



Planning & Zoning Commission Meeting
Tuesday, February 10, 2026 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment on items not on the agenda
4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural
5. Section 1159 Light Manufacturing
 - a. Memo/Ordinance draft withdrawn by council - Sent back to P&Z for further consideration
6. Other Business
7. Adjourn



LM ZONING DISTRICT REVISIONS

To: Johnstown Planning and Zoning Commission
From: Johnstown Planning Dept
Date: 04 February 2026
RE: Process update and next steps for LM zoning district revisions

Planning and Zoning Commission Members,

This memo serves as an update as to the background behind and current standing of the proposed revisions to Chapter 1159 – Light Manufacturing (LM) zoning district. The City Council considered these amendments at the Dec 9, 2025 meeting, and took action to send the draft changes back to the Planning and Zoning Commission for further consideration of the additional parcels to be included within the proposed changes.

Background

These changes were initiated by the Planning and Zoning Commission to allow an expanded set of uses on select parcels within the LM zoning district. The commission cited the outdated language and limited number of uses currently permitted within the LM zoning district. The commission also referenced a desire to avoid exacerbating the existing traffic volumes at the 37 & 62 intersection downtown. The existing LM zoning district is applied to numerous properties in downtown and parcels not currently serviced by centralized water and sewer service. Given these conditions, an approach of expanding allowable uses on specific properties to allow time to understand any future impacts before expanding the allowable uses within the entire district. Based on the goals identified by the commission the currently proposed changes were drafted and recommended for approval and transmittal to the City Council.

Current Proposal

The current proposal includes an expansion of allowable uses for those parcels that have frontage on or access to US 62 or Commerce Boulevard. These expanded uses clarify the uses that are permissible, uses contemporary terminology, and expands those uses that are allowed on those parcels identified. The proposed uses and the parcels they apply to were discussed on multiple occasions by the commission prior to recommendation to City Council.

Potential Consideration(s)

Rezone the parcels currently zoned LM (that are in areas not desired to be LM) to an appropriate zoning category in compliance with the Comprehensive Plan, then expand the LM zoning district allowable uses. Please note, this approach was recommended initially but turned down by the Planning and Zoning Commission.

Request further study of how an expanded set of allowable uses impact traffic volumes, specifically at the 37 & 62 intersection in Downtown, prior to taking action in expanding the allowable uses within the LM zoning district.

Expand the properties on which the proposed set of uses may be applied. Please note, this could have unintended consequences due to lack of understanding of utility and transportation impacts.

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 <u>Conditional Uses.</u>
1159.04	Conditional uses <u>LM District Development and Aesthetic Standards.</u>

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.~~

~~(f)~~ (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.
 - i.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