and Conditional Uses, Item (E).

(E) Data Center Uses (DC). Data Center (DC) uses are intended to include data centers and related accessory uses. “Data centers” shall be defined to mean “a facility containing large groups of networked computer servers typically used by organizations for the remote storage, processing and distribution of large amounts of data and information.” “*Related accessory uses*” *are to include non-combustion based, Distributed Generation (DG) devices such as fuel cells and Energy Storage Systems (ESS). Non-combustion Distributed Generation (DG) shall be defined as “a device or collection of devices generating electricity near the point of use without relying on burning fuels.” Energy Storage Systems (ESS) shall be defined as “a device or collection of devices designed to store energy for later use.*

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

Introduction/Public Hearing: August 19, 2025

Vote: September 2, 2025

Effective Date:

BY: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



AMENDMENT PERMIT APPLICATION: CHAPTER #1137

Application Number: 7-2-20 Date: 6, 25, 2025

FEES:

Number of Certified Letters to Contiguous Property Owners if applicable: @ \$ NA Total: \$ —

Newspaper Advertising Expense: \$ 115.62 ⁸² & Applicable acres: — @ \$10 per acre: \$ —

Application Fee: \$600 \$ 99.92 council # 7000000603

Total Fee Amount: \$ 600 ⁸⁰ Paid: Check # 3000000601 / Cash: —

(PLEASE PRINT)

Applicant's Name: Ohio Power Company Phone: (614) 883 - 6883

Mailing Address: 700 Morrison Road City: Gahanna State: OH Zip: 43230

E-mail Address: mtlascola@aep.com Zoning District: PD Zone

Property Address: N/A Johnstown, Ohio 43031

Business name: N/A

Description of the property to which Amendment would apply if enacted: —

Property which is zoned as PD

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description. If applicable. **N/A**
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property and the mailing addresses of all such persons if applicable. **N/A**
3. Attach a redline copy of the of the proposed ordinance changes the applicant is requesting for consideration. **See Attached Word Document -> "AEPOhio/Johnstown PD Zoning Amendment".**

- *** 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: Michael I. L. Lora Date: 6 / 3 / 2025

Date Received in Office: 6 / 23 / 25 By: Sasuback
Planning and Zoning Commissioners Hearing Date: 7 / 22 / 2025
Permit was Approved Issued on Date: _____/_____/_____
Permit was Denied on Date: _____/_____/_____
Commission Chairperson Signature: x _____
Additional Comments or Requirements: _____

Item 1 – Attach a Legal Description. If Applicable.

Blank – not site specific. This request is for PD Zoning change

Item 2 – Attach a separate list of property owner’s names and addresses contiguous to and directly across the streets(s) from the property and the mailing addresses of all such persons if applicable.

Blank – not site specific. This request is for PD Zoning change

Item 3 - Redlined Version of the proposed ordinance changes the applicant is requesting:

Amendment language to be added to Ordinance 19-2023, Section 2.3, Permitted and Conditional Uses, Item (E). Item (E) existing language below with requested added language in red.

(E) Data Center Uses (DC). Data Center (DC) uses are intended to include data centers and related accessory uses. “Data centers” shall be defined to mean “a facility containing large groups of networked computer servers typically used by organizations for the remote storage, processing and distribution of large amounts of data and information.” *“Related accessory uses” are to include non-combustion based, Distributed Generation (DG) devices such as fuel cells and Energy Storage Systems (ESS). Non-combustion Distributed Generation (DG) shall be defined as “a device or collection of devices generating electricity near the point of use without relying on burning fuels.” Energy Storage Systems (ESS) shall be defined as “a device or collection of devices designed to store energy for later use.*

Item 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.

The intent of the proposed amendment is to provide a clear means of allowing on-site distributed generation (DG) for uses that typically has significantly larger electrical loads while fostering the use of environmentally friendly energy technologies.

Item 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.

Blank – not site specific.

PLANNING STAFF REPORT

APPLICATION 1-2-20 PD ZONING TEXT AMENDMENT REQUEST

INTRODUCTION

To: Planning and Zoning Commission & City Council

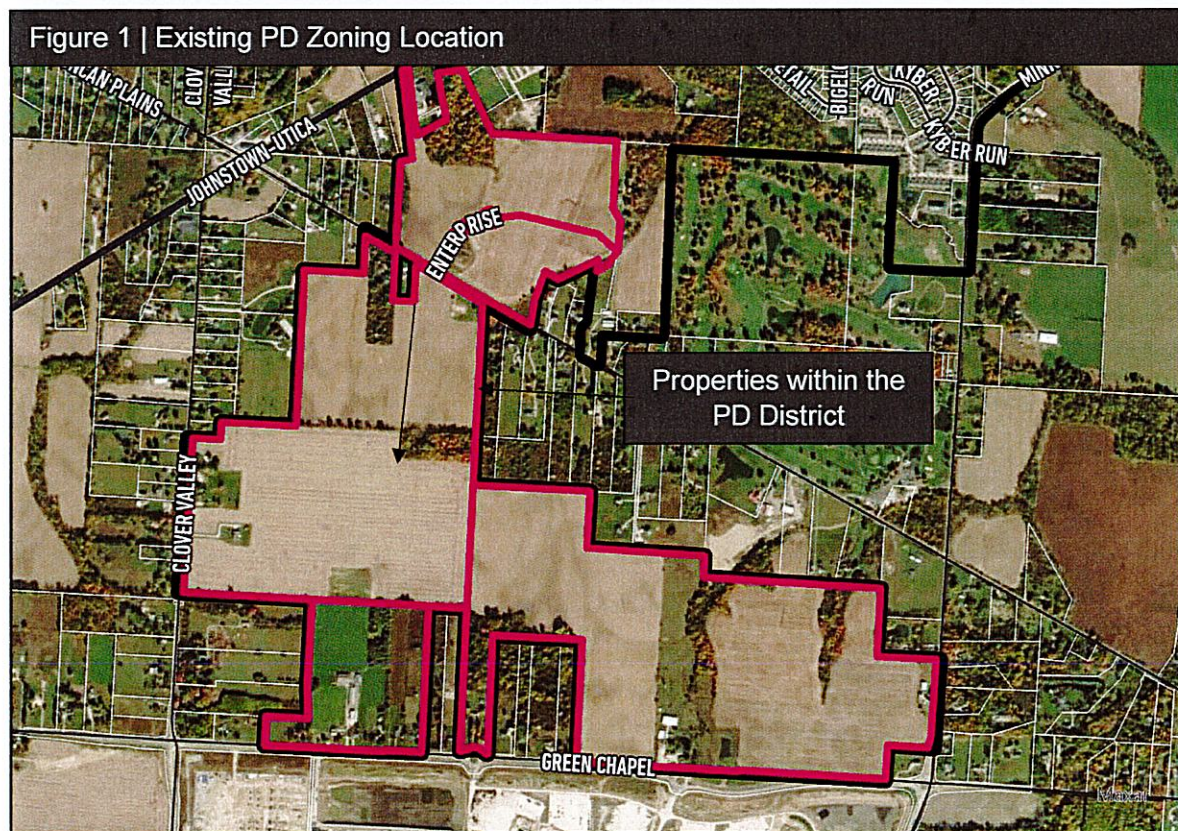
Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Ohio Power Company

Request: Amend the Johnstown Opportunity PD zoning text to introduce on-site power generation that does not utilize combustion of fuel to generate power on-site.

Recommendation: Review the proposed request and take action as to amend the Johnstown Opportunity PD. See page 5 for conclusions and further information.

EXISTING PD ZONING LOCATIONS



BACKGROUND INFORMATION

The applicant is requesting to amend an existing allowable use within the PD zoning district established by Ordinance 19-2023. The change, as proposed, would apply to Data Center uses within subarea 1 of the PD zoning district and, if approved, will expand the allowable accessory use associated with Data Centers on all properties within that same subarea of the PD zoning district.

The proposed changes, if adopted, are unlikely to impact the overall development pattern of the PD district, as the change is specific to accessory uses for data centers.

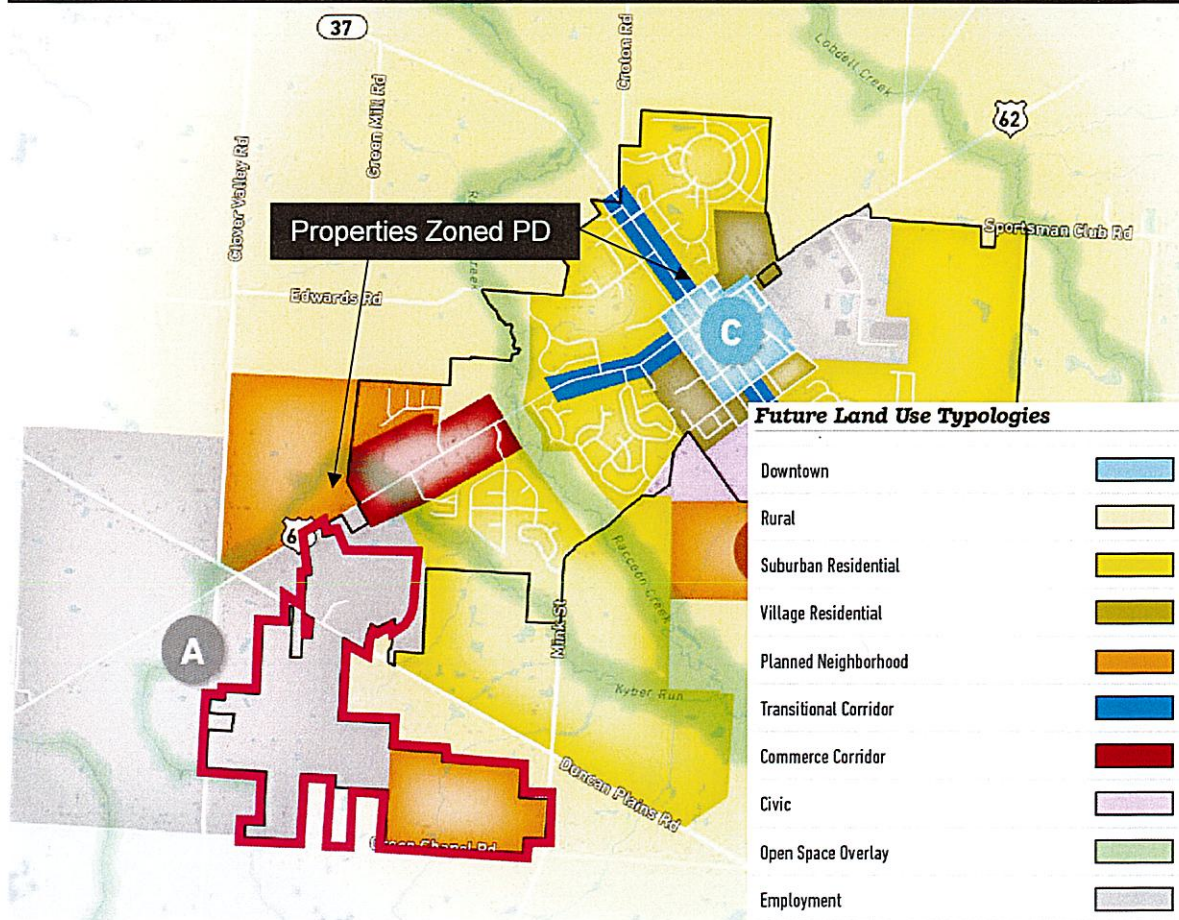
COMPREHENSIVE PLAN REVIEW

The 2024 Comprehensive Plan designates the properties currently zoned PD as “Employment” and “Planned Neighborhood”. Figure 2, on the following page, illustrates the 2024 Comprehensive Plan Future Land Use Map. The Comprehensive Plan generally designates the southern area of Johnstown as the focus for locating future employment uses. The descriptions of the Employment and Planned Neighborhood land uses included in the comprehensive plan state:

Employment describes land areas that are ideal to facilitate high-wage employment growth. These areas are scaled to accommodate a wide range of building footprints, where new industries may require a variety of facilities for integrated supply chains, ranging from distribution centers, research and development facilities, warehousing, and data storage.

Planned Neighborhood 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.

Figure 2 | 2024 Comprehensive Plan Future Land Use Map



Reviewer Comment: The proposed changes to the adopted PD text will pose minimal changes to the overall development pattern in this area. Allowing the identified parcels to develop as technologies evolve will foster better overall use of land and minimize the timeframe in which the PD will build out.

ANALYSIS OF PROPOSED USES

The applicant is proposing to introduce a new accessory use, specifically for data centers to include on-site power generation that does not utilize combustion of fuel to generate power. Per the application submitted with the request, the applicant is proposing to include the following accessory use to the Data Center Use under Section 2.3 of Ordinance 19-2023:

“Related accessory uses” are to include non-combustion based, Distributed Generation (DG) devices such as fuel cells and Energy Storage Systems (ESS). Non-combustion Distributed Generation (DG) shall be defined as “a device or collection of devices generating electricity near the point of use without relying on burning fuels.” The application further notes: “Energy Storage

Systems (ESS) shall be defined as “a device or collection of devices designed to store energy for later use.”

The applicant also provided the following statement with the application for this request: “The intent of the proposed amendment is to provide a clear means of allowing on-site distributed generation (DG) for uses that typically has significantly larger electrical loads while fostering the use of environmentally friendly energy technologies.”

Reviewer Comment: The proposed use utilizes a non-combustion-based process to generate electricity on-site, not dissimilar to photovoltaic cells (solar panels). Based on initial discussions with the applicant, the equipment does not emit noticeable exhaust gases, and the noise produced is comparable to that of a dishwasher.

CODE AMENDMENT CRITERIA FOR REVIEW

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

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

Reviewer Comment: The proposed use of non-combustion-based power generation infrastructure as an accessory use to Data Centers is becoming more common as limitations of the electrical grid infrastructure in this area are continually reached by new development. Based on discussions with the applicant, there is minimal noise generated by the proposed technology, and the equipment is metal boxes that are mounted to the ground. The equipment is of a small enough size to be screened by landscaping/screening requirements established in Subarea 1 of the PD district. Based on the proposed use, and the limitations of how the City can regulate this use per ORC, no impacts to public health, safety, and general welfare were identified based on documents provided with the application.

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

Reviewer Comment: The adjacent land uses are in a state of transition. With the ongoing construction of the Intel semi-conductor manufacturing facility south of Green Chapel Road, the former rural residential character is quickly transitioning to employment and data-based uses. As this application is to allow a new accessory use, not a primary use, and is consistent with the surrounding PD zoning, the proposed amendment is consistent with the surrounding zoning and land use patterns.

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

Reviewer Comment: The reviewer is unable to provide an in-depth analysis of access and traffic flow as the proposed is an accessory use, which is secondary to the primary use of the site, a Data Center. As this use is intended solely to support the data center use, it is not expected to generate any additional traffic or cause additional site access to be provided.

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

Reviewer Comment: The topography of the existing areas within this PD are not inherently problematic to the development of the proposed uses. The areas are generally flat with some slight rolling topography changes. Additionally, the applicant provided examples of these generating units mounted on top of buildings similar to a typical HVAC system; therefore, topography should not be prohibitive in establishing this accessory use.

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

Reviewer Comment: Based on information provided and discussions with the applicant, no additional water or sewer services will be required to support this use. This use is to allow on-site power generation to support a primary use (Data Centers). Based on the application, no impediments to general city expansion have been identified as part of this review.

CONCLUSION

Based on the information provided and the application submitted, there are not currently any inconsistencies identified with the adopted Comprehensive Plan or the existing zoning district as related to the proposed accessory use. Given the information that the proposed use does not use a combustion-based process, the equipment is modular and mounted to the ground, is designed to be removed if / when necessary, and can be mounted on a building itself, the reviewer does not identify any inconsistencies between the long-range plans for the city and the proposed application. Given the limited ability of any city to regulate power generation uses by the Ohio Revised Code, approval of this request is recommended by the reviewer.

Reviewer Comment: The application is requesting to allow this non-combustion-based power generation to occur as an accessory use only for data centers. If the Planning and Zoning Commission and City Council desire, this use could be expanded to all allowable uses within Subarea 1 or within the PD district. As this is a use that does not generate traffic or utility demands this accessory use could be applied to the PD district to facilitate a more robust build-out of the lands within this PD.



Ohio

PO Box 630599 Cincinnati, OH 45263-0599

GANNETT

AFFIDAVIT OF PUBLICATION

Teresa Monroe
Accounts Payable *Legal Ads*
Village Of Johnstown
599 S Main St
Johnstown OH 43031-9177

STATE OF WISCONSIN, COUNTY OF BROWN

The Newark Advocate, printed and published in Ohio and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

07/28/2025

and that the fees charged are legal.
Sworn to and subscribed before on 07/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$99.92

Tax Amount: \$0.00

Payment Cost: \$99.92

Order No: 11519471

Customer No: 1049797

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that Johnstown City Council will hold a public hearing for amendment to the zoning text of the Planned Development Zoning District on Tuesday, August 19, 2025 at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031, regarding:

Applicant is asking the city to amend City Ordinance 19-2023 Section 2.3 Permitted and Conditional Uses, category (E) to expand Data Center Uses listed in the zoning and development text

By: Teresa Monroe, Clerk of Council, July 23, 2025
City of Johnstown
599 South Main Street
Johnstown, Ohio 43031
740-967-3177 (Office)
(NADV, July.28, '25 11519471)



RESOLUTION 2025-33

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT (WSRLA) AGREEMENT ON BEHALF OF THE CITY OF JOHNSTOWN FOR CONSTRUCTION OF WATER FACILITIES; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN

WHEREAS, the City of Johnstown has been planning an upgrade to its existing water facilities and previously passed Resolution 2024-29 authorizing the City Manager to move forward with plans for water treatment plant expansion with an estimated cost of \$34 million dollars; and

WHEREAS, the City of Johnstown intends to apply for a Water Supply Revolving Loan Account (WSRLA) for the planning, design and/or construction of the water facilities; and

WHEREAS, the Ohio Water Supply Revolving Loan Account (WSRLA) requires the government authority to pass legislation for application of a loan and the execution of an agreement as well as designating a dedicated repayment source; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF JOHNSTOWN, OHIO:

Section 1: The City Manager or designee be and are hereby authorized to apply for a WSRLA loan, sign all documents for and enter into a Water Supply Revolving Loan Account (WSRLA) with the Ohio Environmental Protection Agency and the Ohio Water Development Authority for construction of water facilities on behalf of the City of Johnstown, Ohio.

Section 2: That the dedicated source of repayment will be User Fees.

Section 3: That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

Section 4: 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 19, 2025

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



RESOLUTION 2025-34

**RESOLUTION APPOINTING A MEMBER TO THE GREATER JOHNSTOWN
PARK AND RECREATION DISTRICT BOARD OF TRUSTEES**

WHEREAS, by mutual agreement of the City of Johnstown and the Johnstown-Monroe Local School Board of Education, Resolution 2021-08 established a joint recreation district for the control, management, operation, maintenance, and repair of recreational properties and facilities in the boundaries and territories of the Parties; and

WHEREAS, City Council desires to make an appointment to the Greater Johnstown Park and Recreation District Board of Trustees (formerly the Johnstown Joint Recreation District) in accordance with Section Three of Resolution 2021-08 and Section 3 of the GJPRD Bylaws; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Johnstown, State of Ohio:

Section 1. That _____ is hereby appointed to the Greater Johnstown Park and Recreation Board of Trustees as a representative of the City of Johnstown for a term commencing August 15, 2025 and ending August 15, 2027.

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 where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction/Public Hearing/Vote: August 19, 2025

By: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director