



Planning & Zoning Commission Meeting
Tuesday, January 13, 2026 - 5:30 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Election of Chair and Vice-Chair
4. Approval of Minutes
 - a. December 3, 2025
5. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural
6. Application # 12-17-25 Conditional Use; 80 W. Maple Street - Sports Field
 - a. Application & Staff Report
7. Application # 12-19-25-V2 Variance; 80 W. Maple Street - Parking Lot Landscaping, Buffering
 - a. Application & Staff Report
8. Section 1159 Light Manufacturing
 - a. Ordinance draft withdrawn by council - Sent back to P&Z for further consideration
9. Other Business
10. Adjourn



Planning & Zoning Commission
Wednesday, December 3, 2025 - 5:30 PM
MINUTES

1. Call to Order/Roll Call

Vice Chairman Ryan Green called to order the Planning and Zoning Commission meeting for Wednesday, December 3, 2025 at 6:34 p.m.

Present - Ryan Green, Kyle Cook, Mark Zolendziewski, Brian Hiebel

Absent - Steve Dyer

Staff present - Sean Staneart - City Manager, Craig Bohning - DRB, Teresa Monroe - Clerk of Council

Public present - Steve Altman, Mr. & Mrs. Charles Wilson

2. Public Comment on items not on the agenda

No comments

3. Approval of Minutes

a. November 12, 2025

ACTION: Kyle Cook moved to approve; Brian Hiebel seconded and all were in favor.

AYES: Ryan Green, Kyle Cook, Mark Zolendziewski, Brian Hiebel

NOES: None

ABSTAIN: None

Passed 4 - 0

4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural

Materials requested have not been provided to the board, application remains tabled.

5. Application # 11-12-25V Variance; 48 Benedict Dr. - Front Setback

a. Application & Staff Report

Sean Staneart reviewed the staff report provided, the applicant requests a variance to the required setback in order to build a porch across the front of the house. Mr. Staneart noted one error in the staff report and asked the board to disregard item one as it would make no sense to this review, but all else is consistent. Applicant Charles Wilson was present for the application. After discussion on the requirements, the subdivision and need for the variance, Mr. Staneart added that the staff report conclusion is to recommend approval.

Mr. Green opened the floor to any public comments, there were none.

ACTION: Ryan Green moved to approve as written; Kyle Cook seconded and the vote was as follows:

AYES: Ryan Green, Kyle Cook, Mark Zolendziewski, Brian Hiebel

NOES: None

ABSTAIN: None

Passed 4 - 0

6. Recommendation to Council on Application # 11-13-25 Zoning Map Amendment; 333 W. Coshocton St. - UR-1 to GCC-1

a. Application & Staff Report

Sean Staneart reviewed the staff report provided, staff recommendation is to approve the request to rezone this property from UR-1 to GCC-1 zoning designation, there are other properties in the area and last night council approved the rezoning of the old K-Ceps building, a very similar situation. Mr. Staneart pointed out that this does not absolve the property from compliance with other sections of GCC-1. Steve Altman with Key Properties Group, Keller Williams Greater Columbus was present on behalf of the applicant, Robert Denzine. Mr. Altman said this has been a commercial building its entire existence, the recommendation of the city has been to apply for the commercial designation change. He said they are not trying to change any use at this time, just clean up the zoning to allow the owner or any next owner to operate the building under the terms in which it was purchased in 2014, it has operated this way since 2008. Some further history on the property, processes and the GCC-1 zoning district were shared for newer commission member benefit. There were no further questions from the board regarding the rezoning request.

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

Passed 4 - 0

Mr. Staneart said this is a recommendation to Council, this will go before them for two readings, likely January 6th and 20th.

7. Other Business

1. Further general discussion on GCC-1
2. It was noted that Ryan, Steve and Kyle's zoning terms were up at the end of the year.
3. Mr. Green said criteria (fence) for an HOP they approved has not been done yet. Also, criteria for a lot split and easement recording had not been done. Mr. Staneart said he would check the notes on the HOP conditions and agreed that the easement needed to be recorded for the other.

8. Adjourn

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

Passed 4 - 0

The meeting adjourned at 6:05 pm.



CONDITIONAL USE PERMIT APPLICATION: CHAPTER #1131.02

Application Number: 12-17-25 Date: 12/17/25

FEES:

Number of Certified Letters to Contiguous Property Owners: 17 @ \$8.53 = \$ 144.91
Newspaper Advertising Expense: \$ 225.52

Application Fee = \$500

Total Fee Amount: \$ 742.68 Paid: Check # 33203 / Cash: \$ 500.00

1. Applicant's Name: JOHNSTOWN MONROE SD Phone: (...)-...
2. Mailing Address: 85 W. DOUGLAS City: JOHNSTOWN State: OH Zip: 43031
3. E-mail Address: _____ Zoning District: UR-1
4. Property Address: 80 W. MAPLE ST City: JOHNSTOWN State: OH Zip: 43031
5. Proposed Use of Property: SCHOOL ATHLETIC FIELDS
6. Number and dimensions of existing and proposed off-street parking or loading spaces, applicable.
7. Number of Dwelling Units: N/A
8. Square Feet of Living Area (Residential Use Only): N/A
9. Yard Dimensions: Front: N/A Rear: N/A Left Side: N/A Right Side: N/A
10. Percentage of Lot to be covered: N/A % Area of Lot: N/A sq. ft.

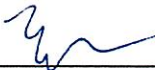
- ✓ 11. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Planning and Zoning Commission may require, to determine if the proposed conditional use meets the intent and requirements of this Ordinance #1131.01 to #1131.09.

- ✓12. A narrative statement evaluating the effects on adjoining property, and a discussion of the general compatibility with adjacent and other properties in the district.
- ✓13. The names and addresses of all property owners contiguous to, and directly across the street from the property, as appearing on the Licking County Auditor's current tax list.
14. Such other information regarding the property, proposed use, or surrounding area may be pertinent to the deliberations of the Planning and Zoning Commission as determined by the City Planner.

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- A set of two (2) scale plans and dimensioned drawings showing the lot, with location of existing and proposed buildings their height and planned alterations are required.
- Attach any requested, supplemental, or necessary documentation such as: Number of dimensions of existing and proposed off-street parking or loading spaces, applicable. Other material may be requested by the Zoning Inspector to determine conformance with and provide for the enforcement of this ordinance.
- For all new businesses or changes of business use, for all commercial buildings with interior remodeling projects you are required to notify the Johnstown Monroe Fire Inspector at (740) 967-2976 of business and interior structure changes. A Licking County Building Department Permit is required for all structural changes, electrical, HVAC and plumbing. Their contact number is (740) 349-6671. (Ask for Heidi or Erin)

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

Applicant's Signature:  Date: 1 / 9 / 26
ORIGINALY SUBMITTED 12/19/25
TODAY'S DATE

OFFICE USE ONLY:

Date Received in Office: 12 / 17 / 25 By: 

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

Permit was Denied on Date: _____ / _____ / _____

Commission Chairperson Signature: _x _____

Additional Comments or Requirements:

11. City Requirement: A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Planning and Zoning Commission may require, to determine if the proposed conditional use meets the intent and requirements of this Ordinance #1131.01 to #1131.09.

VSWC Response: The site plan is the Landscape Plan A011. A011 includes all items listed except utilities, which would be on the Site Utilities sheet.

12. City Requirement: A narrative statement evaluating the effects on adjoining property, and a discussion of the general compatibility with adjacent and other properties in the district.

VSWC Response: The site has been used for a significant period of time as both educational and playing fields and is currently used for those functions today, with no known issues of compatibility with the neighborhood and surrounding context.

Both Education and Playing Fields are uses listed in the zoning code for the Zoning District UR-1:

1147.02 PERMITTED USES.

In an Urban Residential Low Density District UR-1, the following uses are permitted:

- (a) One-family dwelling structures;
- (b) Accessory structures and uses in association with permitted structures;
- (c) Church or other place of worship provided it occupies a lot of not less than three acres;
- (d) **Public school** offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.

1147.03 CONDITIONAL USES.

The following uses shall be allowed in the UR-1 District subject to approval with Chapter 1131 .

- (a) Public parks, playgrounds and **playfields** operated with or without fee.
- (b) Private schools, including child care centers, offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.
- (c) General public facilities such as public libraries, municipal buildings and community buildings.
- (d) Home occupation in association with a permitted dwelling, and in accordance with Chapter 1173 .

Johnstown-Monroe School District – Athletic Fields Improvements

Zoning Variance(s) application - 12/17/25

VSWC Architects

Required list of Names and Addresses of properties “contiguous to and across the street from the property requesting the variance”

053-180090-00.000

DUFFY ROBERT B & EARLENA K

102 RECREATION DR

JOHNSTOWN, OH 43031

053-178524-01.000

POULTON CHERYL C

111 EDWARDS RD

JOHNSTOWN, OH 43031

053-179268-01.000

ASHBROOK KAITLYN LEIGH & ANTHONY JAMES

197 N OREGON ST

JOHNSTOWN, OH 43031

053-184428-01.000

COLUMBUS SOUTHERN POWER CO

N OREGON ST

JOHNSTOWN, OH 4303

053-183618-00.001

SCHWAB THOMAS J & JOANNE R

190 N OREGON ST

JOHNSTOWN, OH 43031

053-180258-00.000

WOOD CHRISTOPHER M

170 N OREGON ST

JOHNSTOWN, OH 43031

053-183924-00.000

JC LOFTS LLC

168 N OREGON ST

JOHNSTOWN, OH 43031

053-183924-00.001

JC LOFTS LLC

160 N OREGON ST

JOHNSTOWN, OH 43031

053-181050-00.001

CAMPBELL CHERYL J TRUSTEE

152 N OREGON ST

JOHNSTOWN, OH 43031

053-179052-00.001

VAN DEEST CAROL J TRUSTEE

150 N OREGON ST

JOHNSTOWN, OH 43031

053-182238-00.000

SMITH DEBORAH LYNN

127 N MAIN ST

JOHNSTOWN, OH 43031

053-183156-00.000

LANG MARK E JR & CAVENDISH BETH A

121 N MAIN ST

JOHNSTOWN, OH 43031

053-182412-00.000

WNEK JAMES A

111 N MAIN ST

JOHNSTOWN, OH 43031

053-179448-00.000

VOIGT STEPHEN W & JEANNE D

103 N MAIN ST

JOHNSTOWN, OH 43031

053-178338-00.000

SNYDER BRUCE D & BURDICK-SNYDER JUDITH A

100 N OREGON ST

JOHNSTOWN, OH 43031

053-177738-00.000

PIPER JOHN R ET AL

40 W MAPLE ST

JOHNSTOWN, OH 43031

053-183210-00.000

WARNER DIANE R & EDWARD A

25 W MAPLE ST

JOHNSTOWN, OH 43031

053-183720-00.003

SADOWSKI BRANDON W & WHITE KYNDAL M

75 N OREGON ST

JOHNSTOWN, OH 43031

053-177600-00.000

LAUREL RIDGE LLC

98 N WILLIAMS ST

JOHNSTOWN, OH 43031

053-180966-00.004

HOLLEY DON H & SUSAN J

115 W MAPLE ST

JOHNSTOWN, OH 43031

053-180966-00.005

KELLER HAROLD L & SARAH L

119 W MAPLE ST

JOHNSTOWN, OH 43031

053-180966-00.000

VILLAGE OF JOHNSTOWN

123 W MAPLE ST

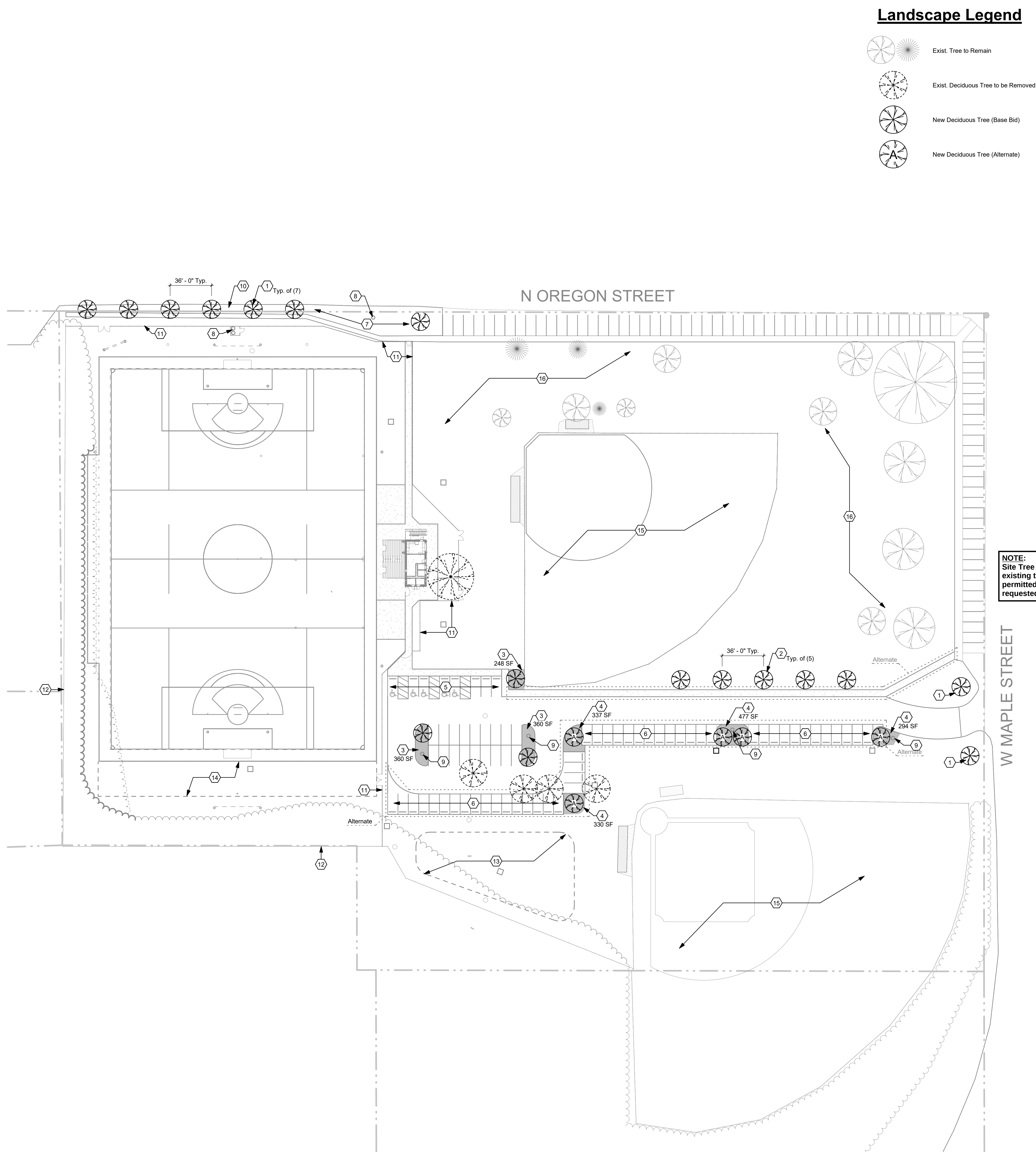
JOHNSTOWN, OH 43031

053-177502-00.001

VILLAGE OF JOHNSTOWN

180 W MAPLE ST

JOHNSTOWN, OH 43031



Landscape Legend

- Exist. Tree to Remain
- Exist. Deciduous Tree to be Removed
- New Deciduous Tree (Base Bid)
- New Deciduous Tree (Alternate)

Landscape Plan General Notes

- A. New Street Trees and Replacement Trees to be Autumn Gold Ginkgo trees (Ginkgo biloba 'Autumn Gold'), 3" caliper.
- B. New Parking Lot Trees to be Skyline Locust (Gleditsia triacanthos 'Skycole'), 2" caliper.
- C. A portion of the site pavement work is being bid as an Alternate. See portions of the site pavement indicated as "Alternate". The landscaping requirements are shown for both the Base Bid and the Alternate conditions.

Landscaping Numbered Notes

- 1 Street tree.
- 2 Replacement tree.
- 3 Shaded area represents area of Base Bid parking lot landscaping. Surface to be lawn, except for mulch area at base of trees.
- 4 Shaded area represents area of Alternate parking lot landscaping. Surface to be lawn, except for mulch area at base of Alternate trees.
- 5 East facing parking spaces are screened from neighboring lots due to natural grade (grade at road is 5 above grade at parking lot).
- 6 West facing parking spaces are screened from neighboring lots with existing dense vegetation.
- 7 Street trees omitted in this area between the street and sidewalk due to existing steep slope.
- 8 Existing utility pole. New trees to be planted a min. of 10' from existing pole.
- 9 New pole light.
- 10 Existing lawn area between sidewalk and road (approx. 7' wide).
- 11 New chain link fencing, 6' tall.
- 12 Existing chain link fencing.
- 13 New stormwater detention basin.
- 14 An additional 30' length of Synthetic Turf Field is being bid as an Alternate.
- 15 Existing ball field to remain.
- 16 Existing lawn and trees to remain.

Zoning Analysis

1183.06 TREE REPLACEMENT	
(a) Replacement required for removed trees	(5) trees removed; (5) trees replaced
1183.08 STREET TREE REQUIREMENTS	
(a) Spaced 24'-36'	New trees spaced 36' o.c. along Oregon as directed
(b) Planted in tree lawn area	Shown to comply
(c) 2" caliper required	Shown to comply
(d) Undesirable species prohibited	Shown to comply
(e) Site lines maintained at intersections	N/A
(f) 10' min. from FH & utility poles	Shown to comply
(g-l) Maintenance requirements	Acknowledged
(m) Downtown requirements	N/A
1183.09 LANDSCAPE SCREENING	
(a) Screening of Service Areas	N/A
(b) Screening of Trash Receptacles	N/A
(c) Buffering and Screening Requirement	Existing Natural Buffer Vegetation
(d) Maintenance of Shrubbery	N/A
(e) Minimum Trees (Site Trees)	Base Bid Hard Surface Coverage is 33,000 SF Alternate Hard Surface Coverage is 41,000 SF
Trees req'd for first 20,000 SF:	4
Total trunk size req'd:	10"
Trees req'd for next 21,000 SF:	5
Total trunk size req'd:	15.25"
Total qty. of trees req'd:	9
Total trunk size req'd:	25.25"
Total qty. of exist. trees maintained:	14
Total trunk size of exist. trees maintained:	190"+
Minimum tree requirement satisfied by existing trees.	
1183.10 PARKING LOT LANDSCAPING	
(a1) 350 SF landscape islands required	Shown to comply
(a2) 5 sf of landscaping req'd for 100 SF parking	Base Bid Parking Area 14,300 sf (715 sf landscape req'd) Alternate Parking Area 28,500 sf (1,425 sf landscape req'd) Landscape areas are shown to comply
(a3) 1 tree req'd for every 10 spaces	Base Bid Parking Qty. 26 spaces (3 trees req'd) Alternate Parking Qty. 22 spaces (8 trees req'd) Tree quantity shown to comply
(a4) 5' clear trunk and ground over req'd	Shown to comply
(b) Buffering: Screening req'd	Existing vegetation and grades provide screening

NOTE:
Site Tree requirement is met by existing trees. If this is not permitted, then a Variance is requested to permit this.

NOTE:
Screening of parking is provided through existing site vegetation and grade differential between parking spaces and street. Refer to Numbered Notes 5 and 6. Variance is requested to permit existing perimeter site vegetation and grade differential as a means to provide screening of parking spaces.

N

1

A011

1" = 40'-0"

Landscape Plan

Set Issuance

12/17/25 Zoning

Revision

Athletic Improvements

at the

Johnstown-Monroe North Athletic Campus

for

Johnstown-Monroe Local Schools

80 W. Maple St. Johnstown, OH 43031

Bid Set

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consent of VSWC
Architects.

Not for
Construction

25 W. Bridge St. Dublin, OH 43017

VSWC Project Number: 415-02b

Key Plan
NTS

N

C

Landscape Plan

A011

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PLANNING STAFF REPORT

APPLICATION CUP #XXXXXX | CONDITIONAL USE PERMIT

INTRODUCTION

To: Planning and Zoning Commission & City Council

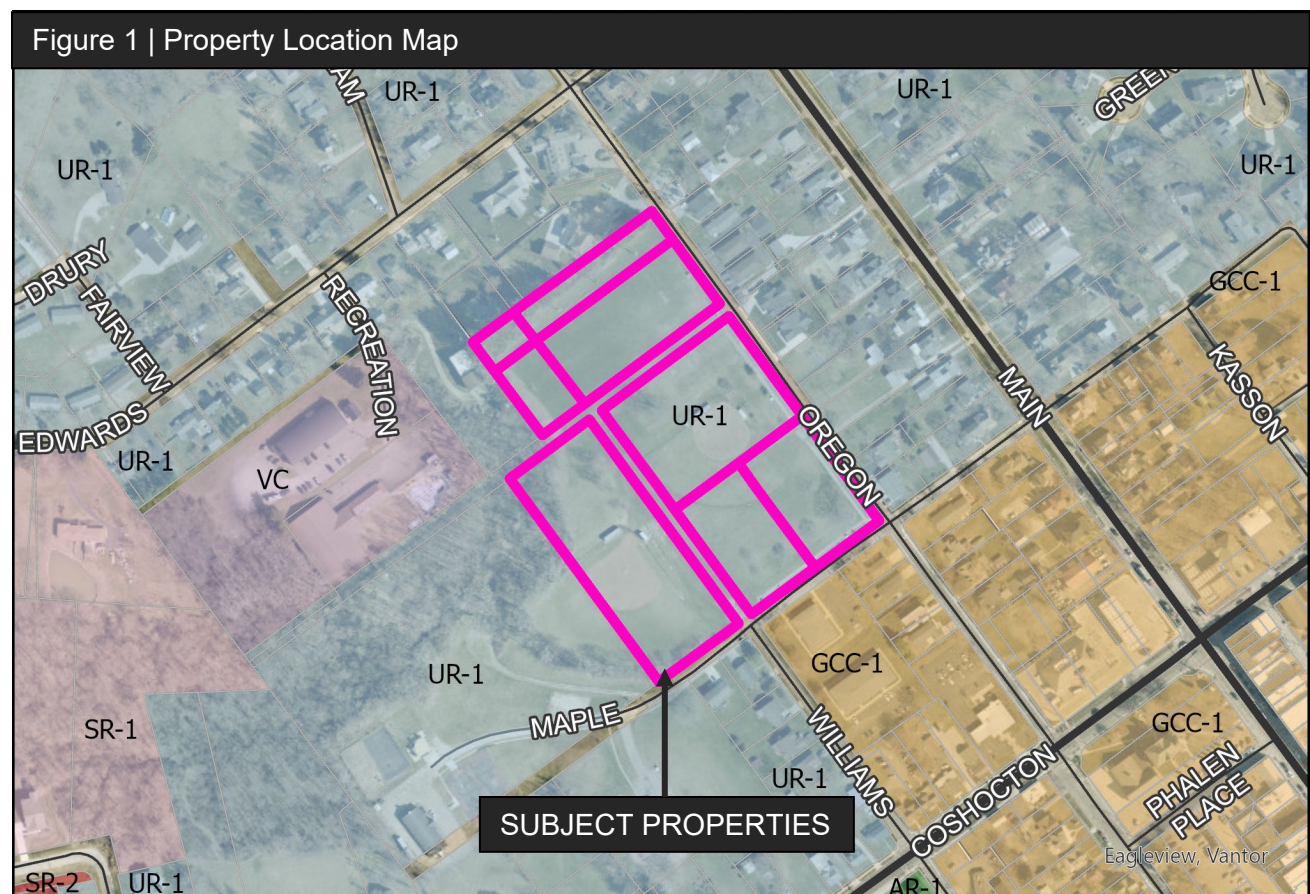
Reviewer: Johnstown Planning

Applicant: VSWC Architects – Eric Thompson

Request: To establish a general public facility (soccer field) within the UR-1 zoning district for parcels located at 80 West Maple Street.

Recommendation: Consider the request to construct a soccer field and supporting infrastructure (parking, lighting, fencing, etc) for the Johnstown Monroe Local School District.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	8 parcels located west of the intersection of Oregon St and Maple St, south of Main Street.	Property Owner:	Board of Education – Johnstown Monroe Local School District
Comp Plan Land Use Designation:	Suburban Residential	Overlay District:	No
Existing Zoning Designation:	Urban Residential Low Density (UR-1)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to construct a soccer field and associated infrastructure on properties located at the intersection of Maple Street and Oregon Street. The proposed site plan includes a new turf field, new concrete sidewalks, new asphalt pavement, scoreboard, lighting, vehicular parking, and field lighting. There are two existing baseball fields on these properties that will remain as part of this project.

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Suburban Residential”. The description of these land uses included in the comprehensive plan state:

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

Reviewer Comment: While the proposed use is not directly related to residential uses, the accommodation of expanded school facilities is consistent with the type of development generally existing in this zoning district, and this area of Johnstown.

UR-1 ZONING INTENT

These parcels are within the Urban Residential Low Density (UR-1) zoning district, established in Chapter 1147 of the City’s Codified Ordinances. Chapter 1147.01 establishes the purpose of the UR-1 zoning district which states:

“The purpose of the UR-1 District is to encourage the establishment of medium to low density single-family residential uses not to exceed five dwelling units per gross acre. Centralized water and sewer facilities are required.”

Reviewer Comment: The expansion of this use is consistent with the allowable and conditional uses established within the UR-1 zoning district.

UR-1 ZONING DISTRICT DEVELOPMENT STANDARDS

Chapter 1147.04 establishes the zoning district development standards for the UR-1 zoning district. The table and sections below note the base zoning district standards of the VIL COM zoning district.

Category	Requirement
(a) Lot Size - Minimum / Maximum	9,500 SF
(b) Lot Width – Minimum	75'
(c) Front Setback – Minimum	35'
(d) Side Setback – Minimum	25' – since this is a CUP.
(e) Rear Setback – Minimum	25'
(f) Maximum Lot Coverage (Structures)	30%
(g) Maximum Building Height	35'

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

- (a) Lot Size – The totality of the parcels included in this request are larger than 9,500SF*
- (b) Lot Width – the existing lot widths are larger than 75' and are not proposed to change.*
- (c) Front Setback – The proposed structures meet the required front yard setback.*
- (d) Side Setback – The proposed structure(s) meet the required 25' side yard setback as this is a conditional use permit.*
- (e) Rear Setback – No changes to the rear setback are proposed as part of the facility addition.*
- (f) Lot Coverage – The structures included in this project do not exceed the 30% maximum coverage.*
- (g) Building Height – Based on the building elevation documentations provided with the application materials, the height of the structures are proposed at approximately 20'.*

GENERAL STANDARDS FOR CONDITIONAL USES (CHAPTER 1131.03)

The City's Codified Ordinances establish multiple standards that must be evaluated when considering a Conditional Use Permit (CUP). Specifically, Chapter 1131.03 of the Codified Ordinances states: "The Commission shall not approve a conditional use unless it shall, in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location shall meet all of the following requirements." The specific conditions are noted below with the reviewer's comments following in *italicized* text.

- (a) Will be harmonious with the existing or intended character of the general vicinity and that such use will not change the general character of such area.

Reviewer Comment: This type of use is included as a conditional use in the UR-1 zoning district. This field will be utilized by the Johnstown Monroe Local School District to support the soccer program.

- (b) Seeks to maintain, and will not be hazardous to, the health, safety and welfare of the existing neighborhood, and the total community.

Reviewer comment: No potential hazards to health, safety, and welfare of the existing neighborhood were identified as part of this review.

- (c) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Reviewer Comment: No additional public services or facilities are anticipated as part of the development of this use, the existing streets will provide access, and water and sewer services are available on this site.

- (d) Will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.

Reviewer Comment: Based on information provided to the reviewer, the existing public infrastructure in the area can support the proposed facility expansion. No concerns from a utility or EMS perspective were shared with the reviewer. The expansion of available school facilities will allow continued support of the expanding population within the Johnstown Monroe Local School District.

- (e) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Reviewer Comment: The proposed facility includes lighting and PA speakers for the operation of the soccer field. No study or report was submitted detailing how sound may be transmitted beyond the property line from this facility.

- (f) Will have vehicular approaches to the property which shall be so designated as not to interfere with traffic on surrounding public streets or roads.

Reviewer Comment: The proposed plans illustrate a new vehicular access point to the site at the existing intersection of Maple St and Williams St.

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

Reviewer Comment: The site plans, as presented comply with the majority of the requirements of the City's Codified Ordinances. The items that do not meet the minimum code requirements are being addressed through the variance process.

- (h) Will be in accord with the general objectives, or with any specific objective, of the strategic plan and the Zoning Ordinance

Reviewer Comment: The proposed use is allowable within the UR-1 zoning district, and generally complies with the goals of supporting residential uses within the city.

- (i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Reviewer Comment: No natural, scenic, or historic features of major importance have been identified on this site.

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

Reviewer Comment: Chapter 1147.03 of the Codified Ordinances establishes general public facilities as a conditional use. The applicant has requested a CUP as required by the codified ordinances and that is the purpose of this review.

COMPLIANCE WITH CODIFIED ORDINANCES

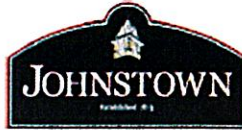
The site plan submitted with the application does not illustrate some required site elements such as site trees and parking lot buffering. If this CUP is approved, the project still requires a site plan review and Certificate of Appropriateness to be approved prior to any site development activities occurring on the site. The applicant has requested a variance to the items above, and if granted will be applied to the site.

CONCLUSION

The reviewer does not find any inconsistencies between the requested Conditional Use Permit to construct a soccer field and associated support facilities and the adopted comprehensive plan and UR-1 zoning district.

Approval of this request to allow the soccer field will not negatively impact the health, safety, or welfare of the City. A Zoning Certificate and Certificate of Appropriateness must be provided by the applicant and approved by the City prior to any site development activities occurring on the site.

PAID
DEC 31 2025



Per conversation with T. Monroe / City of Johnstown 12/16/25 these fees will be determined at a later time and are not required up front as part of this application.

VARIANCE PERMIT APPLICATION: CHAPTER #1133

Application Number: 12-19-25-V2 Date: 12/19/25

FEES:

Number of Certified Letters to Contiguous Property Owners: 2 @ \$8.53 Total: \$ 17.06

Newspaper Advertising Fee: \$ 225.52 (x2 variance + CUP)

Base Fee Single Family Residence: \$250

Base Fee All Other Uses: \$500

Total Fee Amount: \$ 500 (both variances) Paid: Check # 033204 / Cash:

Applicant: Johnstown-Monroe School District Phone:

Mailing Address: 55 W. Douglas Street City: Johnstown State: OH Zip: 43031

E-mail Address: Zoning District: UR-1

Property Address: 50 W. Maple Street Johnstown, Ohio

Ordinance(s) the Variance applies to: Variance 2 - Parking Lot Landscaping 1193.1D

Description and nature of Variance request: Requesting variance for providing vegetated screening at parking due to site condition

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. A set of two (2) scale plans and plat showing all dimensions of lot, building and improvements. VSWC 12/19/25: Previously provided. Landscape plan is included in this submission to address variance issues.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Variance is proposed or desired and the mailing addresses of all such persons. VSWC 12/19/25: Attached to end of this document

Attach your response to the following practical difficulties test questions.

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

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

*** The undersigned is applying for a Variance Permit for the following use; said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations, refer to Ordinance #1133.

Applicant's Signature: Eric Thompson

Digitally signed by Eric Thompson
Date: 2025.12.19 11:02:43 -05'00'

Date: ____/____/____

OFFICE USE ONLY:

Date Received in Office: 12/19/25 By: [Signature]

Planning and Zoning Commissioners Hearing Date: 1/13/26

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

Permit was Denied on Date: ____/____/____

Commission Chairperson Signature: x_____

Additional Comments or Requirements:

Johnstown-Monroe School District – Athletic Fields Improvements

Zoning Variance(s) application - 12/19/25

Landscape Screening

VSWC Architects

Narrative:

Required Narrative statement “demonstrating that the requested variance conforms to those conditions answering the following bullet points”

Does the requested variance conform to the items below:

Question 1: Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance.

VSWC Response: Requested variances are believed to be reasonable given the proposed site use.

Question 2: Special conditions and circumstance exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures in the same district in question.

VSWC Response: Requirement for screening at parking would provide site security concerns as well as additional maintenance challenges. Existing conditions make the screening requirement redundant.

Question 3: Whether the Variance is substantial.

VSWC Response: Proposed variance is not substantial.

Question 4: Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the Variance.

VSWC Response: The essential character will not be substantially altered.

(continued)

Question 5: That is literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.

VSWC Response: Literal requirement for screening would be redundant given the existing site conditions and would therefore burden the owner with unnecessary maintenance costs and security challenges

Question 6: Whether the Variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)

VSWC Response: Services will not be adversely affected.

Question 7: Whether the property owner purchased the property with knowledge of the zoning Restriction.

VSWC Response: Ownership has not changed in recent history.

Question 8: Granting the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance, to other lands or buildings in the same district.

VSWC Response: No special privileges are being requested — only reasonable accommodation within the intent of the Code.

Question 9: Special conditions and circumstances, which create the need for a variance, do not result from the action of the applicant.

VSWC Response: Variance request is not required by owner actions.

Question 10: Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.

VSWC Response: Requested variance is a reasonable accommodation within the intent of the Code.

Question 11: Whether the spirit and intent of the Code would be observed and substantial justice done by granting the Variance.

VSWC Response: Requested variance is a reasonable accommodation within the intent of the Code.

Johnstown-Monroe School District – Athletic Fields Improvements

Zoning Variance(s) application - 12/17/25

VSWC Architects

Required list of Names and Addresses of properties “contiguous to and across the street from the property requesting the variance”

053-180090-00.000

DUFFY ROBERT B & EARLENA K

102 RECREATION DR

JOHNSTOWN, OH 43031

053-178524-01.000

POULTON CHERYL C

111 EDWARDS RD

JOHNSTOWN, OH 43031

053-179268-01.000

ASHBROOK KAITLYN LEIGH & ANTHONY JAMES

197 N OREGON ST

JOHNSTOWN, OH 43031

053-184428-01.000

COLUMBUS SOUTHERN POWER CO

N OREGON ST

JOHNSTOWN, OH 4303

053-183618-00.001

SCHWAB THOMAS J & JOANNE R

190 N OREGON ST

JOHNSTOWN, OH 43031

053-180258-00.000

WOOD CHRISTOPHER M

170 N OREGON ST

JOHNSTOWN, OH 43031

053-183924-00.000

JC LOFTS LLC

168 N OREGON ST

JOHNSTOWN, OH 43031

053-183924-00.001

JC LOFTS LLC

160 N OREGON ST

JOHNSTOWN, OH 43031

053-181050-00.001

CAMPBELL CHERYL J TRUSTEE

152 N OREGON ST

JOHNSTOWN, OH 43031

053-179052-00.001

VAN DEEST CAROL J TRUSTEE

150 N OREGON ST

JOHNSTOWN, OH 43031

053-182238-00.000

SMITH DEBORAH LYNN

127 N MAIN ST

JOHNSTOWN, OH 43031

053-183156-00.000

LANG MARK E JR & CAVENDISH BETH A

121 N MAIN ST

JOHNSTOWN, OH 43031

053-182412-00.000

WNEK JAMES A

111 N MAIN ST

JOHNSTOWN, OH 43031

053-179448-00.000

VOIGT STEPHEN W & JEANNE D

103 N MAIN ST

JOHNSTOWN, OH 43031

053-178338-00.000

SNYDER BRUCE D & BURDICK-SNYDER JUDITH A

100 N OREGON ST

JOHNSTOWN, OH 43031

053-177738-00.000

PIPER JOHN R ET AL

40 W MAPLE ST

JOHNSTOWN, OH 43031

053-183210-00.000

WARNER DIANE R & EDWARD A

25 W MAPLE ST

JOHNSTOWN, OH 43031

053-183720-00.003

SADOWSKI BRANDON W & WHITE KYNDAL M

75 N OREGON ST

JOHNSTOWN, OH 43031

053-177600-00.000

LAUREL RIDGE LLC

98 N WILLIAMS ST

JOHNSTOWN, OH 43031

053-180966-00.004

HOLLEY DON H & SUSAN J

115 W MAPLE ST

JOHNSTOWN, OH 43031

053-180966-00.005

KELLER HAROLD L & SARAH L

119 W MAPLE ST

JOHNSTOWN, OH 43031

053-180966-00.000

VILLAGE OF JOHNSTOWN

123 W MAPLE ST

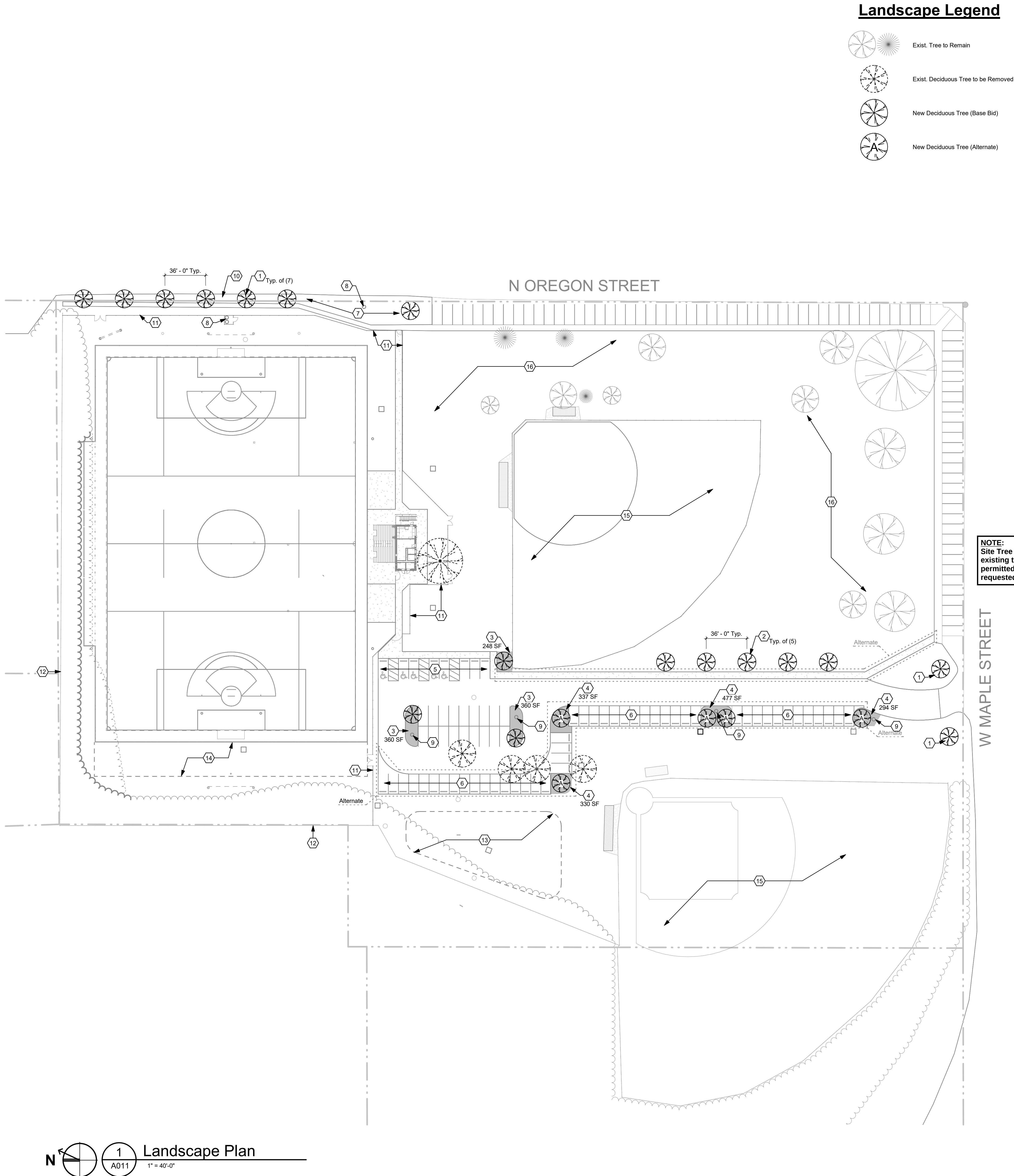
JOHNSTOWN, OH 43031

053-177502-00.001

VILLAGE OF JOHNSTOWN

180 W MAPLE ST

JOHNSTOWN, OH 43031





Set Issuance

12/17/25 Zoning

Revision

Athletic Improvements
at the
Johnstown-Monroe North Athletic Campus
for
Johnstown-Monroe Local Schools
80 W. Maple St. Johnstown, OH 43031

Bid Set

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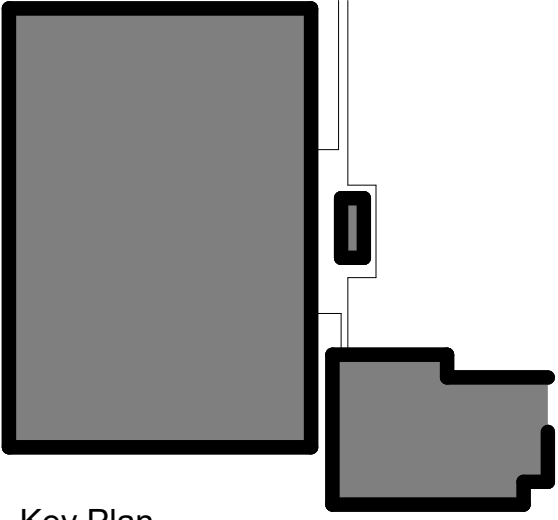
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25 W. Bridge St. Dublin, OH 43017

VSWC Project Number: 415-02b



Key Plan
NTS

Landscape Plan

A011

PLANNING REPORT

APPLICATION 01-13-26 | VARIANCE REQUEST

INTRODUCTION

To: Planning and Zoning Commission

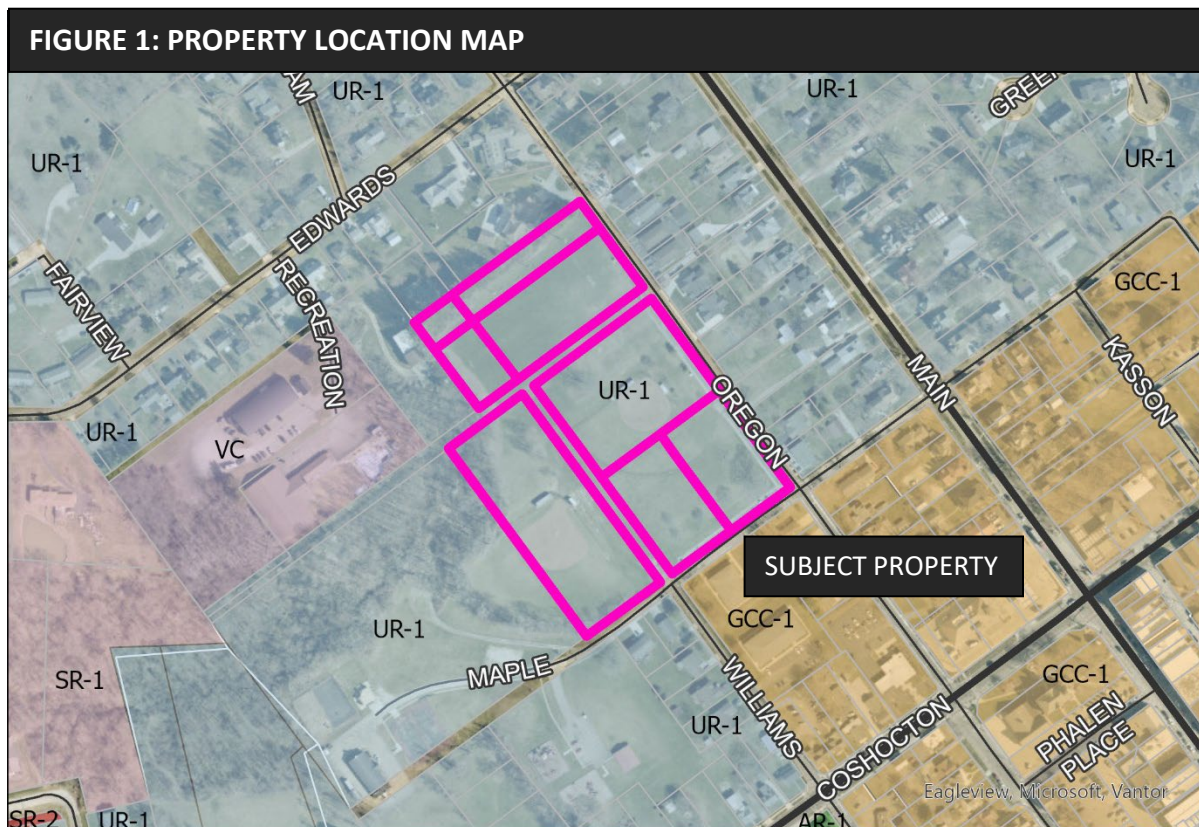
Reviewer: Johnstown Planning

Applicant: Johnstown-Monroe School District

Variance(s): Chapter 1183.09(e) – Landscaping Screening, Minimum Trees
Chapter 1183.10(b) – Parking Lot Landscaping, Buffering

Recommendation: Consider the two requested variances for a proposed soccer field and associated facilities on a parcel located at 80 W Maple Street (noted as 125 N Oregon St on the Licking County Auditor's OnTrac map).

PROPERTY LOCATION MAP



VARIANCE REQUESTED

CODE SECTION	CODE REQUIREMENT
Chapter 1183.09(e) – Landscaping Screening, Minimum Trees	9 trees based on the proposed development.
Chapter 1183.10(b) – Parking Lot Landscaping, Buffering	3.5' tall screen for parking facing primary streets, residential areas, and open space

PROPERTY INFORMATION

Property Location:	80 W Maple Street	Property Owner:	Johnstown Monroe LSD
Land Use Designation:	Suburban Residential	Overlay District:	No
Existing Zoning:	Urban Residential Low Density (UR-1)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting two variances to the Codified Ordinances to support the construction of a soccer field and associated facilities and infrastructure on the +/- 7 acre parcel located at 80 W Maple Street (noted as 125 N Oregon St on the Licking County Auditor's OnTrac map). The two variances are related to site landscaping and screening. The analysis for both of these variance requests are below.

The applicant is requesting these variances based on existing site conditions. The existing trees on the site are being requested to be considered for the required new trees associated with new construction. The Codified Ordinances do not establish regulations that allow for this type of credit for existing trees to count for required trees. Similarly, the applicant is citing the existing trees around the property perimeter to satisfy the parking lot buffering requirements. Again, the Codified Ordinances do not include regulations that allow this type of crediting of existing vegetation at a property perimeter to satisfy the parking buffering requirements.

VARIANCE REQUEST ANALYSIS

The applicant is requesting two variances. The analysis for each request is below, with separate analysis conducted for each request.

Chapter 1183.09(e) – Minimum Trees

The first variance request is to Chapter 1183.09(e). The applicant is requesting that no new trees are planted on site (citing the existing trees meet the code criteria) in lieu of the 9 trees required based on the code. The review criteria in Chapter 1133 have been applied to the request below.

Chapter 1133.03(g) Review Criteria

- 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
Reviewer Response: The requested variance is for required site trees. Based on the size of the parcel (±7 acres), the required trees can be planted without impacting the ability of the site to accommodate the soccer field, support facilities, and dedicated parking areas.
- 2) Whether the variance is substantial;
Reviewer Response: While there are existing trees on the site, not including any additional trees based on the new construction seems substantial in terms of the requirements of the Codified Ordinances and not providing any of the required plant materials.
- 3) Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
Reviewer Response: Additional screening, such as would be provided by the required trees, will help to further minimize the appearance new facility from the adjacent residential uses.
- 4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
Reviewer Response: The granting of this variance is highly unlikely to impact the delivery of government services.
- 5) Whether the property owner purchased the property with knowledge of the zoning restriction;
Reviewer Response: The most recent property transfer was conducted in November 2003, based on records of the Licking County Auditor. The applicable code sections were last updated by Ordinance 08-2022 (Approved 05/04/22).
- 6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
Reviewer Response: There is no other feasible solution to planting the trees on site. Trees provide screening, shade, and other environmental benefits that are not easily mimicked by other methods.
- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Reviewer Response: The overall intent of the tree requirements is to introduce new trees (9 required in this case) into the city as development occurs. While there are existing trees on site (a total of 14 are noted by the applicant), the intent of the code is to supplement any existing trees with new trees as new construction occurs. The existing code does not establish that existing trees can be considered for required trees during new construction.
- 8) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

Reviewer Response: The above 1-7 includes a response to the criteria with respect to requesting a variance for Chapter 1183.09(e). The applicant also provided a set of responses included within the application packet.

Summary: The reviewer recommends denial of this variance request for Chapter 1183.09(e) to reduce the required 9 site trees to 0 due to the presence of 14 existing trees on the site currently. This variance does not align with the intent of the landscape requirements in the Codified Ordinances, and there are no site-related conditions that would preclude the planting of these trees.

Chapter 1183.10(b) – Buffering

The second variance request is to Chapter 1183.10(b). The applicant is requesting to not include the required 3.5' tall hedge/wall around the perimeter of the proposed parking area. The review criteria in Chapter 1133 have been applied to the request below.

Chapter 1133.03(g) Review Criteria

- 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

Reviewer Response: The requested variance is for parking area screening due to the presence of trees near the perimeter of the property. Based on the proposed configuration of the parking area, the required screening could be included without limiting overall site function or require reducing the overall development program on the site.

- 2) Whether the variance is substantial;

Reviewer Response: Not including any required screening for the proposed parking area based on the new construction seems substantial in terms of the requirements of the Codified Ordinances and not providing any of the required buffering around the parking area.

- 3) Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;

Reviewer Response: Additional screening, such as would be provided by the required parking lot buffering, will help to further screen the new facility from the adjacent residential uses, open spaces, and primary streets.

- 4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

Reviewer Response: The granting of this variance is highly unlikely to impact the delivery of government services.

- 5) Whether the property owner purchased the property with knowledge of the zoning restriction;

Reviewer Response: The most recent property transfer was conducted in November 2003, based on records of the Licking County Auditor. The applicable code sections were last updated by Ordinance 08-2022 (Approved 05/04/22).

- 6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

Reviewer Response: The code provides little flexibility as to what can provide screening. There is not an obvious method that would satisfy the code requirement for parking lot buffering without a variance or compliance with the code.

- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Reviewer Response: The intent of the required parking lot buffering is for both screening and aesthetics. The screening minimizes headlights shining onto adjacent properties or streets. The screening also enhances the appearance of the parking area, which has been identified as desirable based on recent adopted plans and public outreach. The intent of the code does not provide distinction between parking areas for commercial, residential, or public uses in terms of screening requirements.

- 8) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

Reviewer Response: The above 1-7 includes a response to the criteria with respect to requesting a variance for Chapter 1183.10(b). The applicant also provided a set of responses included within the application packet.

Summary: The reviewer recommends denial of this variance request for Chapter 1183.10(b) to eliminate the required parking lot buffering. This variance does not align with the intent of the landscape requirements in the Codified Ordinances, and no site conditions are present that would preclude the inclusion of the required buffer materials.

RECOMMENDATION

The reviewer does not recommend approval of these variances. Based on the review criteria and the proposed facilities, the required trees and parking area landscape buffers should be provided to comply with the Codified Ordinances. There are no existing site conditions that would preclude the inclusion of the required trees and parking lot buffer materials.

DEAD/WITHDRAWN BY COUNCIL

City of Johnstown
Administrative Offices
www.johnstownohio.org



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

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

WHEREAS, Chapter 1159 of the City of Johnstown Codified Ordinances regulates uses in the Light Manufacturing Zoning District; and

WHEREAS, on October 14, 2025, the Planning & Zoning Commission recommended that council approve changes to Chapter 1159; and

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

Section 1: That the City Council accepts the recommendation of the Commission and the amendments to Chapter 1159 as follows:

CHAPTER 1159 Light Manufacturing (LM) District

- | | |
|---------|--|
| 1159.01 | Purpose. |
| 1159.02 | Permitted uses. |
| 1159.03 | Additional district development standards Conditional Uses. |
| 1159.04 | Conditional uses LM District Development and Aesthetic Standards. |

CROSS REFERENCES

Purpose of industrial districts - see P. & Z. 1141.02(c)
Supplementary district regulations - see P. & Z. Ch. 1171
Parking space requirements - see P. & Z. 1175.10(e)
Signs - see P. & Z. 1177.06

1159.01 PURPOSE.

It is the purpose of the Light Manufacturing LM District to designate appropriate areas for the establishment and development of manufacturing activities to supply regional needs.

1159.02 PERMITTED USES.

In a LM District the following uses are permitted:

- (a) Pottery and Figurines. Using previously pulverized clay and kilns fired only with gas or electricity.
- (b) Novelties. Including musical instruments, toys, rubber or metal stamps and other small rubber products.
- (c) Appliances. Electrical and electric appliances, instruments, and devices, television sets, radios, phonographs, electric and neon signs, billboards and other commercial advertising structures, refrigerators and stoves.

- (d) Light Sheet Metal Products. Including heating and ventilating equipment, cornices, eaves and the like.
- (e) Grain Elevators and Mills.
- (f) Paint and Powder Coatings Manufacturing.
 - (1) This use shall be located on a parcel of not less than 15 acres in area.
 - (2) Any outdoor storage shall be located behind the front plane of the building, and shall be screened by an opaque fence or wall.
 - (3) No portion of the facility, associated storage areas, or any circulation and parking areas shall be closer than one-hundred (100) feet from any property line abutting an adjacent residential use.
 - (4) All activities related to manufacture and packaging of materials shall be conducted within an enclosed facility. Goods may be stored outdoors in designated areas meeting the requirements of subsection (2) above.
 - (5) Allowable production of materials include:
 - a. Powder coatings that are 100% solid passed and completely solvent free coatings.
 - b. Waterborne paints include coatings that use water as the primary solvent, instead of traditional organic solvents.

(g) The following uses may be developed on parcels two (2) acres or larger that have frontage on and access from U.S. 62, Commerce Boulevard, or Greenscape Court.

(1) Dry Cleaning Plants

a. Definition: "Dry Cleaning Plant(s):" A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto

(2) Graphic Printing and Copying Services

(3) Screen Printing Shops

(4) Upholstery shops

(5) Veterinarian

a. Definition: "Veterinarian:" As defined in Chapter 4741 of the Ohio Revised Code.

(6) Bakeries and Confectioneries

(7) Bottling Plants

(8) Craft Brewery / Craft Distillery

a. Definition: "Craft brewery or distillery:" A small-scale, licensed manufacturing establishment which produces, processes, ferments, rectifies, or blends craft brews, wines or distilled spirits; may or may not offer tastings, and may or may not provide on-site sale and consumption of the products.

b. Facilities shall be 25,000SF or less in total area including tasting areas and any outdoor areas designated for customers

(9) Laboratory (research and testing)

- a. Definition. "Laboratory (research and testing):" A building or group of buildings in which are located facilities for scientific research, investigations, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. All activities shall be conducted within an enclosed building.

(10) Light Manufacturing

- a. Definition. "Light manufacturing:" Establishments engaged in the design, assembly, finishing, processing, and packaging of products without the processing of raw materials; for example:

1. Canvas products, such as tents and awnings.
2. Glass and optical products from previously manufactured glass.
3. Jewelry, clocks, and watches.
4. Scientific or other precision instruments.
5. Sporting goods
6. Toys & novelties (from pre-manufactured parts)
7. Furniture
8. Computer and electronic equipment
9. Sheet metal and similar fabrication

(11) Machine Shop

- a. Definition. "Machine shop:" Shops where lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as blacksmith, tin-smith, welding, sheet metal shops, and wood-working shops.

(12) Mechanical Service and Repair

- a. Definition. "Mechanical service and repair:" Any building, premises and land in which or upon which a business, service or industry involving the maintenance, servicing, repair or painting of vehicles is conducted or rendered.

(13) Retail or wholesale sale of products manufactured on site as an ancillary use to the primary manufacturing use

(Ord. 39-2019. Passed 12-19-19.)

1159.03 CONDITIONAL USES.

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

- (a) Medical Cannabis Cultivation. Medical Cannabis Cultivations businesses as defined in Section 1121.02(a)(43).
- (b) Fire Station
- (c) Police Station
- (d) Emergency Medical Services

- (e) Food Products: ~~that involve Bakery goods, candy,~~ light meat packing, sausage making, canning, milk products and the like, excluding fish products, slaughterhouses, sauerkraut, vinegar, yeast and rendering and refining fats or oils.
- ~~(f) Pharmaceuticals. General pharmaceutical products, cosmetics and toiletries.~~
- ~~(g) Products for the following previously prepared products: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planing mills are employed and yarns.~~
- ~~(h) Laboratories. Experimental, film or testing laboratories, provided no operations shall be conducted or equipment used which would create hazards, noxious or offensive conditions.~~
- ~~(i) Individual, public commercial storage units, provided such units are located only in the boundary area northeast of Pratt Street and Ford Street, with an imaginary straight line at Ford extending to Douglas Street.~~

~~(j)(f)~~ Medical Cannabis Processing. Medical Cannabis Processing businesses as defined in Section 1121.02(a)(89)

(Ord. 35-2019. Passed 10-1-19; Ord. 39-2019. Passed 11-19-19; Ord. 43-2019. Passed 2-6-20.; Ord. 17-2020. Passed 7-16-20.)

1159.03-04 ~~ADDITIONAL LM~~ DISTRICT DEVELOPMENT ~~AND AESTHETIC~~ STANDARDS.

In addition to the provisions of ~~Title Seven of this Part Eleven~~ Chapter 1171, the following standards for arrangement and development of land and buildings are applicable to the LM District:

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

- (a) Lot Requirements.
 - (1) No minimum lot size is required (except as noted in Chapter 1159.02(f)); however, lot size shall be adequate to provide the yard space required by these additional district development standards.
 - (2) No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
 - (3) Each lot shall have a front setback of not less than forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
 - (4) Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall is fireproof and contains no windows, door or other openings, except that a rear setback of forty feet is always required should such LM District lots rear abut any residential lot.
 - (5) For permitted and conditional structures there shall be a total side setback of not less than thirty-five feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, doors or other openings, except that a side setback of fifteen feet is always required should such LM District lot's side abut any residential lot.
 - (6) Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ninety percent (90%) of the lot. The remaining ten percent (10%) of the lot shall be landscaped with natural vegetation. (Ord. 16-11. Passed 9-20-11.)
- (b) Building Requirements. No structure shall exceed forty feet in height. All uses within the LM zoning district shall be conducted within an enclosed structure.

(c) Site Requirements.

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

~~(2) Outdoor trash systems shall be sufficient to prevent an overflow and screening shall be provided to enclose such containers and hide them from view.~~

~~(3) Storm drainage and runoff collection shall be sufficient to prevent any standing water.~~

~~(4)~~(2) Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore the minimum distance between curb cuts shall be 120 feet except that each lot is permitted a minimum of one curb cut. No curb cut / access drive shall be more than thirty-five (35) feet in distance width, not including necessary turning radii to accommodate truck movements.

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

~~(3)~~ Lots of greater than two and one-half acres shall contain a fire hydrant plan which has been approved by the Johnstown-Monroe Fire District Fire Chief and approval by the Manager.

~~(4)~~ All new development or change of use of 20K sf or greater shall submit a traffic study outlining impacts of the proposed use on existing roadway and intersection infrastructure within Johnstown. At a minimum, this study shall include:

i. These studies shall be completed by a licensed engineer.

ii. A projection of expected vehicular (both employee and delivery) traffic volumes.

iii. The impacts for daily and peak-hour volumes on adjacent roadways and intersections within one-half mile of the site.

iv. How the proposed traffic volumes will impact the intersections of Commerce Blvd and Johnstown Utica Road (U.S 62), Sportsman Club Rd NW and Johnstown Utica Road (U.S. 62), and Coshocton Street (U.S. 62) and Main Street (S.R. 37).

i.v. If a traffic study submitted by an applicant indicates a traffic signal or other improvements may be needed, an agreement with Johnstown shall be reached to determine how these improvements will be funded, installed, and maintained.

(Ord. 1988-17. Passed 9-6-88.)

~~(5) Outdoor storage and display of merchandise on public sidewalks shall be prohibited.~~

(d) Aesthetic Requirements

(1) Within the LM zoning district, landscaping may be consolidated between the building and public right-of-way. Sites abutting non-LM zoned properties shall provide a minimum 25' landscape buffer that includes canopy trees and understory vegetation that create a visual screen a minimum of six (6) feet in height.

(2) All administrative / office functions shall be arranged and oriented toward the street.

(3) The façade of the building oriented towards the street shall include masonry materials such as brick, stacked stone, or similar material, large windows, and primary entries into the building. Corrugated metal or similar products shall not be used along street-facing facades.

- (4) Parking shall be located beside or behind the building and screened to minimize appearance from adjacent streets and shall meet the following standards:
- i. Parking area screening shall be a minimum of thirty (30) inches in height.
 - ii. The screen shall be an architecturally compatible solid masonry wall, earth berm, or shrubbery hedge planted three (3) feet on center, or any combination thereof.
 - iii. If shrubbery is used, it shall meet the minimum height within six (6) months, and the shrubbery shall not be credited towards any other required landscaping.
- (5) All areas used for outdoor storage shall be screened by a fence or wall meeting the criteria below and shall be located behind the front façade of the building.
- i. Fences and walls shall be a minimum of six (6) feet in height.
 - ii. Fences and walls shall be solid and one hundred (100) percent opaque.
 - iii. Fence materials shall be a minimum of one-half-inch thick and shall be made of wood, precast concrete, or other similar materials.
 - iv. Corrugated and/or galvanized steel or metal sheets are not permitted.
 - v. Wall may be concreted, concrete split-face or ground-face block, masonry, stone, or a combination of these materials.
 - vi. Support posts shall be placed on and face toward the inside of the developing property so that the surface of the wall or fence is smooth on the abutting property side.
- (6) Off-street loading spaces, antennas, satellite dishes, and mechanical equipment shall be screened from all public streets. Screening shall be a minimum of six (6) feet in height and meet the standards established in 1159.04(d)(5), above.
- (7) Dumpster and other trash and/or recycling receptacles shall be required to meet the following standards:
- i. Dumpsters and similar receptacles shall be screened with a fence or wall that meet the standards established in 1159.04(d)(5), above.
 - ii. Dumpster enclosures shall be oriented such that the opening is not exposed to public view.

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

1159.04 CONDITIONAL USES.

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

- ~~(k) — Medical Cannabis Cultivation. Medical Cannabis Cultivations businesses as defined in Section 1121.02(a)(43).~~
- ~~(l) — Fire Station~~
- ~~(m) — Police Station~~
- ~~(n) — Emergency Medical Services~~
- ~~(o) — Food Products. Bakery goods, candy, light meat packing, sausage making, canning, milk products and the like, excluding fish products, slaughterhouses, sauerkraut, vinegar, yeast and rendering and refining fats or oils.~~
- ~~(p) — Pharmaceuticals. General pharmaceutical products, cosmetics and toiletries.~~

- ~~(q) — Products for the following previously prepared products: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planing mills are employed and yarns.~~
- ~~(r) — Laboratories. Experimental, film or testing laboratories, provided no operations shall be conducted or equipment used which would create hazards, noxious or offensive conditions.~~
- ~~(s) — Individual, public commercial storage units, provided such units are located only in the boundary area northeast of Pratt Street and Ford Street, with an imaginary straight line at Ford extending to Douglas Street.~~
- ~~(t) — Medical Cannabis Processing. Medical Cannabis Processing businesses as defined in Section 1121.02(a)(89)~~

~~(Ord. 35-2019. Passed 10-1-19; Ord. 39-2019. Passed 11-19-19; Ord. 43-2019. Passed 2-6-20.; Ord. 17-2020. Passed 7-16-20.)~~

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.

Date of Introduction/Public Hearing: December 2, 2025

Vote: December 9, 2025

Effective Date:

BY: _____

Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director