



Planning & Zoning Commission Meeting
Tuesday, March 24, 2026 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
 - a. March 10, 2026
4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural
 - a. Application; tabled pending building owner approval of exterior changes to brick and a proposed sign/size and location
5. Application # 3-12-26 Approval of Subdivision without Plat; 395 W Jersey Street
 - a. Application & Planner comments
6. Application # 3-6-26 Approval of Subdivision without Plat; 11943 Johnstown-Utica Rd
 - a. Application
7. Section 1159 Light Manufacturing amendments
 - a. 1159 Ordinance Draft amendments
8. Other Business
9. Adjourn



Planning & Zoning Commission
Tuesday, March 10, 2026 - 6:30 PM
MINUTES

1. Call to Order/Roll Call

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for March 10, 2026 at 6:30 p.m.

Present - Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel
Absent - Todd McConnell

Staff present - Donny Barnard - City Council, Jeff Sheridan, Chris Hermann - City Planner/MKSK, Teresa Monroe - Clerk of Council

Public present - John Reed, Phil Watts, Barb Watts, Nick Cermak, Teri Wise, Justin Fox, Rodney Johnson

2. Public Comment on items not on the agenda

No comments.

3. Approval of Minutes

a. February 10, 2026

ACTION: Kyle Cook moved to approve; Steve Dyer seconded and all were in favor.

AYES: Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel

NOES: None

ABSTAIN: None

Passed 4 - 0

b. February 24, 2026

ACTION: Mark Zolendziewski moved to approve; Brian Hiebel seconded and the vote was as follows:

AYES: Brian Hiebel, Mark Zolendziewski, Kyle Cook

NOES: None

ABSTAIN: Steve Dyer - Absence

Passed 3 - 0

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

a. Application; tabled pending building owner approval of exterior changes to brick and a proposed sign/size and location

No applicant present. Chairman Dyer said he would like to keep this tabled, the applicant has paid the money and is waiting on the owner of the building. The board will decide on removing it from the agenda in a month if requested items have not been received.

5. Section 1159 Light Manufacturing amendments - Tabled

Chris Hermann said he provided Trevor Traphagen with notes from the last meeting, and Trevor would be returning to review the draft and edits with the board. Kyle Cook said they would leave this tabled until Trevor had time to review their discussion on the addition of Sportsman Club and Endeavor to the text draft, the possibility of a through road from Sportsman Club to Endeavor, and the limitation of curb cuts on Sportsman Club. Kyle said it was brought to his attention that the county might already have a limitation on curb cuts. Discussion on why the text amendment was returned to the Planning Commission. Chris Hermann said he would provide the notes he took tonight to Trevor for when he attends on March 24th.

6. Chapter 1187, Text of the Design Review Administration & Regulations

a. Text amendment

This text amendment goes hand in hand with the Design Guidelines draft document, which will provide guidance for new construction, alterations and renovations throughout Johnstown, and the design quality expected by the city.

Chairman Steve Dyer opened the floor to any public discussion or comments, there were none.

ACTION: Kyle Cook moved to recommend the text of the design review administration and regulations to City Council; Steve Dyer seconded and the vote was as follows:

AYES: Kyle Cook, Brian Hiebel, Mark Zolendziewski, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0 Recommendation to Council

7. Application # 2-9-26 Conditional Use; 11891 Johnstown Utica Rd. - Granville Milling

a. Application

City Planner Christopher Hermann reviewed the application submitted and highlighted items in his staff report. This is a 7,200 square foot addition right next to the existing Granville Milling building, on the east side. The building will have two drive-through bays for feed and item pickup as well as adding alcohol sales. The reason this is before this board is because drive-through uses require a Conditional Use permit from the Planning & Zoning Commission, part of that is because drive-throughs can create traffic and have impacts on sites that should be reviewed as it relates to the roadway network and adjacent properties. Mr. Hermann said this aligns generally with the Comprehensive Plan and the Future Land Use map. Mr. Hermann provided a review of the site and the neighboring properties. He said in terms of the zoning, if you are building new, there are number of things that you have to do, because this is an expansion, it's impacting some of those requirements that fall under the conditional review. Some examples were provided; 1) there is an impervious surface requirement in the GCC2 district of 65% max, so, only 65% of the site can be covered by building, sidewalk, drives, and parking. Mr. Hermann said no calculation was provided for this, so he can't answer whether that is being met or

not met, if it's not being met, that would require a variance. 2) Another requirement is parking, and the parking code requires one parking space for every 200 square feet gross of enclosed structure, this is 7,200 square feet, based on the calculation, that is around thirty-some additional spaces. Mr. Hermann said that as staff, he is willing to recommend to the board that we waive the square footage that would be dedicated to cars driving through the building. He said he doesn't know what that calculation is, so, he doesn't know what the leftover is, he will need to know the new square footage that is not drive-through. He said then, 3) we need to talk about what the required additional parking spaces are, this plan didn't show exactly where existing and any future parking is. Kyle Cook said that because this is a drive-through, and not a building that someone's going to go and actually sit in and be at, is new parking necessary? Mr. Hermann said he thinks that is a totally legitimate discussion, he thinks it would still require a variance, just by code, but that would be reasoning to justify a variance. He said the last big thing is 4) a landscape plan, if there was additional outdoor storage, dumpster etc. and he would recommend some kind of screening for headlights coming through the drive-through, at night headlights are going to be shining onto SR 62, best practice is, and by the code, some kind of 3 and 1/2 foot tall screening right in front of where that drive exit would be so you're not shining headlights straight into 62 when you're driving through, that would be a recommendation. Additionally, they are going to have to expand their storm water detention area that is in between the street and the building because of the additional impervious service and current requirements. Also, to expand that area, it looks like they're going to be impacting an evergreen tree lawn required by code for the adjacent neighbors, that would need to be addressed, it looks like it may even impact the street trees behind the sidewalk, those are required by code, if those are taken down, they'd have to be replaced in some fashion, so all of this needs to be taken into account. Mr. Hermann said in terms of the conditional use for this use, from a staff point of view, at the highest level, he doesn't have any opposition. People could say that a new use, alcohol drive-through, would increase trips, he thinks that is true, but he doesn't think it increases trips significantly enough to warrant concern with the access setup as it is. He said he also separately wanted to share that ODOT is studying 62 between Johnstown and New Albany and has plans, and several alternatives. Most alternatives are putting some kind of median on 62 in addition to the added two lanes, to make it two lanes in each direction, so that would impact left hand turns in and out.

Mr. Hermann added that Granville Milling will be taking the leach fields out because they are connecting to city sewer.

Applicants for Granville Milling were present, John Reed and Phil Watts. John Reed said that markets change all of the time, their traditional customer base is somebody that is either a farmer or somebody that has land, maybe some horses and some animals, but as the market changes, a lot of those people are exiting, he said they called that their legacy business. As there becomes more houses, more density, those people don't own a horse, they may have dogs, cats, and feed the wild birds and they may drink some beer. Mr. Reed said they are not making this play to add additional traffic, although there may very well be some, they are looking at this more to replace the legacy business they are losing as the marketplace changes. Mr. Reed provided a landscape plan which he reviewed with board members and noted the screening along US 62 to prevent headlight glare, they will plant what the city recommends. He said they are aware that as they expand the retention pond, they could damage the root system of existing trees, if that happens they know the

trees will have to be replaced, particularly the ones along the sidewalk in the front, on 62. He said also, the pine tree screening that protects the neighbor to the east, if those trees are damaged or die, they will replace them. Mr. Reed said they have some additional space in the back, they could identify more parking but, it is a drive-through, people will be in their cars the whole entire time, what is not drive-through is basically warehouse or cooler. Mr. Reed also provided the impervious surface calculations, he passed out a site map with those percentages. He added that they are purchasing an additional strip of land to the east, mainly to meet setback requirements. A third site plan showing the intended traffic flow pattern and dumpster location was provided for review.

Chris Hermann added that a tree removal permit would also be needed if major trees, in good condition, were being removed. The requirement is either replace trees by the same number of caliper inches removed or pay into the city Memorial Tree Fund that is used to plant trees throughout the city. The necessary applications will be sent to the applicant, no further discussion.

ACTION: Kyle Cook moved to approve, with the condition that a variance is received for the parking; Mark Zolendziewski seconded and the vote was as follows:
AYES: Kyle Cook, Brian Hiebel, Mark Zolendziewski, Steve Dyer
NOES: None
ABSTAIN: None

Passed 4 - 0

8. Other Business

No further business.

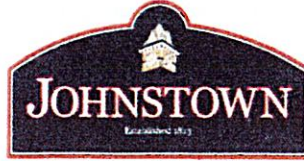
9. Adjourn

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

Passed 4 - 0

The meeting adjourned at 7:18 pm.

22



CONDITIONAL USE PERMIT APPLICATION: CHAPTER #1131.02

Application Number: 9-22-25 Date: 9, 22, 25

FEES:	
Number of Certified Letters to Contiguous Property Owners: _____ @ \$8.53 = \$_____	PAID
Newspaper Advertising Expense: \$_____	SEP 22 2025
Application Fee= \$500	CITY OF JOHNSTOWN
Total Fee Amount: \$ <u>200</u> Paid: Check # _____ / Cash: \$ <u>200</u>	

- Applicant's Name: San Gabriel LLC Phone: _____
- Mailing Address: 65 S main St City: Johnstown State: OH Zip: 43031
- E-mail Address: _____ Zoning District: GCC-1
- Property Address: 65 S main St City: Johnstown State: OH Zip: 43031
- Proposed Use of Property: Restaurant
- Number and dimensions of existing and proposed off-street parking or loading spaces, applicable.
- Number of Dwelling Units: N/A
- Square Feet of Living Area (Residential Use Only): N/A
- Yard Dimensions: Front: _____' Rear: _____' Left Side: _____' Right Side: _____'
- Percentage of Lot to be covered: _____% Area of Lot: _____ sq. ft.
- 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: *Randy Lopez* Date: 9, 22, 25

<u>OFFICE USE ONLY:</u>	
Date Received in Office: <u>9, 22, 25</u>	By: <u><i>[Signature]</i></u>
Permit was Approved Issued on Date: _____/_____/_____	
Permit was Denied on Date: _____/_____/_____	
Commission Chairperson Signature: <u> x </u>	
Additional Comments or Requirements:	

On behalf of El Rey Mexican Restaurant, located at 65 S Main Street, Johnstown, Ohio, we are writing to respectfully request approval to install two exterior murals on our building.

As proud new members of the Johnstown community, we are eager to contribute to the charm and vitality of downtown while honoring the village's historic character. The proposed murals are designed to attract visitors, create a welcoming atmosphere, and celebrate Johnstown's unique identity.

The artwork concepts include:

- A decorative wing mural, designed to serve as an interactive photo opportunity for residents and visitors.
- A historic-inspired mural, incorporating meaningful Johnstown symbols such as the Covered Bridge, Canal Boat, Corn Stalk, Welsh Dragon, Gazebo, Train, and American Flag, reflecting the heritage and small-town pride of this community.

We believe these murals will enhance the visual appeal of Main Street, encourage tourism, and create an inviting space where the community and visitors can gather and engage.

We would be grateful for your review and approval of this project. Please let us know if additional details, design specifications, or a formal presentation are required.

Thank you for your time and consideration. We are delighted to be part of Johnstown and look forward to contributing positively to its continued growth and vibrancy.

Sincerely,

Humberto Mata
Owner, El Rey Mexican Restaurant
65 S Main Street
Johnstown, OH 43031

Thank you for your guidance regarding murals in Johnstown. On behalf of San Gabriel LLC (dba El Rey Brasas Mar Tekila) at 65 S Main St, Johnstown, OH 43031, I would like to formally request the Planning and Zoning Board's conditional approval to install two murals on our building.

Proposed Murals:

1. Historic Johnstown Tribute Mural – incorporating community heritage symbols such as:
 - Johnstown Covered Bridge
 - Canal Boat / Water Drop (Ohio & Erie Canal)
 - Corn stalk (agricultural roots)
 - Welsh Dragon (heritage)
 - Gazebo/Bandstand (village square)
 - Train/Railroad (economic development)
 - American Flag (patriotic identity)
2. Interactive Angel Wings Mural – a black-and-white wing mural designed for community interaction and photo opportunities, promoting downtown foot traffic and engagement.

Both murals will be created with high-quality, weather-resistant paint, with the intent to enhance the historic and cultural atmosphere of downtown Johnstown.

Could you please provide me with the Planning & Zoning Board application form and let me know the submission deadline to be placed on the next meeting agenda?

We are excited to celebrate Johnstown's history and identity while adding art that brings the community together.

Thank you for your assistance, and I look forward to working with you and the Planning & Zoning Board.

Respectfully,

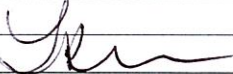
Humberto Mata

San Gabriel LLC / El Rey Brasas Mar Tekila

● 65 S Main St, Johnstown, OH 43031

I certify the information contained in this application and attachments is true and accurate.

Applicant's signature:  Date: 03 / 12 / 2026

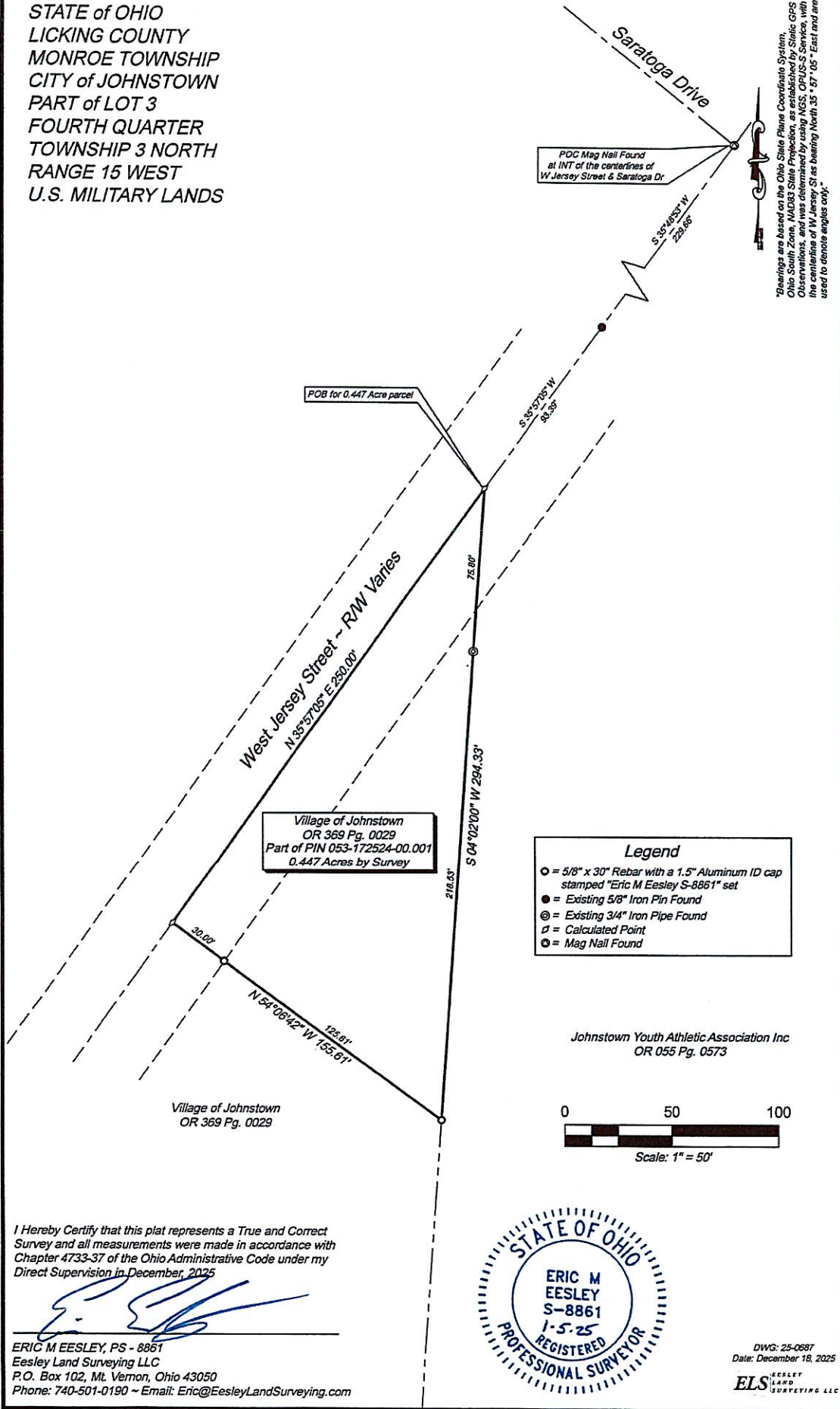
Office use only	
Date application received: <u>3 / 12 / 26</u>	By: <u></u>
Fees Due: <u>N/A</u> Check/Cash: _____	Date paid: <u> / / </u>
Date of P&Z Commission Hearing: <u>3 / 24 / 26</u>	
Date Permit approved or denied: <u> / / </u>	
Commission Chairperson Signature: _____	
Additional Comments: _____	

Fees

Preliminary Plat:	\$1,500 + \$100 per lot for single family \$750 + \$50 per acre or partial acre for non-single family
Final Plat:	\$2,000 + \$100 per lot for single family \$1,000 + \$50 per acre or partial acre for non-single-family
Re-Plat:	\$300 plus cost of postage and advertising
Lot Split:	\$100 plus \$50 per new lot created by lot split

STATE of OHIO
 LICKING COUNTY
 MONROE TOWNSHIP
 CITY of JOHNSTOWN
 PART of LOT 3
 FOURTH QUARTER
 TOWNSHIP 3 NORTH
 RANGE 15 WEST
 U.S. MILITARY LANDS

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 State Projection, as established by Static GPS Observations. All bearings were determined by using NGS/CPUSCS Service, with the exception of West Jersey St. as bearing North 35° 37' 05" East and are used to denote angles only."

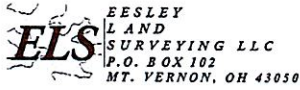


I Herby Certify that this plat represents a True and Correct Survey and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code under my Direct Supervision in December, 2025

[Signature]
 ERIC M EESLEY, PS - 8861
 Eesley Land Surveying LLC
 P.O. Box 102, Mt. Vernon, Ohio 43050
 Phone: 740-501-0190 ~ Email: Eric@EesleyLandSurveying.com



DWG: 25-0687
 Date: December 18, 2025
 ELS EESLEY LAND SURVEYING LLC



Email: Eric@EesleyLandSurveying.com
December 18, 2025

Phone: 740-501-0190
Job No. 25-0687

Surveyor's Description ~ Part of PIN 053-172524-00.001 ~ 0.447 Acres

Situated in the State of Ohio, Licking County, Monroe Township, City of Johnstown, Part of Original Lot 3, Fourth Quarter, Township 3 North, Range 15 West, U. S. Military Lands. The parcel herein described is known as being the Part of the same lands conveyed to Village of Johnstown as described in Official Record 369 Page 0029, (All records herein are from the Recorder's Office, Licking County, Ohio) and is more particularly described as follows:

Beginning at a Mag Nail Found at the intersection of the centerlines of Saratoga Drive (50' R/W) and West Jersey Street (R/W Varies);

Thence, southwesterly along the centerline of said West Jersey Street the following two (2) courses:

1. South 35°48'53" West a distance of 229.66 feet to a 5/8" Iron Pin Found;
2. South 35°57'05" West a distance of 93.39 feet to a point, said point being a westerly corner of Johnstown Youth Athletic Association Inc parcel (OR 055 Pg. 0573) and the True Point of Beginning;

Thence, southerly along the westerly line of said Youth Athletic Association Inc parcel bearing South 04°02'00" West, passing a 3/4" Iron Pipe Found at 75.80 feet, a total distance of 294.33 feet to a 5/8" Iron Pin Set;

Thence, northwesterly through the lands of said Village of Johnstown parcel bearing North 54°06'42" West, passing a 5/8" Iron Pin Set at 125.61 feet, a total distance of 155.61 feet to a point, said point being in the centerline of said West Jersey Street;

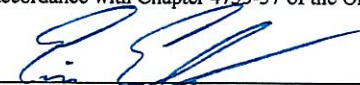
Thence, northeasterly along the centerline of said West Jersey Street bearing North 35°57'05" East a distance of 250.00 feet to the True Point of Beginning.

Containing 0.447 Acres in total, and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 1.5" Aluminum ID Cap stamped "Eric Eesley PS-8861".


The herein described 0.447 Acres shall not constitute an independent building site separate from the Grantees' adjacent parcel or transferred as an independent principal building parcel in the future unless approved as such in accordance with applicable Subdivision Regulations. This parcel is to be combined with Auditor's PIN 052-172524-00.000.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 state projection, as established by Static GPS Observations, and was determined by using NGS, OPUS Service, with the Centerline of West Jersey Street as bearing North 35°57'05" East and are used to denote angles only.

I, Eric M Eesley, of Eesley Land Surveying, hereby certify that the above description represents a true and correct survey, and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administrative Code in December 2025.


Eric M Eesley, Professional Land Surveyor
Registration No. S-8861



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: 	
DATE: 1-8-26	

~ 1 ~

Planner review:

The proposed lot split is within the Urban Residential Moderate Density (UR-2) zoning district. The proposed lot, as illustrated, meets the minimum standards of the UR-2 zoning district. The lot is proposed to be approximately 19,500 square feet (UR-2 requires 7,500 square feet), and a width at the street of approximately 150 feet (UR-2 requires 55 feet minimum). While there is no existing driveway or roadway access, the lot will abut the public right-of-way for Jersey Street.

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-3519



Johnstown Ohio Application for Lot Splits: Chapter 1103

Application number: 3-6-26 Date received: 3/6/26 \$150.⁰⁰

Fee: \$100 plus \$50 per new lot created by the lot split. Paid on: 1/1
Cash: _____ Check number: 1012 Zoning District: _____

Provide seven copies of the survey required with the legal description

Property Owner: The Johnstown Land Company II LLC Phone: (_____) _____

Applicant: The Johnstown Land Company II LLC Cell phone: _____

Mailing Address: 8000 Walton Pkwy # 200 City: New Albany, OH 43054

Applicant Email address: _____ Cell phone: _____

Lot location address: 11943 Johnstown - Utica Rd Johnstown, Ohio
Check one, for contact person: property owner: _____ applicant: other: _____

To be completed by surveyor Date of survey: 2/4/2026

Parcel information: Township: Monroe Area of parcel: 0.267 Acre

Street name: Johnstown - Utica Rd (S.R.62) Frontage: 40' Depth: 298'

Is any part of the parcel in a flood hazard zone? Yes: _____ No:

Distance of nearest driveway from. North: 202' East property line: 500' +/-

Distance of nearest driveway from. South: NA West property line: 293 +/-

Surveyor, print name: Joshua Meyer Signature: Josh Meyer

Planning & Zoning office use

Date: 1/1 Variance required: Yes: _____ No: Minimum frontage/acreage:

Water and Sewer service available: Yes: _____ No: _____ P&Z hearing date:

3/24/26

Approved: _____ Disapproved: _____ Comments: _____

Johnstown Planning and Zoning chairman signature: _____

1103.02 APPROVAL OF SUBDIVISION WITHOUT PLAT.

Notwithstanding any other provisions of the Subdivision Regulations, a proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided, may be submitted to the Planning and Zoning Commission for approval without plat. If the Planning and Zoning Commission, acting through a properly designated representative thereof, is satisfied that the proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall, within seven working days after submission, approve the proposed subdivision, and, on presentation of a conveyance of the parcel, shall stamp the same "Approved by the Planning and Zoning Commission; No Plat Required", and have it signed by its secretary or other official as may be designated by it. The Planning and Zoning Commission may require the submission of a sketch and such other information as is pertinent to its determination herein.

SURVEY OF ACREAGE PARCEL

SECTION 18, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

CITY OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO



GRANVILLE MILLING CO.
3.1449 AC. (DEED)
I.N. 201107210013389

ALBERT C. REEVES
1.132 AC. (DEED)
I.N. 201302110003704

300 WEW PROPERTIES, LLC
2.491 AC. (DEED)
I.N. 202009170024313

SUNBURY LAND HOLDINGS LLC
2.404 AC. (DEED)
I.N. 202509040016588

THE JOHNSTOWN LAND COMPANY II LLC
PARCEL III
46.728 AC. (DEED)
I.N. 202506090010131
P.N. 053-174144-00.000

VILLAGE OF JOHNSTOWN
1.000 AC. (DEED)
I.N. 202010200027820

LINDSAY-WRIGHT
LEASING COMPANY
4.000 AC. (DEED)
I.N. 200808180018764

BASIS OF BEARINGS:
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the easterly line of Section 18, having a bearing of North 03° 07' 03" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey performed in November and December of 2022 and January of 2023.



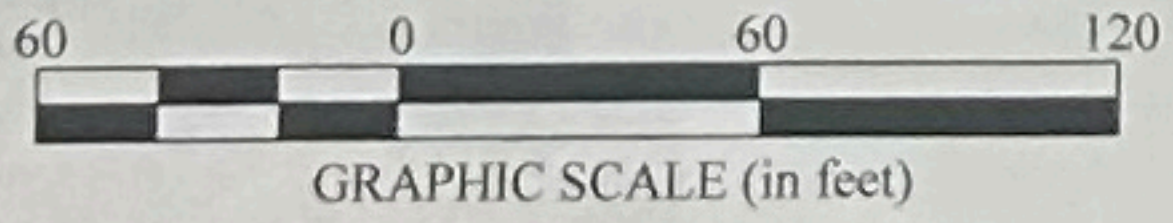
By Joshua M. Meyer Date 2-4-2026
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date:	February
	Scale:	
	Job No:	20
	Sheet:	

REVISIONS		
MARK	DATE	DESCRIPTION

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



J:\20260060\DWG\04\Sheets\Boundary\20260060-VS-BNDY-01.dwg plotted by Goodheart on 2/4/2026 2:44:33 PM

OnTrac Property Map



March 5, 2026

- Street Number Only
 - Sales - 2026
 - Sales - 2025
 - Owner Name & Acres
 - Centerline Labels
 - Interstate/US/State Route
 - County Road (188 Feet)
 - Township road (0.04 Miles)
 - Other Road Type
 - Driveway
 - Interstates
 - Municipal Corporations
- Licking County Auditor GIS

LICKING COUNTY TAX MAP

 = Proposed Lot Split

PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED <input type="checkbox"/>	CONDITIONAL <input checked="" type="checkbox"/>
APPROVED BY:	BS
DATE:	7/5/26

* Needs Split Approval

0.267 ACRE

Situate in the State of Ohio, County of Licking, City of Johnstown, lying in Section 18, Township 3, Range 15, United States Military District, being part of that 46.728 acre tract conveyed as Parcel III to The Johnstown Land Company II LLC by deed of record in Instrument Number 202506090010131 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8 inch rebar capped "Tracy & Mills" at the common corner of said Section 18 and Section 23 of said Township 3, in the line common to Lot 5 of Quarter Township 4 of said Township 3;

Thence North 03° 07' 03" East, with the line common to said Section 18 and Lot 5, a distance of 322.55 feet to a 5/8 inch rebar found capped "SA England 7452" at a southwesterly corner of that 4.000 acre tract conveyed to Lindsay- Wright Leasing Company by deed of record in Instrument Number 200808180018764, at a common corner of said Lot 5 and Lot 4 of said Quarter Township 4, in the easterly line of said Section 18;

Thence North 25° 24' 24" West, with an easterly line of said 46.728 acre tract, the westerly lines of said 4.000 acre tract, that 2.404 acre tract conveyed to Sunbury Land Holdings LLC by deed of record in Instrument Number 202509040016588, that 2.491 acre tract conveyed to 300 Wew Properties, LLC by deed of record in Instrument Number 202009170024313, a distance of 662.05 feet to the common corner of said 46.728 acre tract and that 1.132 acre tract conveyed to Albert C. Reeves by deed of record in Instrument Number 201302110003704;

Thence South 81° 38' 21" West, with the line common to said 46.728 and 1.132 acre tracts, a distance of 196.98 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence South 10° 09' 32" East, across said 46.728 acre tract, a distance of 283.91 feet to an iron pin set;

Thence South 62° 03' 09" West, continuing across said 46.728 acre tract, a distance of 42.01 feet to a 5/8 inch rebar found capped "KCV 4508" at the common corner of that 1.000 acre tract conveyed to Village of Johnstown by deed of record in Instrument Number 202010200027820 and that 3.1449 acre tract conveyed to Granville Milling Co. by deed of record in Instrument Number 201107210013389, in the westerly line of said 46.728 acre tract;

Thence North 10° 09' 32" West, with the line common to said 46.728 and 3.1449 acre tracts, a distance of 298.00 feet to a 5/8 inch rebar found capped "KCV 4508" at the common corner of said 46.728 and 1.132 acre tracts;

Thence North 81° 38' 21" East, with the line common to said 46.728 and 1.132 acre tracts, a distance of 40.02 feet to the TRUE POINT OF BEGINNING, containing 0.267 acre, more or less, all of which is within Auditor's Parcel Number 053-174144-00.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

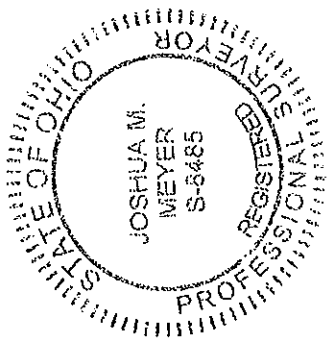
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the easterly line of Section 18, having a bearing of North 03° 07' 03" East is designated as the "basis of bearings" for this survey.

0.267 ACRE

- 2 -

This description is based on an actual field survey performed by EMH&T, in December of 2022 and January of 2023.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

February 4, 2026

Joshua M. Meyer Date
Professional Surveyor No. 8485

JMM:opg
0_267 ac 20260060-VS-BNDY-01.docx

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.~~

(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



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.