



Regular Council Meeting
Tuesday, July 21, 2026 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. PD Promotion; Officer to Sergeant
7. Recognition - Buckeye Boys & Girls State
8. Presentation - American Legion & GJPRD
9. Action on Minutes
 - a. April 21, 2026
 - b. May 6, 2026
 - c. May 19, 2026
 - d. June 9, 2026 special
 - e. June 16, 2026
 - f. June 22, 2026 special
 - g. June 30, 2026 special
10. Citizen comments on matters not on the agenda
11. Council Committee reports
 - a. **Design Review Board:** Met 6/23/26; Next 7/28/26 @ 5:00 pm council chambers
 - b. **Planning & Zoning:** Met 6/23/26; Next 7/28/26 @ 6:30 pm council chambers
 - c. **Safety & Service:** 7/21/26 @ 4:00 pm council chambers
 - d. **Finance:** 7/21/26; Next /26 @ 5:30 pm council chambers
12. Director Reports
 - a. Service Departments: Water, Sewer, Street
 - b. Service Director
 - c. Police Chief
13. Tabled Legislation
 - a. **RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254.
Introduction/Tabled March 3, 2026. Public Hearing/Vote July 21, 2026

14. Public Hearings of Legislation

- a. **ORDINANCE 06-2026** AN ORDINANCE TO AMEND CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing held June 16, 2026. Vote July 21, 2026*
- b. **ORDINANCE 07-2026** AN ORDINANCE TO AMEND CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing held June 16, 2026. Vote July 21, 2026*
- c. **RESOLUTION 2026-35** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LAW GENERAL CONTRACTING FOR THE LEAFY DELL ROAD AND PERSHING AVENUE PAVING PROJECT. *Introduction/Public Hearing/Vote July 21, 2026*
- d. **RESOLUTION 2026-36** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS ON CONSTRUCTION FOR THE JOHNSTOWN WASTEWATER TREATMENT PLANT EXPANSION. *Introduction/Public Hearing/Vote July 21, 2026*

15. Introduction of Legislation

- a. **ORDINANCE 08-2026** AN ORDINANCE ACCEPTING AN ANNEXATION OF 99.4 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN. *Introduction only. Public Hearing/Vote August 4, 2026*
- b. **ORDINANCE 09-2026** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN, REZONING APPROXIMATELY 99.4+/- ACRES TO PLANNED DEVELOPMENT DISTRICT. *Introduction only. Public Hearing/Vote August 4, 2026*
- c. **ORDINANCE 10-2026** AN ORDINANCE TO ADD APPROXIMATELY +/- 9 ACRES TO JOHNSTOWN COMMUNITY REINVESTMENT AREA #4. *Introduction only. Public Hearing/Vote August 4, 2026*

16. Other Business

17. Adjourn

Next Council Meeting August 4, 2026



Regular Council
Tuesday, April 21, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for April 21, 2026 at 6:32 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

Absent - Jeff Barr

Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Heather Green - Design Review Board, Mark Zolendziewski - Planning & Zoning Commission, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Tommy Grant, Terri Feters, Jamie McNally, Elizabeth Langley, Shane Langley, Justin Fox, Rodney Johnson, Brad Ashbrook, Zane Maize, Alan Benton, Philip Wagner

3. Invocation

Prior to the invocation, Mayor Hollis took time to recognize a great loss in the community, the passing of Mr. John Neibarger. She said he was a mentor, a great friend and essentially a grandpa to everyone in the community as well as a pillar of the real estate and business industry for over fifty years.

Mr. Sheridan offered the invocation.

4. Pledge of Allegiance

5. Approval of Agenda

Mr. Green moved that agenda item 9b (update on SR37/Leafy Dell Road project) be moved to other business, Mr. Cook seconded and all were in favor. Motion carried 6-0.

ACTION: Kyle Cook moved to approve with the change; Matthew Huggins seconded and all were in favor.

AYES: Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

- a. March 17, 2026 Special Council workshop

ACTION: Kyle Cook moved to approve; Matthew Huggins seconded and the vote was as follows:
AYES: Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

7. Citizen comments on matters not on the agenda

1. Mark Zolendziewski

- Addressed council members saying that "each of them is a representative of the city, the conduct portrayed for quite some time now is ridiculous. I liken it to dealing with toddlers, that we're kind of arguing and slamming our heads and hands on tables and bickering with each other on the internet, like somebody took away our toy. Every one of you, not all of you, have got to figure out how to either work together or remove yourself from council because we can't have a representation of this city be the way that it is now. Frankly, it's embarrassing. I'm embarrassed to be associated with the Planning and Zoning commission with this council. We put in a lot of work and effort. Frankly, it's donated time for me. I don't get paid to volunteer for planning and zoning and I really want what's best for the city. That's really the biggest point that I want to make, is if all of you are not willing to work together, work with each other, you don't have to talk to each other and hang out outside of here, but a better representation of the city and putting that foot forward instead of your own personal agendas, or personal vendettas for that matter, needs to stop."

8. Council Committee reports

- Design Review Board:** Met 4/14/26; Next 4/28/26 @ 5:30 pm council chambers
Approved one application, a COA for a church re-roof with a change in material, shingle to metal.
- Planning & Zoning:** Met 4/14/26; Next 4/28/26 @ 6:30 pm council chambers
Kyber Run shopping center approval for a drive-thru change of location within the center. Recommendation to council for the lay-down site; on council's agenda tonight.
- Finance:** 4/21/26 (5:30p in council chambers); Next 5/19/26 @ 5:30 pm council chambers
Talked a little about the tax initiative and recommended approval of Ordinance 05-2026; on council's agenda tonight.
- Rules:** Next 5/6/26 @ 5:00 pm council chambers
- Safety & Service:** Next 5/6/26 @ 5:30 pm council chambers

9. Director Reports

- Chief of Police

Chief Smart included both his 2025 annual report and his March 2026 report in the packet for review. He highlighted items, they did hire a new officer in March, and they have five or six applicants in background currently.

- b. Update on SR37/Leafy Dell Road project - Nicole Shook
Moved to other business.

10. Temporary Use Application - 480 W Coshocton St.

a. Application & Staff Report

Planner Trevor Traphagen prepared the staff report included in the council packet, he said the Planning & Zoning Commission recommended approval with conditions for the temporary lay-down site. He said that he has been working with Mr. Sheridan on some revised code language to help address future screening and fencing of the site, the conditions recommended by the planning commission will suffice to accomplish this for this temporary use application. The Planning & Zoning Commission's recommended conditions are: 1) That fencing installed around the work site perimeter is installed and set into the ground to prevent blowing over. 2) That the permit end date is July 31st, 2026 as written on their application and 3) That a site inspection is completed after they're gone to ensure it's returned to only organic material. A representative of applicant Doss Enterprises, Tommy Grant, was present for some discussion, he said there was stone on the site when they moved in, so it was not completely organic material to begin with. They are only using the site for parking and an office for maps, a surveyor office. He said he will talk to the land owner but cannot say that he will do that. Mr. Green said the property owner should know that, he has done a site there before and has had fence up there before. It was a very temporary fence that had feet secured by sandbags but that any stiff gust of wind blew it right over. Mr. Green said he was fine with the three conditions. Ms. Shook asked if they were going to give them a certain amount of time to install the fencing. Mr. Traphagen said there is no time limit stated in the code because the thought process was that before the site is ever used for this fencing, everything else would be up, so in this case it would be appropriate to put a time limit. Discussion on a landowner penalty for not having users seek the temporary use permit from the city prior to using the site. Discussion on responsibility for keeping US62 clear of site mud and dirt or gravel. Mr. Traphagen pointed out that in the city code, violation of the temporary use permit is a misdemeanor and punishable by up to \$1,000 per day. A formal letter to the property owner should be mailed with the temporary use permit requirements and expectations.

Council agreement to accept the three conditions recommended by the Planning & Zoning Commission and a fourth condition that the temporary fencing/screening be installed within fourteen days.

ACTION: Ryan Green moved to approve with the four conditions; Tiffany Hollis seconded and the vote was as follows:

AYES: Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard

NOES: None

ABSTAIN: None

Passed 6 - 0

Mr. Sheridan asked Mr. Traphagen to draft the violation letter.

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 02-2026** AN ORDINANCE TO AMEND CHAPTER 1187 OF THE CITY'S CODIFIED ORDINANCES Second reading/public hearing/vote.

Planner Trevor Traphagen said this ordinance has been a long time coming, this is associated with the Design Guidelines project. Part of the Design Guidelines are enabled by the code, so 1187 basically says the Design Review Board exists and they have the right to review what's in the Design Guidelines. There is some confusing language in the existing code, they have tried to eliminate that confusion with this amendment. They have also tied the review criteria that are in the code to the same categories that are in the Design Guidelines so it's easier overall for the Design Review Board (DRB) to apply those standards whenever they're reviewing a request. This is also tied to Resolution 2026-34, adopting the Design Guidelines document at the end of the public hearing section tonight. Mr. Traphagen said if this ordinance is adopted tonight, there will be a thirty-day delay in the effective date, the resolution has also been given a delayed effective date so that both the code and the new Design Guidelines become effective on the same day.

Mr. Green asked Mr. Traphagen to provide a brief overview for the public on what this is, and how it relates to general households and businesses. Mr. Traphagen said the existing design guidelines, adopted in 2021, were written more like a zoning code, with setbacks, what you can do on the sidewalk etc. but the problem with that is this is a guiding document, it is not law, and it did not give the DRB a lot of tools to actually guide new development. What they have done is revise these guidelines to make the code more clear as to what should be reviewed when an application is submitted and just to simply focus on design related items. He said they spent a fair amount of time with the DRB listening to understand where the weaknesses were in the document. At the end of 2024 and early 2025, they held several public workshops to allow people to come out and voice their opinion on what they liked or didn't like for materials, for colors, overall styles of buildings and architecture etc. The Design Guidelines were updated to reflect the public input received. These amendments streamline what applications go to the Design Review Board and what can be reviewed by staff.

Mr. Barnard said one of the complaints he hears with the Design Review Board, is that it's a glorified HOA for the city. He asked what they should say to residents, or how does this impact residents in regular neighborhoods, like if they want to change the color of their siding etc. How does that impact them financially and how much does the city get involved when they want to make a simple change. Mr. Traphagen said in general, the goal is for newer built residential areas, that likely already have deed restrictions or an HOA that would govern how things look, would just get approval through staff and not have to go to the Design Review Board.

This Ordinance is to revise the existing code text for Chapter 1187.

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

This process began in early fall/winter of 2024, Mr. Green said he saw a lot of public meetings, there was good public feedback. They need to find a way to get this information out to the public.

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

AYES: Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard

NOES: None

ABSTAIN: None

Passed 6 - 0

- b. **ORDINANCE 03-2026** AN ORDINANCE AUTHORIZING THE CITY MANAGER AND THE CITY OF JOHNSTOWN, OHIO TO ACCEPT THE PUBLIC DEDICATION OF RIGHT OF WAY TO THE CITY FROM THE JOHNSTOWN LAND COMPANY II LLC.

Second reading/public hearing/vote.

Jamie McNally with Johnstown Land Company (JLC) said the end goal is to establish a legal parcel for the Licking Rural Electric (LRE) substation. In order to do that, they have to have frontage along a street. JLC is doing a land swap with LRE, there is no money being exchanged. When they establish this parcel, they will have frontage along Green Chapel. This is the first application that has been in front of the city since the Green Chapel agreement has been in place.

Planner Trevor Traphagen asked if they were creating a flag lot, Mr. McNally said they are creating a flag lot for LRE, and in order to do that they need to clean up the right of way along Green Chapel. Mr. Traphagen said as they do more of these they will become more routine, this will probably become a more common occurrence as right of ways continue to be expanded, as JLC continues to develop their property. He said normally he would discourage creating a flag lot, but in situations like this they are fairly common, and he thinks overall it is a better end result for the city given that this substation will be set back a couple hundred feet, if not more, off the road, behind existing property that already fronts Green Chapel. This will provide access to the substation from the "flag stem". This will not be a driveway that will be expanded in the future to serve other uses.

Mr. McNally said the request for emergency passage is so they can close on time. Emergency language is listed in section 3 of the ordinance which will go into effect upon passage.

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

ACTION: Matthew Huggins moved to approve ordinance 03-2026 as written; Nicole Shook seconded and the vote was as follows:

AYES: Matthew Huggins, Donald Barnard, Tiffany Hollis, Ryan Green, Kyle Cook, Nicole Shook
NOES: None
ABSTAIN: None

Passed 6 - 0

Mr. McNally said he thinks moving this substation from the corner of Mink and Duncan Plains to where it is now is a huge win for everybody.

c. **ORDINANCE 04-2026** AN ORDINANCE TO AMEND CHAPTER 1159 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing.

Planner Trevor Traphagen said this ordinance has been before council before, it was transmitted back to the Planning & Zoning Commission for their consideration. Changes recommended to council were to include Endeavor Court and Sportsman Club Road in the area that can have the expanded uses.

Mr. Barnard asked how the traffic study works. Mr. Traphagen said it works similar to any other development process, you have to provide site plan, storm water plan, all those various things. If a development is coming in with a building larger than 20,000 square feet or an addition larger than 20,000 square feet, they will have to provide a transportation impact study. The purpose behind that was there's obviously limited capacity in the roadway network in the city and that may or may not change in the future, but at least to protect the city in the interim, they felt that it was a good idea to have this transportation impact study. Mr. Traphagen said this would look at intersection capacity, meaning like all of a sudden if you have a 100 more vehicles an hour turning left out of an intersection, what does that do? So based on that, if it is determined by the transportation impact study that a signal is needed or a turn lane is needed, that before development can start, the applicant would come to the city with cost and information as to what the expected impacts are from vehicles and how the improvements will be funded, installed and maintained, the goal is for the applicant and the city to work together to split or figure out a way to fund and construct those improvements. Mr. Barnard said he doesn't know if it's fair to a company if they are the last one in and get stuck with 90% of a traffic signal. Mr. Traphagen said that he discussed every development coming in paying X number of dollars, but the city would have to fund and understand a study up front to know what improvements might be needed based on the types of construction, then you could divvy out what a fee would be. He said he loosely floated this idea but it wasn't taken up, that is why there is vagueness in the code as it's currently written. He doesn't think it leaves a door open necessarily for the city to get hung out to dry, but it will have to really take seriously those negotiations when they come in to make sure the city does not take on an unfair burden and also the last person in the door doesn't get that unfair burden either. Some further discussion on the minimum lot sizes, enforcement of aesthetic standards and site plan review.

Kyle Cook said he would speak from the Planning and Zoning Commission's perspective; they started this about a year ago, this code was outdated, and the idea was to make it more attractive to good businesses that want to come here so we can start getting some money. The area being discussed is already Light Manufacturing, they are not changing that, the only thing changing is the permitted uses. He said traffic is an issue, but with

eighty percent of it being through traffic, Planning and Zoning did not feel the city should sit on a plot of land that could be developed, so we can get money to fix roads etc. Mayor Hollis added that there is water and sewer there already, so being able to capitalize on things that are essentially shovel ready, they should take advantage of that. Mr. Cook said they went back and forth a lot over the past year, it is an area that is not being utilized the way it should be is really what it came down to.

Nicole Shook inquired about how a spec building over 20,000 square feet would be handled before somebody moved in, would they be required to do the traffic study and what kind of site inspection do they hold for a spec building. Mr. Traphagen said if he were reviewing a site plan like that and someone came in with a big spec building, no end user necessarily identified, his recommendation would be that the transportation impact study needs to account for the worst possible scenario, the most intensive use. Mr. Traphagen said the traffic study is required when the building goes up, not when the use goes in.

Ryan Green reviewed some uses he had suggested but said Planning & Zoning did not feel up to including them; sports field or sports park building, auto body shops, pharmaceuticals. He also said they should take a look at Endeavor Court and screening the parking lot that is up against residential. Additionally, that they have high enough screening and are doing their buffers correctly to mitigate noise and light, that semi trucks could sit in the parking lot and run all night. Mr. Traphagen said a citywide noise ordinance would govern that scenario, he wouldn't want that to apply to only one zoning district. Discussion on how to mitigate. Discussion on uses mentioned by Mr. Green; Mr. Cook said the sports field/arena was not included because the purpose of this area is industrial, to bring in income for the city, and that would not be a benefit other than being cool.

Public Hearing: Mayor Hollis opened the floor to comments from the audience.

1. Allan Benton

- Owner of ABY Leasing, industrial property in the city. He appreciates the thoughts on trying to protect the last ones that are going to build in the industrial park because his 67 acres will be the last part to be developed if anything does. The Johnson family has 60 acres next to his and he would think someone would want to come in and develop the entire 60 acres and come up with a massive plan that could really benefit the city. He said as a factory owner and operator, there is a tremendous opportunity in the future, the future is Intel. He has been told there will be one hundred suppliers that will come in to support the business and those would be higher paying jobs than what would be typical. He said if the Johnson family actually sells the property and develops it, the city should look at a comprehensive plan for the entire property to get the most it can out of that developer, have big asks and make sure that the city is protected and gets income from what goes in out there.

Kyle Cook said that they should not forget about the NCA discussed last meeting, that could be applied to this Light Manufacturing district for any new builds or updates to current buildings. Staff said the city law director's office is reviewing what could be possible and will have an update for council.

2. Justin Fox

- He is an attorney with Underhill and Hodge, he is present on behalf of the Johnson property, who is Mr. Benton's neighbor on Sportsman Club Road. He said he appreciates the dialogue tonight and the fact that this went back to Planning & Zoning. He agrees with Mr. Benton, he thinks this is an opportunity. He said for historical context, the Johnson family has owned this property since 1979. At that point in time, it was not a part of the village, it was not a part of the city. The city came to the Johnson family and requested that they incorporate or annex into the village, and in that process they would receive the light manufacturing designation. At that point in time it was considered and thought that it would be an expansion of the business park. He said as he has discussed, and as they've seen other applicants discuss in this process, that Light Manufacturing designation didn't really provide any true ascertainable entitlements. It was an old and outdated text which you all know, and they commend the city for hearing them and hearing other applicants in the fact that this needed a really serious look, which it got. He said he believes that at this point they are on the right track and thinks he is speaking for the Johnson family as well. He said they will continue to be here to engage in this dialogue to make sure that we all get this right.

3. Mark Zolendziewski

- Wants to reiterate the opportunity that is available here, he appreciates the context around developing the entire piece, it is one of the things he brought up at the last zoning meeting. If they can guide how the exits happen on Sportsman Club Road, curb cuts were a big focus they ended up talking about, how much can they actually put over there. Both of these lots are long and fairly skinny in terms of what he thinks industrial areas are up for and as much as they can guide traffic, if somebody wants to develop the whole entire thing, he had an idea of one way in and one way out so it guides everything to 310 and keeps traffic out of the city. So if there is an opportunity to work with a developer who does all of that and adds a road all the way over, to have them guide the traffic out that way, they have the opportunity to do so, it is a blank slate right now. He said this is not a drastic change from what is already available, there are no warehouses or data centers listed in the uses. He said he thinks this is a tremendous opportunity to have an extra piece, and be able to guide where they need and how they can direct traffic out that way. He said he looks at land transactions and just north of the city is a lot of land that could be developed very quickly, so if we aren't going to be on board to develop what we have available already, they will just go right north of us and then all of the revenue that was supposed to come in to the city is now going north and all of the traffic is still coming through town. Traffic is an issue no matter what they look at, hopefully, they can guide it in some way and get a developer that works with us on that, but he would hate to see it all go outside of city limits.

There were no further public comments. Mayor Hollis said they will vote on this May 6th.

Edits were discussed, Mr. Traphagen took notes on desired changes to bring back with the draft at the next meeting. Edits included adding standards for landscape

berms/mounding adjacent to non-light manufacturing properties and adding pharmaceutical production to the conditional uses.

Heather Green commented on the sports related arenas and said that most of the Chillers are built in kind of industrial parks. Mr. Barnard said that one of the issues discussed was car traffic mixing with truck traffic.

- d. **ORDINANCE 05-2026** AN ORDINANCE AMENDING ORDINANCE 16-2025, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS Introduction/public hearing/vote.

ACTION: Donald Barnard moved to waive the second reading; Kyle Cook seconded and the vote was as follows:

AYES: Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins

NOES: None

ABSTAIN: None

Passed 6 - 0

This ordinance was reviewed and sent by the Finance Committee. Mr. Barnard said we are a pass-through for engineering services, the money comes to us then we pay it out immediately. He said the budgeted amount was for \$80,000 and we have already brought in north of \$400,000 in engineering fees. To correct the account to handle anything else that comes through this year for engineering services, the Finance Director is electing to take this up to \$800,000. Mr. Barnard said this is not revenue for us, it just brings the money in and pays right out. Dave Delande said the plan is to set up an escrow fund, it is going through the general fund and looks like revenue, the correct way would be to set up a separate fund.

ACTION: Kyle Cook moved to approve; Nicole Shook seconded and the vote was as follows:

AYES: Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

- e. **RESOLUTION 2026-29** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PHASE 2 INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT Introduction/public hearing/vote.

Mr. Delande said we will pay \$15,000 but will receive those funds back.

ACTION: Tiffany Hollis moved to approve; Donald Barnard seconded and the vote was as follows:

AYES: Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green

NOES: None

ABSTAIN: None

Passed 6 - 0

- f. **RESOLUTION 2026-30** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT Introduction/public hearing/vote.

Mayor Hollis said this is the same thing, Mr. Delande said yes, for the round-a-bout. Mr. Barnard asked if this is where we get the money and pay it out or is this our cost, there is no hard cap on the estimated contributions. Mr. Delande said we would seek reimbursement for the project cost. Mr. Barnard asked if we could get too far over our skis, Mr. Delande said no.

Mayor Hollis said just to clarify, the first one was for US62/37 and this one is for the Duncan Plains round-a-bout; Mr. Delande said that was correct.

ACTION: Matthew Huggins moved to approve; Kyle Cook seconded and the vote was as follows:

AYES: Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

- g. **RESOLUTION 2026-31** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE JOHNSTOWN-MONROE SCHOOL DISTRICT Introduction/public hearing/vote.

Dr. Philip Wagner, Johnstown Monroe Schools Superintendent, was present to speak. Dr. Wagner said he appreciates council considering this, they are trying to keep their building projects on a timeline. They have three projects; he said "we have the multi-purpose building out here. We have what we call the west campus, which is on our current site, and then we have the north campus. We're expecting, depending on weather still, to try and get all three of those sites open by December, if not sooner. And so, during my fourth year with the schools, we've really appreciated that cooperative relationship with the city council that's been around for my tenure here, and I really appreciate that. What you have in front of you is a memorandum of understanding, and really the core for us is, two things, one is on the second page, we're trying to get our construction team working again. If you look at the second page, the north campus, and one of the things that we're really trying to do there is get the sewer or the sanitary tap reconnected. We have two taps up from the previous buildings that were there and have a copy of the ordinance which I've shared from 2015, so just need to get that reconnected. The primary timeline right now is trying to get that sanitary tap because we're going to have to dig deep there. We have an existing 4-inch tap and for water tap we need about a 1 inch. And then the sanitary is about a 6

inch. And then the west campus we need a 2-inch water line which will connect to our existing and then the 6-inch sanitary will connect to the new concession stand. The multi-purpose building out here, we know we're going to need a new 2-inch water line as well as a new sanitary line connected, and we know we're going to have to do that. So, we're just asking for some time to work together so we can get back on our construction schedule and then we'll have time to work with the city manager and the other city officials to try and get this finalized on these water and sewer tap fees."

Mr. Barnard said he had one recommendation or change. Because this is something different than we would normally allow, could they add something to the MOU or to the resolution that says this MOU is unique to this public institutional project and shall not establish precedent. That way, it lets people know that we're not establishing precedent here, but because it's a public institutional project, we're allowing it to happen. Mayor Hollis said she would think it probably has to go back to Yaz (Law Director), he is the one that drafted it. She said her thought process on it is that there's a lot that needs to be worked out whether there were existing taps or not existing taps and where things were swapped out. She doesn't think that there are a lot of other sites in the city that this would ever be the case with, and they are essentially asking for a 60 day timeframe to work it out, Dr. Wagner said just like they did on the trees, it's the same thing.

Service Director Jack Liggett said he understands that on the north campus there's been some confusion with taps swapped or not swapped, but if they know that on the west campus they need a 2-inch tap and on the multi-purpose they need a 2-inch tap, why is an MOU needed for those two items? If we know the tap sizes needed and the city knows the tap costs, those aren't in question, he said he is trying to figure out why this is needed. Dr. Wagner said that he, on behalf of the school district, is willing to stipulate that this is non-precedent setting, whatever form that takes, but they would like to get things moving because they are static right now and literally can't do anything with the projects. He said there were questions about the swaps for the north campus, records show there wasn't a swap, Mr. Liggett said they cannot find a record of a swap, so he thinks that is correct, with no records being found, they are not going to have to pay for the taps on the north campus. Mr. Liggett said with the west campus and the multi-purpose building, again, if they know the tap sizes needed, he is trying to again understand why the MOU is needed because those could just be paid and we'd be done. Dr. Wagner said on the west campus, he didn't think they needed an additional tap, they were going to leverage their current assets there, they were going to tap in for the sanitary and the water, he didn't think they were going to need anything new for that. Mr. Liggett said any time you pull more water out of a main to run to a new building, you have to have a new tap and tap fees are applicable for that. A new tap feed coming off of that line to feed another building, you'll be taking water away, but also then you'll be discharging more water, which then takes capacity out of both the water and sewer plant, so, anytime there's a tap made in either water or sewer, there's a capacity fee that has to be paid. Dr. Wagner said that's something that'd be nice to study because with the old baseball that's down there, he thought there was actually a tap at one point, but they don't have clear records on that. Mr. Liggett said he knows there was a line run down there and in his view on this, the west and multi-purpose sites both are requiring new taps to new buildings and those tap fees are applicable. Dr. Wagner said they know they need new taps for this building (multi-purpose), they don't dispute that, but this window would allow them to work through some of these things.

Mr. Sheridan made a suggestion regarding establishing a precedent, he said rather than modifying the language in the resolution or the actual agreement, simply state for the record that the council and mayor wish to make it clear that this agreement is not to establish any precedent for future taps, that way you don't change the legislation, but you make the city's position clear.

ACTION: Ryan Green moved to approve as written; Tiffany Hollis seconded, stating that this is in no way to set a precedent for any future water tap discussion; the vote was as follows:
AYES: Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard
NOES: None
ABSTAIN: None

Passed 6 - 0

- h. **RESOLUTION 2026-32** A RESOLUTION TO INITIATE AN AMENDMENT TO CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing/vote.

Jamie McNally said there are a couple revisions with this, one would slightly alter the Planned Development rules so that other applicants can join the Planned Development. Right now the only applicant that can join the Planned Development would be the original applicant, which was the Johnstown Land Company. If we wanted the folks buying the Piper farm to join our Planned Development, there is currently no process that would allow that, this would establish a pathway for them to do that. With the residential density bank, it is a similar thing, by doing these code revisions, the city would not be making any commitments, but it would just be establishing a process to later identify a location for residential density at which time the city would have complete rights to approve or deny a location as well as approve or deny site plans, architecture and all similar things. They are just trying to establish a process that gives some options in the planning process.

Mr. Barnard said with this one, they are trying to do this so they can move the housing density, and that the city could deny the housing bank to go there, but he doesn't read that they can deny it. Mr. McNally said the city would have the right to say no, or deny, but right now there isn't even a path to say yes. The Planned Development could expand a half a mile, and if it expanded, then you could create new sub areas. Right now, what they are doing is having the option to take the density bank and have a mechanism to transfer density outside of the Planned Development as well. Mr. McNally said for example, if somebody else, unrelated to them, decided to develop Kyber Run for residential, or somebody else unrelated to them decided to develop the Dunn property outside of the Planned Development, somebody unrelated to them, like if Wilcox decided to develop their property for residential, it would be a mechanism where they could transfer some of the residential density bank so that they are not piling additional entitlement residential, and are still aligning with the school district's long-term goals. Another example given was since the city approved 1200 units, if the Wilcox property were to develop, they could buy 200 of those units. Mr. McNally said they would not have a right to transfer residential density without council approval; right now, there is no way to transfer residential density even if council wanted them to. Mr. Sheridan said he would say it gives the city greater

flexibility on where units are located. Mr. Barnard said because this increased from a half mile to two miles, he fears they could go from down there all the way up here and cause further traffic problems. Mr. Sheridan said they could still turn it down. Mr. McNally said some of the precedent for this is based on what they have done in New Albany in the past from a residential density bank, they would like to come to a similar planning concept where the residential density can be moved around. He said the two-mile radius was somewhat arbitrary, it does include the Wilcox property, they identified some potential areas that the city already has for potential residential growth. Mr. McNally said they realize that 1,200 apartments two years ago to support Intel's, at the time 30,000 employees, is not equivalent to 1,200 residential homes in 2026. They wouldn't mind, whether it's a formal mechanism or subjective, at some point trading units where say two apartments are worth one single family home because they have the same impact to the school district, or a similar income level or income tax too. Nicole Shook asked if the housing bank was still negotiable for the city to say how many apartments equal one home. Mr. McNally said yes, because everything's still subjective and negotiable and we're just trying to future proof this, he doesn't know if it's necessary at this point to necessarily quantify that exact trading amount. Matthew Huggins asked Mr. McNally if this was simply housekeeping or had they been approached for units. Mr. McNally said he wouldn't say they have been approached, they have discussed, if this concept came to fruition, he thinks that there are other property owners currently in Johnstown that would have an appetite to potentially engage with this transfer, but they do not have any deal in place right now. He said they do not want to give up their current entitlements, but they have talked about how the economic development process works, if a great economic development project came to them, the best site they have right now is the site right across from Intel's front door, which is currently for multifamily and commercial mixed use development, it's not zoned for industrial. So, if they get this in place that actually just gives more flexibility when that industrial project does happen or that economic development driver does happen, it's just one less thing they have to deal with. He said he doesn't know what it is, but some day they are going to be frantically trying to have a project come to them and they will look back and say we're glad we did this part while we could. Mr. Sheridan said the greater flexibility benefits both parties.

Mayor Hollis opened the floor to any public comments.

1. Dr. Philip Wagner

- Said they have always enjoyed a good relationship with planning, and just hearing this today, he would like to know the impact of all of this, generally for the city, but also for the schools. When the school board agreed to the 1,200 units in the past, it was because of the products that were offered, their study showed about 60 or 70 students out of that 1,200. He said housing generates between .8 and 1.2 students right now, he said they do need to update that. But he would just caution, if they move half of those extensively, that could be another 600 students for them where previously it was 60 to 70 students. Additionally, let's just say you take 1,200 units and spread it out across the city, that can have transportation implications for the schools, they would want to study that as well in terms of busing and routes. He said right now, to add a bus route, typically is at least \$100,000 a year, sometimes upward of \$200,000 depending on how far they are traveling, so they would really like to look at the impact of that.

2. Alan Benton

- Said that these transfers will be revenue generating for whoever transfers the housing units, so they should look at what they are planning on doing with the property. The property that was initially designed to hold these units, they're going to turn that into something else that has more value, then they're going to sell those housing units to another developer and generate profits off of that. So you're really putting that other developer in a hole because they're going to have to pay for these housing units. So just be aware of all the nuances, he said he is not a developer, but he has worked somewhat in this area over the years, and there is always a rationale for what they're trying to do, so just make sure that we are protecting the schools in our community with what's happening because they're going to try to get as much as they can for the property so just please make sure that the city protects all of us.

This resolution initiates the amendment process only and sends it to the Planning & Zoning Commission for review and recommendation back to City Council.

ACTION: Matthew Huggins moved to approve as written and send to Planning & Zoning; Tiffany Hollis seconded and the vote was as follows:
AYES: Matthew Huggins, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook
NOES: Don Barnard
ABSTAIN: None

Passed 5 - 1

- i. **RESOLUTION 2026-33** A RESOLUTION TO INITIATE AN AMENDMENT TO CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing/vote.

Jamie McNally said the goal here is to establish one NCA, as industrial or economic development expands throughout Johnstown, they believe that having one NCA will better align everybody's interests, so that one, different industrial parks aren't at a competitive disadvantage because one might have an NCA charge and one might not. They also want to avoid having somebody benefit from infrastructure, water or sewer lines that get installed but not pay the millage, so anybody that taps into water lines that are funded by the NCA should pay into it until the debt is retired, so the city can then start using discretionary funds as soon as possible. The NCA board was established with seven members, the city has four members and will always have the majority.

Mr. Green said that if we are giving other developers the ability to enter into the PD district and the NCA, he asked Mr. McNally to review the process and how seats on the board work. Mr. McNally said on entering the PD, he thinks the original applicant also has to approve, so not just somebody randomly can join and create their own sub-area. On joining the NCA, layering on top of the NCA the 9.75 mills, that is put onto the property indefinitely, It actually shows up on the tax bill. He said somebody can join the NCA and not be in the PD, for example, if the current NCA and the current PD paid to fund water infrastructure lines that came down Mink to benefit an economic development project and those lines were there in place, and somebody decided to tap into those lines while they

still had debt on them, by having one NCA, the city could then require people to join the NCA so that they're paying their proportionate share of those existing lines, which would then help retire the debt quicker. With the board seats, what's currently proposed, actually does not address that, he thinks that has to be negotiated at a later point. Mr. Green said that is something they might have to talk about as a city, it is a question, as this grows, develops, and matures as a district, and we have our NCA involved and other major players come in, he knows they've talked about other developments. If you're going to bring 1500 units in over a thousand acre parcel, obviously you would consider yourself a major player and probably want to have some involvement. So, that's something we'll have to figure out on our own. Mr. Sheridan said it's a negotiated process, it has to balance out the advantages of joining the NCA, have to balance out with the cost they're going to accept because they're now a member.

Mayor Hollis said again, with this, the vote tonight is to send it to Planning & Zoning, it starts the amendment process.

ACTION: Ryan Green moved to approve; Kyle Cook seconded and the vote was as follows:
AYES: Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard
NOES: None
ABSTAIN: None

Passed 6 – 0

j. **RESOLUTION 2026-34** RESOLUTION TO ADOPT THE JOHNSTOWN DESIGN GUIDELINES Introduction/public hearing/vote.

Trevor Traphagen said this is simply the resolution that will adopt the Design Guidelines that go along with the Chapter 1187 Ordinance revisions adopted earlier. This document will be used by the Design Review Board moving forward. This will go into effect on May 21st along with the 1187 edits.

ACTION: Kyle Cook moved to approve; Ryan Green seconded and the vote was as follows:
AYES: Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis
NOES: None
ABSTAIN: None

Passed 6 - 0

13. Introduction of Legislation - None

14. Council Priorities-Goals discussion

Mr. Huggins said he doesn't think setting priorities is needed because those change. His goal would be to work together well, they don't always have to agree, but they need to do what the voters elected them to do. Mr. Barnard said his thought was to give the Interim Manager guidance on council's priorities, direction on a daily basis for the number of

months he will be here and what they want him focused on. Mayor Hollis asked if he had given him a task or asked something of him that he had not been able to complete. Mr. Barnard said no, that is not his job, it is all of council's job to give him tasks, it should be the will of council, so what does council want him to do right now. Mayor Hollis said in her opinion, as a seasoned city manager, she believes he knows that job and that is why they hired him, to do the job and prioritize what is important, it is his job to oversee staff and personnel and oversee the day to day. Mr. Cook said he thinks that is a hard thing to nail down, they have all met with him individually, in his meeting with him, he said "money, roads and revenue are where he was at right now", but he also needs the day to day done too. Mr. Sheridan said he asked for a top three, some bullet points, from each member he met with, it was less about how he would spend his time and more to make sure he wasn't missing something. Mr. Green asked if the "marching orders" they all gave were too broad or all over the place, did he need them to narrow it down. Mr. Sheridan said no, if his reports to them don't have any significant omissions, if there is not something important to them missing in his weekly reports, then they are on the same page. Ms. Shook asked Mr. Sheridan what he felt the city's top five or six priorities are at this point. Mr. Sheridan said; dealing with development we know about and putting the city in place to take advantage of it. Being prepared for the development we anticipate, although we don't know exactly what form it's going to take. And then the third would be trying to put the city in the best condition to address some of the deficiencies we know that we have, parks and recreation, roads, staff, those kinds of things that are everyday responsibilities in every city and town, that may not have been given the attention needed in the most recent past. He said if there is something that is important that hasn't been given attention, or that he is not aware of, let him know, there is still a lot to learn, he greatly enjoys the challenge. Mr. Huggins said his priority for Mr. Sheridan would be to manage the city. Mr. Barnard said his would be to work on establishing city boundaries, how and where we can grow in the future, and how do we grow or annex with water and sewer outside of our boundaries. Another would be getting our zoning more dialed in and building our staff. Mr. Barnard asked Mr. Sheridan what he has seen in the past that we need to implement in Johnstown. Mr. Sheridan said he has only dealt with one other community that comes even close to the expected explosive growth, the lesson there is that there were far more obstacles and negatives they anticipated that would come with that growth than they were prepared for. Growth is a good thing, it beats the opposite, it does require preparation. The challenge we have is you need a staff today, that you can't afford, to be in the position you want to be in, in ten years, because it'll take that long as this growth moves forward for some of these things to fall into place. That might be the greatest financial challenge, notwithstanding all the other ones that we've talked about, fixing the roads and so forth, but if we can find the key to that, you're halfway there. He asked if they could imagine what their staff will need to be, what they think Johnstown will look like in ten years? Ms. Shook said organizational stability and continuity are big ones for her, full council communication and transparency, Charter aligned governance, financial oversight, cost tracking, staffing issues, development and infrastructure awareness.

15. Other Business

- a. (Previously item 9b moved) Update on SR37/Leafy Dell Road project - Nicole Shook
Nicole Shook said she has been in contact with a representative of ODOT District 5 about the upcoming SR/37-Leafy Dell Road project. This will be a year long project with road closures beginning in June. ODOT has put out a project fact sheet and a QR code to be

able to sign up for emails and alerts, they said they would update every Thursday for the following week. Council discussion on how best to disseminate the information.

b. Other business

1. Ms. Shook said that council rules state that council agenda items should be provided to the clerk by end of business day on Wednesdays for the following Tuesday meeting, that gives time to put the agenda together and make any changes needed, they should do a better job of being conscious of staff time.

2. Mr. Green said opening day for youth sports is Saturday April 25th so stop by, and watch for traffic as there will be a lot more people than is typical.

3. Mr. Green said he had some people reach out for clarity on agenda items, what is being voted on and what is first reading, if they could do something with the agenda wording to clarify what is up for vote that night versus what is on for initial hearing. Clerk Monroe said she would make an adjustment to assist those who only look at the agenda.

4. Mr. Barnard said that the Economic Development committee has not met, and that is a priority of the city. Mr. Green said that economic development is interesting because a lot of the projects that we do are huge projects, so they come through the staff and then straight to council without really going to a committee. Ms. Shook said the committee can serve a good purpose if well defined. Members are herself, Tiffany and Ryan.

5. Mr. Barnard asked about items in the manager report:

- asked for a status on the right-of-way acquisitions for Mink Road. Mr. Sheridan said the Mink Road acquisitions are behind schedule and so they are getting more involved in trying to get that on schedule. Mr. Barnard asked who was doing them. Mr. Sheridan said David Rourke is the gentleman hired to do the acquisitions, they continue to work with property owners and move forward.
- asked about the proposed splash-pad project and if the city was incurring any costs right now with Jacob's Engineering or Bowen Construction. Mayor Hollis said no. Mr. Green said it is the same project proposed years ago and we still have money available from the state. Mr. Barnard asked for a status. Mayor Hollis said it is in infant stages, just preliminary to see if they can even get the grant back.
- asked for an update on the meeting with developers and Licking Regional Water. Mayor Hollis said they cannot provide an update at this time. Mr. Barnard asked if it could be discussed in an Executive Session next meeting, Mayor Hollis said sure.

6. Mr. Huggins said Rules Committee will be holding their second meeting, he has put himself up for Chair and he does expect that vote to go through. He said he would be earmarking items of discussion; 1) personal computers and phones being used on this panel for personal business during meetings. 2) attentiveness to speakers addressing council. He said if there were other agenda topics to address to email him and cc the rest of council. He added that he believes the email to the Law Director discussed earlier should have had all of council copied, even though it was addressed by a question by Ms. Shook. He said he has studied the council meetings and watched the YouTube videos and he can say the rules weren't followed so he wants to make sure they are doing the right things to address concerns.

7. Mayor Hollis said that Mr. Barnard asked if they could do a proclamation for Mastodon Ice Cream's one year anniversary, she would like council's input. She said personally, as much as she loves Mastodon Ice Cream, and Joanna, she does not feel they should do that for one business, and not every business in the city. She said they have a chamber of

commerce that could facilitate that if they wanted to recognize a business. If the city is going to do it, she thinks they should do it for all. She asked fellow council members for their input:

- Mr. Huggins said they are doing a great job but he agrees, that is a chamber of commerce or Better Business Bureau type of thing, it is not a council's job to celebrate individual business.
- Mr. Cook said he appreciates Mr. Barnard's sentiment but he agrees with Matt.
- Mr. Green said when he worked at the Senate, people asked for President letters all the time and they had a clear set of rules for who could get a letter and for what. Maybe that is something council rules can figure out and decide, a standard.

8. Clerk Monroe said that the next council meeting is on Wednesday, May 6th, due to the election on Tuesday.

16. Adjourn

ACTION: Matthew Huggins moved to adjourn; Kyle Cook seconded and all were in favor.

AYES: Mayor Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

The meeting adjourned at 9:25 pm.



Regular Council
Wednesday, May 6, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for Wednesday, May 6, 2026 at 6:34 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Donald Barnard, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

Absent - Ryan Green

Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Mark Zolendziewski - Planning & Zoning Commission, Rick Fitch - Wastewater Superintendent, Shawna Daniels - Sub Clerk of Council

Public present - Glen Poland, Rodney & Brenda Johnson, Justin Fox, A Coppel, Joe Reiber, Alan Benton, Jeff Szabo

3. Invocation

Offered by Jeff Szabo - American Legion

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Jeff Barr moved to approve as written; Kyle Cook seconded and all were in favor.

AYES: Mayor Hollis, Donald Barnard, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

a. March 17, 2026

ACTION: Kyle Cook moved to approve; Matthew Huggins seconded and the vote was as follows:

AYES: Matthew Huggins, Mayor Hollis, Donald Barnard, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

b. March 23, 2026 Special

ACTION: Matthew Huggins moved to approve; Nicole Shook seconded and the vote was as follows:

AYES: Matthew Huggins, Donald Barnard, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: Mayor Hollis

5 - 0

7. Proclamation - National Military Appreciation month

Council recognized National Military Appreciation month; Mayor Hollis and Kyle Cook read the names of individuals from Johnstown that are listed as KIA and MIA from the Civil War through World War II. No one from Johnstown has been lost since.

Civil War: John Q. Adams, Wells Atwood, Jason Sturdevant

World War I: Harry Baughman, James Hyatt, Walter Lewis, Wyvil Mathis, Benton Sines

World War II: Spencer Bever, Curtis Crowmer, Joseph DeCrow, Charles Dietzel, William Emerson, Herbert Sines, Gilbert Turner, George Williamson

Mr. Cook and Mayor Hollis read a Proclamation to honor and recognize the contributions and sacrifice made by past and present military personnel in the Army, Navy, Marine Corps, Air Force, Space Force, Coast Guard and National Guard along with their spouses and families. The Proclamation was presented to American Legion Commander Jeff Szabo and Legion member Glen Poland.

Mr. Barr asked any who served to please stand and be recognized.

8. Citizen comments on matters not on the agenda

1. Donny Barnard

- Read a statement as follows: "Serving on council has been one of the greatest honors of my life and I take that responsibility seriously every single day. Like anyone in public service, I'm not perfect. I care deeply about this community and sometimes when important issues arise, especially around transparency, accountability, and process, that passion can come across stronger than intended. At the last couple council meetings, my frustration with communication surrounding certain discussions led to exchanges that became more personal than productive and for that I take full responsibility. I believe strongly that council works best when communication is open, expectations are clear and all members are given the same opportunity to be informed and engaged. Those principles matter and I will continue to advocate for them. At the same time, how we have those conversations matters just as much. Respect and professionalism should remain at the center of every disagreement. And I recognize there are moments where I could have handled that better and I will. My commitment remains the same to serve this community honestly, ask difficult questions when necessary, and work towards decisions that protect the long-term best interest of Johnstown. We will not always

agree, but we should always work together towards the same goal, doing what is right for our residents. Thank you for the opportunity to serve."

2. Mark Zolendziewski

- Echoed the same message he brought to the last meeting saying that they are all representatives of city council, and that this is not personal. Their personal opinions, while it does help sway votes, and everyone has their own agendas of where they see Johnstown going, does matter, but they also have rules, guidelines, and Planning & Zoning, which he is a part of, to guide them in their direction. He further stated as follows: "Whether somebody didn't answer your text message or a citizen looked out for their neighborhood and got information and got called out for why they went around a committee, my initial question there is why is the committee just talking about it, not doing something? We all need to get things done and the city's going to fall behind if we don't. So, if we can't put personal matters behind and move ahead and not have random facial expressions throughout the meetings or slamming things on desks or calling people out for why they did one thing or another instead of looking at ourselves and saying, I'm a part of that committee, why didn't we get that before the citizen did? Hold each other accountable but more so hold yourselves accountable. Somebody expressed that tonight, held themselves accountable for actions last time, everybody can do the same. We are all trying to get the betterment of the city and I think everybody out here can speak the same. I know I had a few people reach out to me after last meeting and express their gratitude for me coming up here and talking. If you can't hear it in my voice, I'm a little nerve-wracked being on this side of the bench talking in front of everybody, but I feel that passionately about the city, and I stand here on behalf of the citizens of Johnstown, that we want a council who is united, maybe not in opinions, but in execution of what's needed for the city. So hopefully we can work towards that and put personal differences aside and continue for the betterment of the city."

9. Presentation; iamGIS proposal - City Manager

Mr. Sheridan said that one of the tools that most of the communities he has served use is a geographic information system or a GIS, a computer-based system that captures, stores, analyzes, and visualizes spatial or geographic data to reveal patterns, relationships, and trends. He said it is layers of data that are used to store a lot of valuable information about infrastructure; sewer, water, streets, etc. He said he looked for some options for Johnstown and talked to a company called IMGIS, who he had worked with in the past in other communities. This GIS system has four pieces; GIS mapping, asset management, work orders and inventory. This system will replace the current iWorQ software that the city is paying \$10,000 a year for, for a cost of approximately \$8,000 a year, it will be a \$2,000 savings per year. A slideshow was presented. Jack Liggett said upon presentation, the IMGIS system was found to be much less cumbersome, easy to use and actually does a few things better. He did say that he may want to add an additional module for backflow prevention. The company has also waived the \$4,000 setup fee. Mr. Sheridan said he is asking council to allow them to make the transition from iWorQ to IMGIS. Mr. Barr said he would consider this a City Manager and staff decision. Mr. Sheridan said out of respect and making a significant change that's saving us money,

he wanted to take the opportunity to ask. It was noted that there may be a future ask for handheld devices, tablets or phones, if the iPads currently used are not compatible.

10. Council Committee reports

- a. **Design Review Board:** Met 4/28/26; Next 5/12/26 @ 5:30 pm council chambers
No update provided.
- b. **Planning & Zoning:** Met 4/28/26; Next 5/12/26 @ 6:30 pm council chambers
Variance approved for Granville Milling and parking for new construction of drive-through.
- c. **Finance:** Next 5/19/26 @ 5:30 pm council chambers
- d. **Rules:** 5/6/26 @ 5:00 pm council chambers
The 5/6/26 meeting tonight was canceled and will be rescheduled. Mr. Huggins said he would coordinate with the other committee members.
- e. **Safety & Service:** Next 6/2/26 @ 5:30 pm council chambers
- f. **Greater Johnstown Park & Rec District updates**
Liaison Nicole Shook said that they met and discussed proceeds for the fireworks; an insurance policy was decided; they are still talking about websites and their survey creation. Their event Art in the Park will be July 25th.

11. Director Reports

- a. **Service Departments:** Water, Sewer, Street
All reports are included in the public packet. Mr. Barr asked when pothole filling would commence. Mr. Liggett said they have been filling in different sections with the availability of the two people they have. Mr. Liggett highlighted items in each of the reports; he said they have been able to get the vacant position at the water plant filled and one of the vacant positions in the street department.
- b. **Service Director**

12. Tabled Legislation

- a. **RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254. ***Introduced /Tabled March 3, 2026***
Mr. Cook said they got the amortization calendar update today but it has not been added to the lease, it will be sent back to legal for review. Mr. Barr provided bullet points for the revised lease; increased liability insurance for third party and the amortization schedule for building improvements made by the Legion would pay them back for their investment if the city took back the building for its own use. Mr. Huggins asked if there were any other additions or subtractions from the lease, that he had sent some questions about a lease in perpetuity such as that, it should have an equal opportunity for each party to release themselves from that lease, and that lease was very one-sided in the release. Mr. Cook

said he had not seen the updated yet but he does not believe that was included. Mr. Huggins said that should be addressed before the lease is put through. Mr. Cook asked Mr. Sheridan to ask the Law Director about that and reference the email from Mr. Huggins.

Legislation remains tabled.

13. Public Hearings of Legislation

- a. **ORDINANCE 04-2026** AN ORDINANCE TO AMEND CHAPTER 1159 OF THE CITY'S CODIFIED ORDINANCES. *Introduction & Public Hearing Held April 21, 2026; Vote scheduled for May 6, 2026*

Mayor Hollis opened the floor to any further public comments, there were no comments either for or against the legislation.

Council discussion on the previously proposed possibility of an NCA. Mr. Cook added that in the Law Director's response to their questions, it did not seem like an NCA was the best route. Mr. Barnard said there could be other options to explore, but if they pass this, it handcuffs them in the future. Concern that if passed tonight, the option would no longer be there to add to it. Mr. Sheridan stated that the Law Director suggested this be tabled tonight and have additional conversation. Mr. Barnard said he just doesn't want to see them get into something that costs them hundreds of thousands of dollars in a future benefit that they might lose out on. Mayor Hollis said she thinks they can still do it after the fact. Mr. Sheridan said that the Law Director suggested that there were still some questions that he understood were coming from one or more council members so it made sense to table it until there could be additional discussion. Mayor Hollis said in her opinion, it is a text amendment that hasn't been updated since 1980, they have chewed this to death, sent it back to Planning & Zoning, this is the recommendation of Planning & Zoning and she agrees with it so she is going to make a motion.

ACTION: Tiffany Hollis moved to pass Ordinance 04-2026 as written; Jeff Barr seconded and the vote was as follows:
AYES: Matthew Huggins, Mayor Hollis, Kyle Cook, Jeff Barr
NOES: Donald Barnard, Nicole Shook
ABSTAIN: None

Passed 4 - 2

14. Introduction of Legislation - None

15. Other Business

1. Mr. Barnard said he would like to recognize Bryson Nicely, he will be leaving for Paris Island on May 26th to join the Marine Corps right after graduation.
2. Mr. Cook said he had sent out a text regarding QR codes, he thought it could be a good way to reach out to the community with updates, they could put together a landing page with buttons to direct people to information already on the city website. The QR codes could be at checkout counters and in waiting rooms, for businesses that wanted to do it. He thinks it would not be a lot of cost, and if it is something they may want to do, they could have staff look into what that could look like. Mayor Hollis said she thinks we are

limited in ways to communicate and it is a great idea, other council members were supportive of moving ahead.

3. Mr. Barr said for the third grading period, he wanted to recognize young people who are on the honor roll, merit roll and principal roll, including a young man in his home.

4. Ms. Shook said she would like to congratulate the Johnstown High School concert band, they received an excellent rating at state this past weekend. The symphonic band received a superior rating at state as well. Additionally, this Saturday is prom for the high school, she wishes them a very safe and fun prom.

5. Mr. Cook said from a Historical Society perspective, they were asked if there was access to a vinyl that was made in the 1970's by the Johnstown band. He has not heard of it, but if anybody has any information, they would love to have it.

6. Mayor Hollis said that US 62 is down to one lane due to electrical work going on, today she was in contact with the City of New Albany, they are working with the work permit holder of the project to see if they can try to mitigate the impact on morning and afternoon rush hour as quickly as possible and also with the fire department just to make sure they are maintaining communication for emergency vehicles to have a way in and out. As more projects come online, we obviously need to make sure that we're keeping an eye on response times, whether it's our guys or whether it's the township guys, so just know that we are working towards it and trying to come up with a good solution.

7. Chief Smart said that next week is police week, he would like to thank the officers of his department, the men and women that serve this community, and those that serve in this county and in this nation. He also wants to thank the police wives, they put together meals for them all next week, they spent a lot of their time and money to arrange that.

8. Chief Smart said that tonight they have Light Ohio Blue coming through the community. It is a caravan that goes through central Ohio, there will also be another one on Friday evening.

16. Adjourn

ACTION: Tiffany Hollis moved to adjourn; Kyle Cook seconded and all were in favor.

AYES: Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Don Barnard

NOES: None

ABSTAIN: None

Passed 6 - 0

The meeting ended at 7:29 pm.

Next Council Meeting May 19, 2026



Regular Council
Tuesday, May 19, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for Tuesday, May 19, 2026 at 6:31 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Ryan Green, Donald Barnard, Kyle Cook, Nicole Shook, Matthew Huggins
Absent - Jeff Barr

Staff present - Jeffrey Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Heather Green - Design Review Board, Teresa Monroe - Clerk of Council

Public present - Herb Koehler, Brian Rose, Josiah Rose, Tiffani Bohning, Joanne Schwab, Jeanne Revercomb, Shirley Evans, Gail Dufford, Beth Kistler Olds, Rebecca Sparks, Noah Lebowits, Mike Rush

3. Invocation

Led by Mr. Barnard.

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Nicole Shook moved to approve; Kyle Cook seconded and all were in favor.
AYES: Mayor Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook
NOES: None
ABSTAIN: None

Passed 6 - 0

6. Children's Conservation League annual update

Members of the Children's Conservation League (CCL) of Johnstown attended for presentation. CCL is a philanthropic nonprofit organization that coordinates the Johnstown Santa parade and the Santa House among other activities. Their mission is to add joy and help fill the needs of as many children as they can reach in the Johnstown - Northridge area, striving to promote good moral and spiritual values for the community and its future. They give back to the community with a scholarship program, food donations and their time. They encouraged membership to any who would like to join, meetings are the first Monday each month at 6:30 pm, they meet in the basement of the downtown United Methodist Church.

7. Citizen comments on matters not on the agenda

1. Josiah Rose

Provided some material for council members and read a statement as follows:

- "My name is Josiah Rose and I'm a lifelong resident of Johnstown. I attended Johnstown Christian Preschool, Searfoss Elementary, Adams Middle School, and Johnstown High School. I currently attend Capitol University where I study political science and I am going to attend law school in the coming years. I also currently work for the Ohio House of Representatives, where I advocate constantly for stronger privacy protections, limits on

mass surveillance technology, specifically with all the representatives that we know quite frequently. So, imagine my shock when I came home after my second year of college and I found sitting practically in my own backyard the exact surveillance system that I've spent countless hours at the state level fighting against. Not in Columbus, not in Cleveland, not in Westerville, certainly not in Albany, but right here in Johnstown. The Flock cameras are often presented as a harmless public safety tool, but what they actually create is a system that records the movements of ordinary people who have done nothing wrong. Every car that passes by is logged with a license plate, location, timestamp, vehicle description. Over time, what it creates is a searchable history of people, where they travel, where they work, where they worship, who they associate with. This is not targeted policing. This is mass surveillance. And once these cameras are installed, Johnstown does not stay local. Our residents become part of a massive nationwide surveillance network connected to thousands of agencies across the country. I want to be clear, this is not about our Johnstown Police Department doing anything wrong. This is bigger than any individual officer or police department. The concern is the system itself. Once this data is collected, we lose control over how it's shared, accessed, or potentially abused. Flock is a private organization and they retain all rights to any information collected by these cameras as shown by the articles I've provided. I provided articles and documentation to all council members showing cases where these systems were misused, hacked, or contributed to wrongful stops and arrests. The AI flock system tracks your typical data points and creates a zone map for each individual car. If your car travels outside of your typical identified zone, you'll get pinged as suspicious activity by the flock system. This could potentially ping a local police utilizing the system and increases your chances of getting pulled over by 30%. This isn't just numbers I'm making up. These are in the articles that I provided you. There's already a flock camera near Leafy Dell, meaning every parent picking up their child, every student walking home becomes part of a searchable database across the nation. We're talking about the privacy and safety of our community and our children. Public safety matters. Every person in this room wants safe neighborhoods and effective policing, but safety and freedom are never opposites. Communities across Ohio and across the country are beginning to push back against constant surveillance becoming the new normal, including Cleveland. I urge this council to reject Flock cameras and prevent Johnstown from becoming a part of this nationwide, unconstitutional surveillance network, just as I constantly urge the Ohio House of Representatives every day I go to work. Thank you."

2. Herb Koehler

Read a statement as follows:

- "I'm Herb Koehler, the Village Manager in Granville here representing both the Village of Granville and the Municipal Utility Coalition of Licking County. Mayor Hollis, council members, I'm just here for a couple minutes to express my gratitude for your city manager, Mr. Sheridan, for meeting with me almost three weeks ago. It was good to get a mutual understanding of what our respective opportunities and challenges may be. And we both committed to continuing to connect as needed in the future. My purpose here tonight, as part of the coalition, is to follow up on the conversation I had with Mayor Hollis, my Mayor, my Vice Mayor, Mayor Barnes and council member Jeff Barr, who's not here tonight. On February 4th, we met just to discuss kind of the future of the coalition, understanding and acknowledging that your belief that leaving the coalition was in your best interest and we didn't argue against that. What we requested the meeting for, was for you to consider allowing the coalition to complete our draft facility plan and to use Johnstown's capabilities in that facility plan, and also to continue with partnering on other efforts. You advised you would bring that request back to full council and let us know what your intended direction is. That was about three and a half months ago and we'd like to shape our approach with

those questions being answered. I know a lot has happened since that meeting, the departure of your city manager, a weird back and forth over legal bills within the coalition, that I think we've rectified, but I would advise again that a facility plan completed helps to protect your investment in that plan. And we ask you to consider this along with the other partnering opportunities that we've endeavored together over the last several years. I'm not expecting an answer tonight, I just ask for an update, I know you can't answer my questions from this dais, but I do plan to depart, this is meeting two of four night meetings and the grass isn't going to cut itself. So I'll be departing, but I do ask respectfully for your consideration in that question."

3. Mike Rush

Provided some material for council members and read a statement as follows:

- "My name is Michael Rush. My property backs up to the Grove substation and also the new road for going in for Cologix. What you have in front of you is pictures from my property. So I want to start up in the top left-hand corner. That is a flooded trail in my yard. This trail is a walking path that me and my neighbors have enjoyed. My wife and I bought this place 26 years ago. It used to be a beautiful woods next to it, and that was a trail through the woods and it's gone. I'm okay with that because they cut down their land and anybody can do anything they want on their property, but you can't mess with mine. That's my private property. So, my trail is flooded, that's actually a really nice picture, you go back there now, I went back there this afternoon, my trail stinks. It's frothy. It's nasty. All my vegetation is dying and all the trees that I have back there that don't like wet roots, they're stressing. You go to the next picture down, there's a field tile, a drain, that my kids and I put in that path that drains that water out to a low spot further to the west in the middle of the Cologix field that they're not working on right now. It drains to a low point there. You go to the next picture in the upper right. You see the arrow? There's a low point in that field. That field floods when we get extremely hard rains and within 24 hours it drains out. It hasn't rained out there for quite a while, and this flood in this field, that is exceptional. That's a five-inch rain flood for 24 hours. We're many days past any kind of substantial rain at all. What's happened; you go down to the bottom right picture, my speculation is when LRE cut the groove in, by that red arrow, they cut that field tile, the field tile that I'm referring to is the one represented in green in the bottom left hand corner. That field tile drains out all the land that was the Heimerl, Dague farm back there, it drains all that water into that field tile. It runs subterranean under my land, goes to Mike Petri's land, and then comes out at Kyber Run Creek under Duncan Plains Road. So, what's happened is they cut this groove and suddenly my land doesn't drain anymore. You can also see in the bottom right picture in the bottom left hand corner of that, they got a drain pipe there that's about two feet too high, nothing's draining there. So, I have sent these pictures and emails out to a wide variety of people, Licking soil, Ohio EPA, Cologix, Licking Rural, everyone who needs to. And I was told that I should send it to you all, and I didn't get your emails out yet, but saw the meeting, heck, I'll run over here because it is City of Johnstown land and I want you to be aware of it. Now, besides the inconvenience of me not being able to use my land, and I'm going to suffer some potential vegetation, some large trees dying there, there are a lot of people looking at Duncan Plains right now and if someone walks back there and says that's a wetland, I lose hundreds of thousands of dollars. So much to the credit, Dawn Smith from Cologix, who I highly respect, she's looking into it. Chris Turner from Turner Construction, the head guy, he came out and talked to me there and you guys sent out an inspector as well. But that was a couple days ago, haven't heard anything. I want my land fixed, that's all I'm asking for. So I appreciate your time and any pressure or questions you guys can ask to have this happen sooner rather than later, because vegetation dies big trees die real quick in this kind of stuff."

- He added that Dawn has been great and really respectful, EMH&T came out in December and he can't say enough about how great EMH&T was to them and walking out there and inspecting this and taking care of the problem.

Mayor Hollis asked Mr. Rush to send her an email with his contact information and she would get back to him.

4. Mike Rush

- Invited everyone to attend the Transportation Improvement District (TID) community meeting on May 21, 2026 at 6:30 pm at the Township Hall, to have discussion on direct issues that are wrong with traffic. He added that they will close Duncan Plains Road and divert to Green Chapel to Clover Valley. He said they have no idea how much traffic is coming down Duncan Plains, the road is being destroyed, Green Chapel is closed, Beach is closed, nobody wants to go on Clover Valley. So TID is coming out, it is our chance to talk to them about their plans for our community, what they are doing, how it will work and the phases of construction.

8. Council Committee reports

- Design Review Board:** Met 5/12/26; Next 5/26/26 @ 5:30 pm council chambers
Board saw again the tabled application for the Kyber Run shopping center, applicant returned with design options for building A and C, which are additions to the existing property. Building A is a standalone and C is connected to Kroger. The board approved one of the options reviewed.
- Planning & Zoning:** Met 5/12/26; Next 5/26/26 @ 6:30 pm council chambers
Discussed and tabled the housing bank legislation and moved the discussion of rezoning, if council chooses to annex the 99 acres, as well as the NCA.
- Finance:** 5/19/26; Next 6/16/26 @ 5:30 pm council chambers
No report given.
- Rules:** 5/6/26 Canceled
Will be rescheduled.
- Safety & Service:** Next 6/2/26 @ 5:30 pm council chambers

9. Director Reports

- Police Chief**
Chief Smart is not present; his report is in the public packet for review.

10. Tabled Legislation

- RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254. *Introduced/Tabled March 3, 2026*
To remain tabled.

11. Public Hearings of Legislation - None

12. Introduction of Legislation - None

13. Other Business

1. Mr. Huggins said he did some research on the Flock cameras, he knows there was an allocation of \$15,000 for them in the budget but he does not find any vote of council to approve that. Mr. Barnard said Chief Smart asked for it in his budget, the budget was approved, so he can spend it. Mr. Huggins said he would have thought there would have been more open discussion on something of that type of technology, and for the public to weigh in. He added that he is not a big fan of the Flock cameras, as a conservative, he thinks they are a grave abuse of power. Mr. Barnard said it was discussed for three different budget cycles for three years, no one was trying to hide anything, it was openly discussed. Mr. Green said it was presented in Finance and in Safety and Service Committees and there is a policy that was put in place. Mr. Green said the presentations and that policy could be sent out to any who would like it.
2. Mr. Green asked about the status of the CIC. Mr. Delande said he sent out an email update.
3. Mr. Cook said Monroe Township has reached out about meeting, he wanted to see what everyone thought about that. Mayor Hollis said it just needs to be non quorum, so they can send three people, they asked for May 27th at 6:30 pm. Members to meet first will be Nicole, Matt and Kyle. Mr. Cook said he will reply to the township.
4. Ms. Shook congratulated the freshman band for a superior rating at state and congratulations to the class of 2026 who will be graduating Friday night.

14. Adjourn

ACTION: Mayor Hollis moved to adjourn; Kyle Cook seconded and all were in favor.
AYES: Mayor Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook
NOES: None
ABSTAIN: None

Passed 6 - 0

The meeting ended at 7:08 pm.

Next Council Meeting June 2, 2026



Special City Council
Tuesday, June 9, 2026 - 4:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Special Council Meeting for Tuesday, June 9, 2026 at 4:37 PM.

2. Roll Call

Present - Mayor Hollis, Don Barnard, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook, Ryan Green (absent at roll call, arrived at 5:00 pm)
Absent - None

Staff present - Jeff Sheridan - Interim City Manager, Teresa Monroe - Clerk of Council

Public present - David Collinsworth (Management Advisory Group)

3. Approval of Agenda

ACTION: Jeff Barr moved to approve; Kyle Cook seconded and all were in favor.

AYES: Mayor Hollis, Don Barnard, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

4. Executive Session to consider the employment of a public employee

ACTION: Kyle Cook moved to enter Executive Session to consider the employment of a public employee, to include members of council and Mr. Collinsworth. Mayor Hollis seconded and the vote was as follows:

AYES: Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Donny Barnard, Mayor Hollis

NOES: None

ABSTAIN: None

Passed 6 - 0

City Council entered Executive Session at 4:39 pm and returned to Regular Session at 5:45 pm. Council member Green arrived during the session at 5:00 pm.

5. Executive Session to discuss pending court action

ACTION: Jeff Barr moved to enter Executive Session to discuss pending court action; with members of council, Interim City Manager Sheridan and city legal counsel. Matthew Huggins seconded and the vote was as follows:

AYES: Mayor Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None
ABSTAIN: None

Passed 7 - 0

City Council entered Executive Session at 5:50 pm and returned to Regular Session at 6:21 pm.

6. Other Business

No further business.

7. Adjourn

With no further business, a motion by Mr. Huggins and second by Mr. Green carried 7-0.

The meeting adjourned at 6:21 pm.

Next Council Meeting June 16, 2026 @ 6:30 pm



Regular Council
Tuesday, June 16, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for June 16, 2026 at 6:45 PM.

2. Roll Call

Present - Mayor Hollis, Ryan Green, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook
Absent - Donald Barnard

Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Claudia Dewitt, Terri Feters, Jamie McNally, Aaron Underhill, Zack Harkavy, Tim Swauger, Mike Sileargy

3. Invocation

Given by Mr. Green.

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Kyle Cook moved to approve; Jeff Barr seconded and all were in favor.

AYES: Mayor Hollis, Ryan Green, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

a. April 7, 2026

ACTION: Jeff Barr moved to accept the minutes as written; Nicole Shook seconded and all were in favor.

AYES: Mayor Hollis, Ryan Green, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

7. Citizen comments on matters not on the agenda

No comments.

8. Council Committee reports

a. **Design Review Board:** 6/9/26 canceled; Next 6/23/26 @ 5:30 pm council chambers

b. **Planning & Zoning:** 6/9/26 canceled; Next 6/23/26 @ 6:30 pm council chambers

- c. **Safety & Service:** 6/16/26; Next 7/21/26 @ 5:00 pm council chambers
Discussed city roads at great length, received a condition report and where they should probably prioritize. Looked at some options for funding including the IRT program and the option to have the military come in to do some repairs. Reviewed the pothole schedule, did not get to the DORA.

The meeting on June 21st was moved to 4:00 pm.

- d. **Finance:** 6/16/26; Next 7/21/26 @ 5:30 pm council chambers
Updates from the Finance Director, good news on the audits moving forward and being completed.
- e. **Rules:** Next TBD

- f. **Greater Johnstown Park & Rec District updates**
Still working on getting a survey together and assisting with the upcoming fireworks event. Mr. Barr asked if there had been any movement from a judicial point on the Miles Estate property. Ms. Shook said no.

9. Director Reports

- a. **Service Departments: Water, Sewer, Street**
Service Director Jack Liggett highlighted items in all reports which were included in the public packet. The city will be accepting bids for paving improvement to Leafy Dell Road and Pershing.

Mayor Hollis asked if an emergency connect with another service provider would have prevented residents being without water during the large main break. Mr. Liggett said no, they had to shut the water off to make the repair, the flow of water and pressure was too great, so regardless of an interconnection, they would have had to shut that section down. If however, that leak had happened in the middle of the night, he said we could have found ourselves in a low water or low pressure situation, where an interconnection could have assisted with opening a valve to refill the water tower. Because it happened when it happened, crews were on site getting valves shut down almost immediately once they were notified. Mr. Liggett said he doesn't know if anyone else reached out, but he wanted to thank Licking Regional for offering assistance in any way they could.

- b. **Service Director**
- c. **Police Chief**
Statistics report was included in the public packet. Chief Smart updated that they have hired one officer, he will start June 29th. Sergeant Cooperrider will retire July 17th with almost thirty years of service with the department. Chief Smart reported that the department has received an award for a vest grant, quite a few officers were due for their vests and the cost was around \$10,000 total, he was able to secure a grant from the State of Ohio for about \$7,500, he should get the check by August.
- d. **Finance Director**
Finance Director Dave Delande included his report in the public packet which covered 2026-2027 goals and status of items in progress. He highlighted that the city will be focusing on getting the Employee Handbook updated, water plant expansion funding and progress. 2021-2023 audits have been completed and he anticipates beginning 2024-2025 beginning in July.

Mr. Green said the big thing is funding for roads; Mr. Delande said for next meeting he will have the capital, what we have appropriated for this year and carryover, to show what we are, and plan to put into infrastructure.

Mr. Cook asked about the status and timeline of the CIC. Mr. Delande said it expires September 16th, he would anticipate that once he gives the green light to the attorneys to update the Articles of Incorporation, he hopes within a couple weeks to a month, and then legislation would come back to council.

Mr. Green asked how much we had in the fireworks budget for this year. Mr. Delande said it was set up that the city would give Greater Johnstown Parks (GJPRD) \$10,000. He asked if there had been any other fundraising on the fireworks this year, was there any additional money coming in. Mr. Cook said a donation of \$15,000 was given; Ms. Shook said it was given by Williams Pipeline but GJPRD is deciding what to do with that money. Mr. Green asked if the money had been received, Ms. Shook said they have not received it yet, as of the last meeting. Mr. Green asked if they were planning on that for next year or this year. Ms. Shook said they have not decided. Mayor Hollis said the money was appropriated (in the budget) but they haven't actually voted to spend the money for fireworks. Mr. Delande said it was appropriated so he could pay it out, unless there was direction being given not to pay it. Mr. Green said if they got a donation to pay for the fireworks this year, that's big, he is interested to find out more about that. Ms. Shook said they haven't decided what to do with that money, it could be for next year, because during budget discussions it was said that the \$10,000 from the city will probably not be there next year, they may plan to put that money toward next year, she could bring back a report on what they are planning. Mr. Green said before they light \$10,000 on fire, he would like to know if somebody else could pay for it this year, especially with all the costs and things we have going on, he asked staff to check into the donation, if it is coming in. He said if it is appropriated, you don't necessarily have to spend it, it is discretionary, the city manager could make that call, if the donation comes in and we don't have to spend it. Mr. Sheridan asked who he should contact, Mr. Barr said he would get him Daryl Wernette's contact information.

10. Tabled Legislation

- a. **RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254. *Introduced/Tabled March 3, 2026*
No updates. Legislation remains tabled.

11. Public Hearings of Legislation

- a. **ORDINANCE 06-2026** AN ORDINANCE TO AMEND CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing. Vote July 21, 2026*

Jamie McNally with New Albany Company and Johnstown Land Company said City Council initiated the proposed changes. The idea is so that as they collectively advance initiatives with the New Community Authority and infrastructure, that there would be one New Community Authority that ensures new parcels benefiting from infrastructure, pay their fair share and join the New Community Authority (NCA). By having one community authority and aligning interests between the city and its neighbors, we can avoid having multiple NCA's that have competing rates or interests, and the city has control of the funds and the board. Mr. Green asked about other developers, if New Albany Company is not the only developer any more, or if there was a large property that wanted to come in, how that would work. Mr. Underhill said he thinks some of the details lie in the documentation that created the NCA, they can go back and look at those. Mr. McNally said they could confirm the rules that are currently in the NCA bylaws. There was some further conversation and questions, Mr. McNally said they have some homework to do.

Public Hearing: There were no comments either for or against the legislation.
Council vote will be on July 21, 2026.

b. **ORDINANCE 07-2026** AN ORDINANCE TO AMEND CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing. Vote July 21, 2026*

Mr. Underhill said there was a lot of work that went into drafting the original PD legislation. He said as time has evolved and moved on, things have changed with Intel, the amount of employees they are planning to bring, some of the commitments that were made on the private side to them are sort of not as important now, given that the employment base, at least in the shorter term, is not going to be what we once thought it was, hopefully in the long run it gets there. He said there are a couple things they are trying to accomplish with this proposed legislation, one is to create this housing bank concept, to create a procedure whereby the planning commission would have a role to make a recommendation to council, council would have the ultimate say about the rules under which such a bank could be created. This is not creating a bank, it is providing a process under which that could be done, it will be like any other rezoning, if you don't like what we're doing with the housing bank or where we ultimately want to place the units, the city will have that ultimate review and approval authority. He said a couple things that came up at the planning commission involved a potential fee that could be paid to the city in exchange for allowing transfers to occur, he thinks they are open to that conversation, but that is better had when they have an actual project to bring forth. He said the other thing had to do with unit conversion, multifamily units that are allowed on the current site, maybe would want to convert those to single family or town homes or something, and so as a part of that negotiation on the zoning they would come up with some sort of a conversion mechanism. He said they know that one apartment housing unit is not the same as a single family unit, especially as it relates to school impacts, they have also said publicly a number of times that they will continue to work with the school district when the time comes on what those appropriate conversion rates would be. Mr. Underhill said the other thing they are trying to do is to potentially rezone this property and later this year or maybe early next year, rezone the entire PD district to try to position it for more economic development opportunity. Right now the eastern, say one-third, of the site is allowed to be developed with residential, multifamily and mixed use, and not the employment generating type uses. They are seeing a lot of opportunity that could be a big employment generator and they would need to reposition the site to allow those sorts of uses. The problem is if they do that, they may not have somewhere to place the units or if they find another property to place them, they would just be doing it to do it, and it may not be the best long-range solution for the community. So, they feel like having this ability to have these units sit in the bank until a better opportunity arises, where everyone agrees those units would be appropriate is a great tool to have in the tool box. He said one reason they think preserving these units is valuable is if there are other big land opportunities for development of residential, that the city may have a density in mind that it thinks is appropriate, but maybe another developer believes that they should have more units or they want to have more units on their property, this would allow some of these units to be placed somewhere else, to be transferred to that property and therefore on an overall basis the community maybe ends up with less units. They are trying to lay ground groundwork to create a mechanism for further conversations, without it, they will be left in a position to either lose those units completely or have to identify a property to place them and set them there until they do find another right opportunity, they think this is a good middle ground. He said this is something that has been used in New Albany and while it's not in their code, it is in their master PUD that was created in 1998 and they have transferred units countless times using the zoning process there and it has worked very well. The bottom line is this is a procedural mechanism and the city is not making any decisions about committing these units to somewhere else at this time.

Mr. Cook said they did discuss the fee in Planning and Zoning, a couple other things discussed were a type of cap, because if the city does decide to annex, that essentially grows the number of units, and they would want to stay at the 1200 units. Also, adding a potential shelf life on them, which would give a future council the opportunity to revisit this as well. Mr. Underhill said they have been filling in what they call the "missing teeth" which has added a number of units. Ms. Shook asked if they would be getting rid of the formula that if land is added to the PD district, it increases the units. Mr. Underhill said they do have a pending zoning that has been proposed with that same

concept, but thinks they won't do it after that one. He said there has been additional annexations and zonings that have added units, so there is more than 1200 now, they will add that to their homework, to get the number. Ms. Shook said she would like to know the exact amount they are looking at now. Mr. Underhill said they are looking at some other opportunities to kind of square off the area, but they can commit that as they come forward with those new zonings, they would eliminate that provision for that acreage.

Mayor Hollis said she wanted to reiterate that voting on this in July does not establish a housing bank, it just establishes a process for Planning and Zoning to make amendments to our Planned Development district zoning, we are only making an amendment to the process, they are not committing to any number of units in any way. Those conversations still have to go through Planning and Zoning, and Council when a proposed project comes up.

Mr. Barr asked who would be involved in the conversion formula conversations, he feels like the school board or people that are very familiar with this should be. Mayor Hollis said she thinks when they get to that point, all of the same key stakeholders that were originally involved when the PD district was being formed would have a seat at the table to negotiate and discuss. Clerk Monroe read the recommendation by the Planning and Zoning Commission to add language under 1165.06 procedures C(5) that "in accordance with applicable procedures" be changed to "in City Council's sole discretion". Mayor Hollis said the School District Liaison committee would be a good start to discuss conversion formulas. Mr. Barr said his perspective was just to have the school board involved. He also heard another thing to work out is the compensation agreement. Mr. Underhill said yes, there are some economics behind it, another good thing to hash out ahead of time. Mayor Hollis said committee would allow them a venue to be able to have those negotiations and set terms, Mr. Underhill agreed it would be advantageous to informally have those conversations before dropping an application.

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

The council vote will take place on July 21, 2026

12. Introduction of Legislation - None

13. Other Business

1. Ms. Shook asked about the intent to appoint Charter Review Commission members, they have had this posted for ninety days and have had three applicants, how long do they want to keep this posted and should they plan to interview the applicants. Discussion on parameters for notice posting and interview, potential timeline of spring 2027 for Charter changes to be on the ballot and a three member delegation to interview applicants. No direction given.
2. Ms. Shook said she would like to see a City Manager report brought back to the public packet under director's reports. Council members were in agreement; Mr. Sheridan said he would be happy to do it.
3. Ms. Shook said she wanted to congratulate as follows: Johnstown track team for their regional participation, Cameron Beverick broke a forty-eight year record in the 800 meters. JHS varsity softball won three OSAA tournament games to become central district champions, won an additional game for a total of four wins to become a division five regional finalist, lost in the regional final against a really tough Liberty Union team, but eventually placed second in the state for Division Five. Johnstown Lacrosse finished the season with a 10-8 record and hosted their very first ever playoff game. Senior goalie Ben Smith and Junior midfielder Will Taylor received first team mid-Ohio lacrosse league awards. Coach Levi Jacob received Mid- Ohio Lacrosse League coach of the year and his brother Isaiah Jacob was Division Two region seven assistant coach of the year. She said she wanted to acknowledge the really good sporting teams in Johnstown.

4. Mr. Barr said he wanted to publicly welcome Dr. Lewis Kramer, the new Superintendent of schools and thanked Dr. Phillip Wagner for his time as Superintendent. Dr. Wagner will move on as the new Ohio State Superintendent of Public Instruction, the city wishes him well in his new role.
5. Mr. Barr said the Johnstown 12U elite team won their baseball game tonight, a certain number 17 hit his sixth home run of the season.
6. Mr. Cook said he, Nicole and Matt met with the school and township, they plan to meet again on July 29th.
7. Mr. Green said info will be sent out regarding the Leafy Dell road project and other events around town, council should help to share and get the word out.
8. Mr. Green asked about the decision to get out of LCATS. Mr. Sheridan said they have informed him that the decision to move out of LCATS is irrevocable, they cannot go back in. Mr. Green said he is not sure council understood what they did when they did that, he is not sure they got that information when they made that decision.
9. Mr. Green asked about the status of the Personnel Board of Review. Mr. Sheridan said legal counsel said it is a high priority to get that board reconstituted. Clerk Monroe to reach out to Mr. Riepenhoff.
10. Mr. Green said the city should do well with grants this year and asked if there was a running tally of grants they can make public, they should probably advertise that, to show that we are working on them.
11. American Legion Breakfast is this Saturday, they are making money for the Big Red Band.
12. Mr. Huggins asked Mr. McNally if the New Albany Company/Johnstown Land Company would be willing to donate the \$10,000 for the fireworks this year. Mr. McNally said he could ask.
13. Mr. Huggins said he has heard one word over and over, transparency. He said he was designating an idea called the "Johnstown Transparency Act", a proposal to have a shortcut portal on the city website to provide residents with easy access to the city financial information and historical records. Information that is already being produced by the city, easier for residents to locate, review, and understand. The portal would serve as a single location for financial information including annual budgets, monthly budget to actual reports, revenue and expenditure summaries, annual financial reports, state audit reports, audit management letters and communications, corrective action plans when applicable, and historical and financial records maintained online for a minimum of ten years. He referenced several Ohio cities that currently have this; Hudson, Huber Heights and Bellbrook. He said a software used is cleargov.com, there would be a cost, he does not know anything about the company but it might be worth a demo, he likes the checkbook register feature. Finance Director Delande explained that Johnstown used Ohio Checkbook in 2019-2021, which can be found on the city website under the Finance Department. We could likely also use our existing software, UAN, to link information, he can look into the Ohio Checkbook, which would probably initially give them what they are looking for, for way less money. This can be followed up on in finance committee.
14. Clerk Monroe reminder that there are no meetings the first two weeks of July, the next Regular Council meeting will be July 21, 2026.
15. Jamie McNally said that he did not have an answer on the fireworks today, but they are working on a couple initiatives. In various counties, including Licking County, they are doing work, they are setting up a Donor Advised Fund for Licking County businesses. They are going to make a donation of more than \$10,000 to this fund this year and the Licking County Foundation is going to be the one managing the money and the applications, so they are making a substantial donation to the Licking County Foundation. He said they will probably ask for the city's help later this summer to get the word out. These grants are something more substantial that would go towards certain initiatives, it will be outlined in the application whether it's education, sustainability, health and wellness and certain things along those lines, details will be coming out soon.

14. Adjourn

With no further business, Ms. Shook moved to adjourn, Mr. Cook seconded and all were in favor. The motion carried 6-0 and the meeting ended at 8:11 pm.

Next Council Meeting July 21, 2026



Special Council
Monday, June 22, 2026 - 5:00 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Special Council Meeting for Monday, June 22, 2026 at 5:14 PM.

2. Roll Call

Present - Matthew Huggins, Tiffany Hollis, Ryan Green, Jeff Barr, Kyle Cook, Nicole Shook

Absent - Donald Barnard (joined virtually)

Staff present - Teresa Monroe - Clerk of Council

Public present - David Collinsworth MAG, two applicants

3. Approval of Agenda

ACTION: Mayor Hollis moved to approve as written; Kyle Cook seconded and all were in favor.

AYES: Mayor Hollis, Ryan Green, Matthew Huggins, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

4. Executive Session to consider the employment of a public employee

ACTION: Kyle Cook moved to enter Executive Session to consider the employment of a public employee, including members of council, Mr. Collinsworth and applicants; Jeff Barr seconded and the vote was as follows:

AYES: Kyle Cook, Nicole Shook, Matthew Huggins, Tiffany Hollis, Ryan Green, Jeff Barr

NOES: None

ABSTAIN: None

Passed 6 - 0

Council entered Executive Session at 5:15 pm and returned to Regular Session at 6:28 pm.

5. Other Business

No further business.

6. Adjourn

With no further business, a motion and a second to adjourn carried 6-0 and the meeting ended at 6:28 pm.



Special Council
Tuesday, June 30, 2026 - 5:00 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Special Council Meeting for Tuesday, June 30, 2026 at 5:05 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

Absent - Jeff Barr

Staff present - Teresa Monroe - Clerk of Council

Public present - David Collinsworth MAG, applicants

3. Approval of Agenda

ACTION: Donald Barnard moved to approve; Matthew Huggins seconded and all were in favor.

AYES: Mayor Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

4. Executive Session to consider the employment of a public employee

ACTION: Mayor Hollis moved to enter Executive Session to consider the employment of a public employee, to include Mr. Collinsworth and the applicants; Kyle Cook seconded and the vote was as follows:

AYES: Mayor Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

Council entered Executive Session at 5:07 pm. Mayor Hollis left the meeting during the session and did not return.

Council returned to Regular Session at 7:14 pm.

5. Other Business

No further business.

6. Adjourn

With no further business, Ms. Shook's motion to adjourn was seconded by Mr. Huggins and the motion carried 5-0. The meeting ended at 7:14 pm.

Next Council Meeting July 21, 2026



June 2026

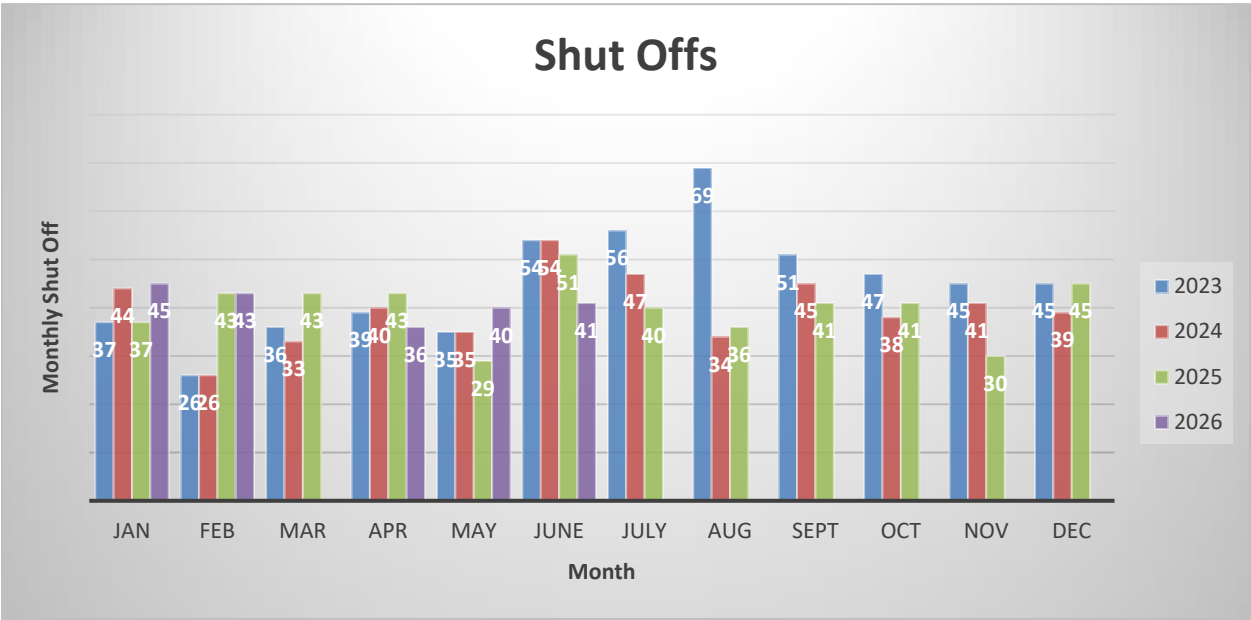
Water Council Report



Water Plant June 2026

- 1) As of June 30th, the flow is 22.384 MG.
- 2) There were 41 shut offs.
- 3) Worked on locates.
- 4) Worked on work orders.
- 5) The Water Department had 0 hours of training.
- 6) Tim Perry worked 10 hours for the Street Department.
- 7) Water Department employees began exercising main water line valves.
- 8) I attended progress meeting with Bowen the Water Plant Expansion Project.
- 9) Worked on and submitted monthly EPA reports.
- 10) Worked on 2025 CCR for EPA.
- 11) Worked with Bowen daily on the Water Plant Expansion Project.
- 12) Worked on updating the EPA Lead Inventory spreadsheet.
- 13) Changed lime feeders, took #2 feeder out and put #1 lime feeder in service. We cleaned #2 feeder and the feed line.
- 14) On 6/3/2026, Water Department employees assisted on a main line repair on W. Coshocton St.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown



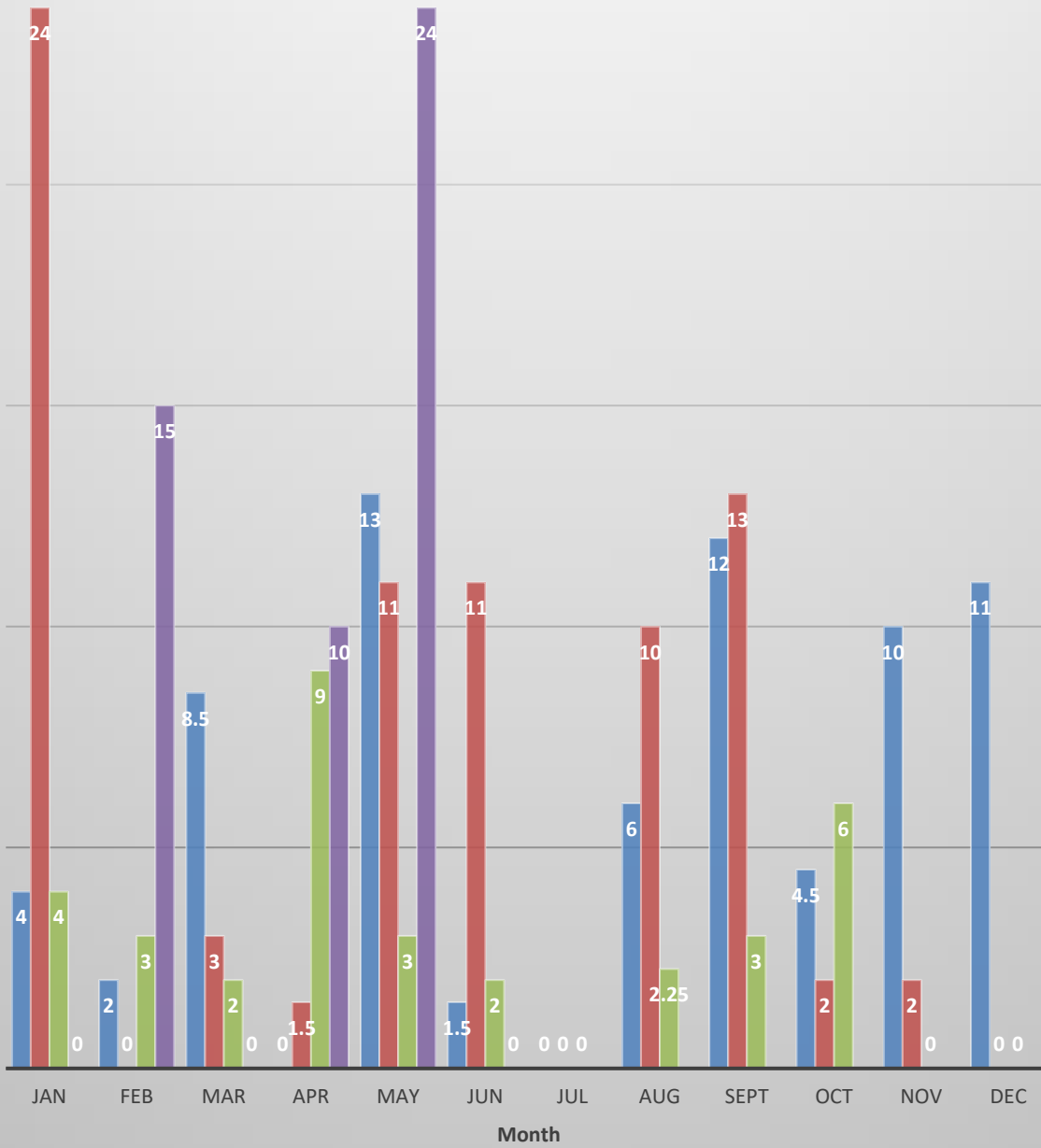
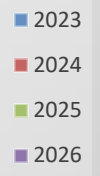
Daily Plant Tap Test Results

Date	PH	Phenol	Total	Total	Plant Tap Cl2		
		Alkalinity	Alkalinity	Hardness	Free	Total	Combined
Jun-01	7.96	0	52	144	1.08	1.20	0.12
Jun-02	7.80	0	54	148	1.24	1.33	0.09
Jun-03	8.01	0	51	147	1.03	1.11	0.08
Jun-04	7.87	0	48	154	1.06	1.18	0.12
Jun-05	7.78	0	49	147	1.14	1.18	0.04
Jun-06	8.00	0	52	146	1.12	1.16	0.04
Jun-07	7.97	0	45	135	1.19	1.25	0.06
Jun-08	8.23	0	65	166	1.13	1.17	0.04
Jun-09	7.85	0	48	145	1.06	1.13	0.07
Jun-10	7.79	0	53	148	1.07	1.11	0.04
Jun-11	7.91	0	54	150	1.20	1.26	0.06
Jun-12	7.97	0	50	147	1.14	1.18	0.04
Jun-13	7.76	0	47	150	1.12	1.19	0.07
Jun-14	7.90	0	48	144	1.12	1.17	0.05
Jun-15	7.83	0	50	148	1.08	1.20	0.12
Jun-16	7.86	0	51	147	1.08	1.14	0.06
Jun-17	8.22	0	50	143	0.97	1.04	0.07
Jun-18	7.78	0	51	149	1.04	1.14	0.10
Jun-19	7.53	0	48	135	1.13	1.20	0.07
Jun-20	7.90	0	56	150	1.10	1.16	0.06
Jun-21	7.89	0	47	145	1.16	1.20	0.04
Jun-22	7.95	0	50	144	1.01	1.05	0.04
Jun-23	7.86	0	49	148	1.08	1.15	0.07
Jun-24	7.86	0	50	147	1.05	1.14	0.09
Jun-25	7.86	0	48	144	1.08	1.18	0.10
Jun-26	7.89	0	48	143	1.06	1.10	0.04
Jun-27	7.80	0	52	155	1.18	1.24	0.06
Jun-28	7.90	0	40	141	1.22	1.28	0.06
Jun-29	7.98	0	52	158	1.18	1.23	0.05
Jun-30	7.92	0	52	148	1.10	1.14	0.04
Average	8.17	0.00	52	152	1.15	1.21	0.07

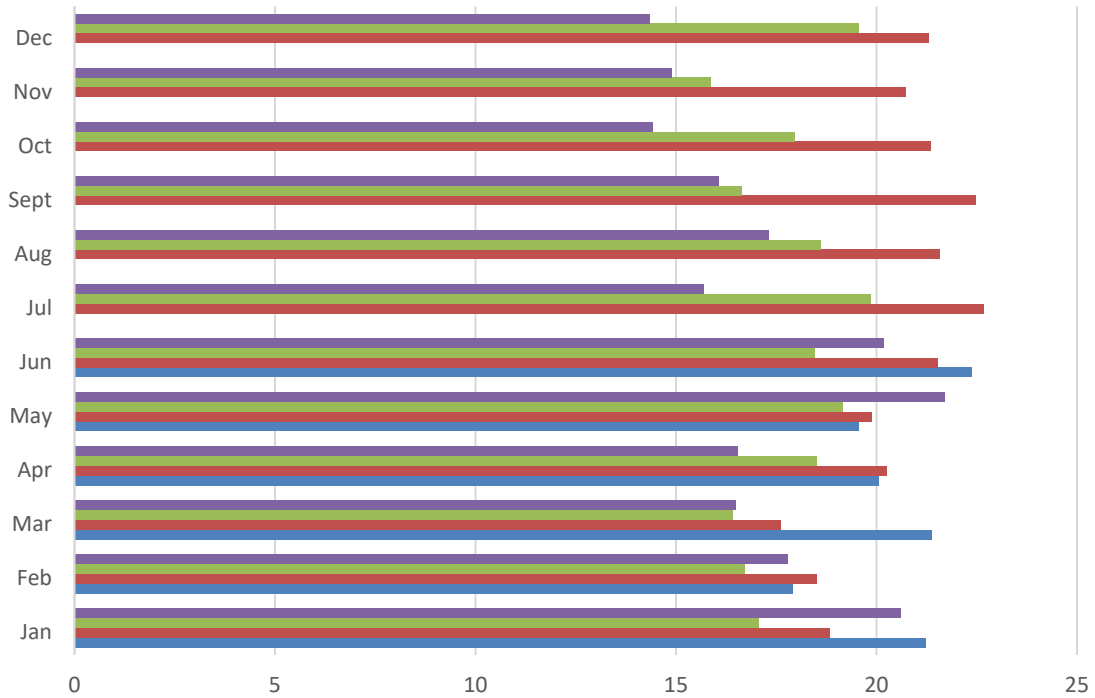
Total Alkalinity:35-55 mg/L, Phenol Alkalinity: 0-2 mg/L Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)
Free Chlorine: 0.85-1.10 mg/L

Training Hours

Monthly training hrs



Monthly Influent MG



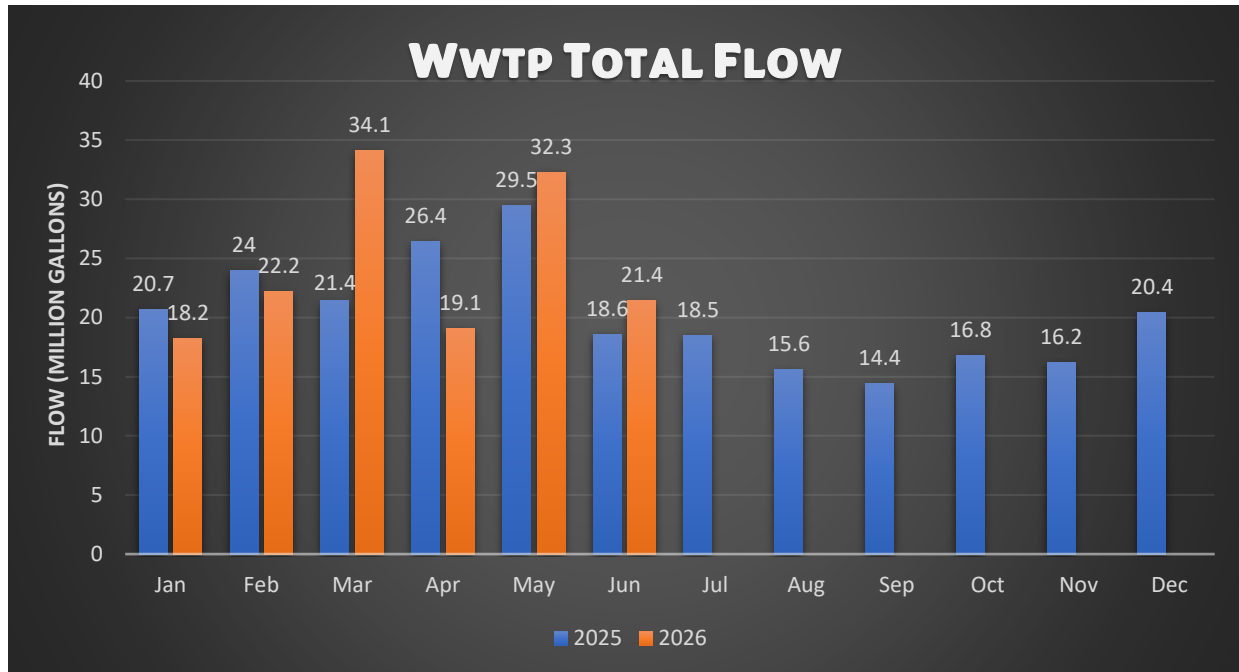
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2026	21.228	17.912	21.383	20.06	19.561	22.384						
2025	18.851	18.526	17.622	20.25	19.881	21.544	22.689	21.584	22.472	21.35	20.729	21.319
2024	17.074	16.725	16.431	18.526	19.174	18.464	19.866	18.609	16.641	17.976	15.872	19.571
2023	20.616	17.786	16.492	16.556	21.719	20.176	15.698	17.307	16.061	14.42	14.898	14.362

MG

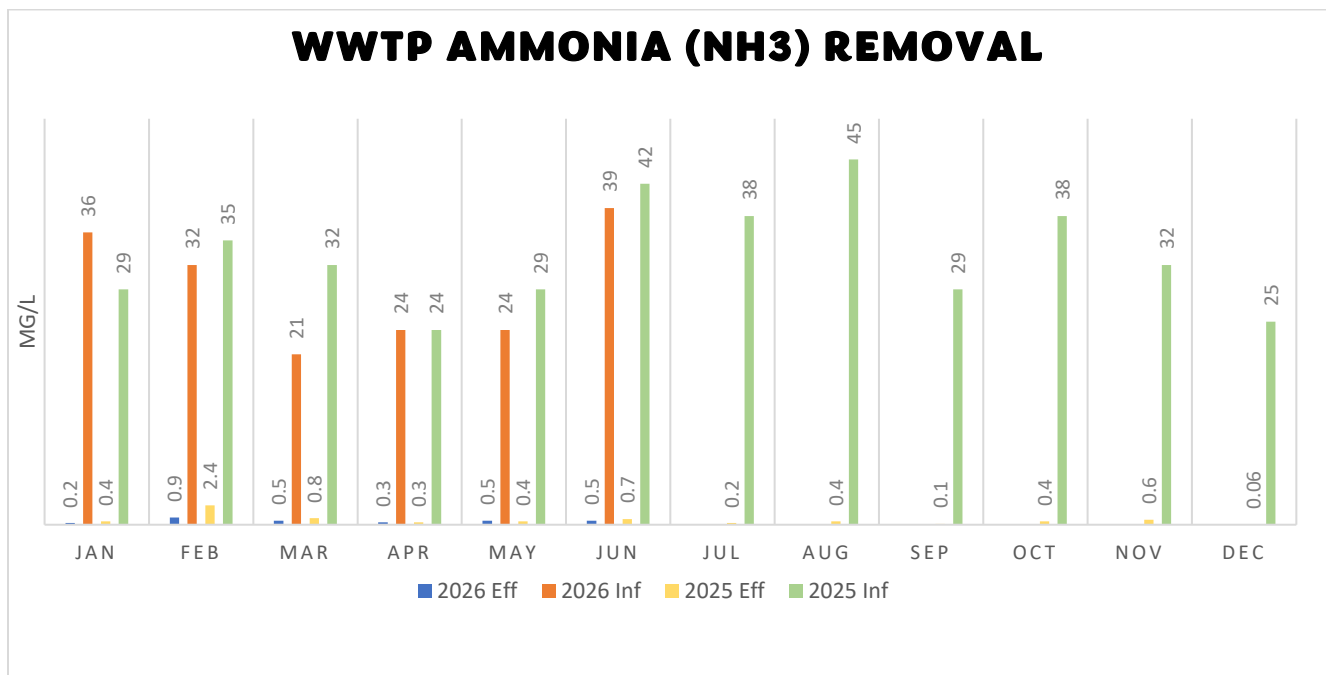


June 2026

SEWER DEPARTMENT REPORT



PLANT EFFICIENCY CHARTS

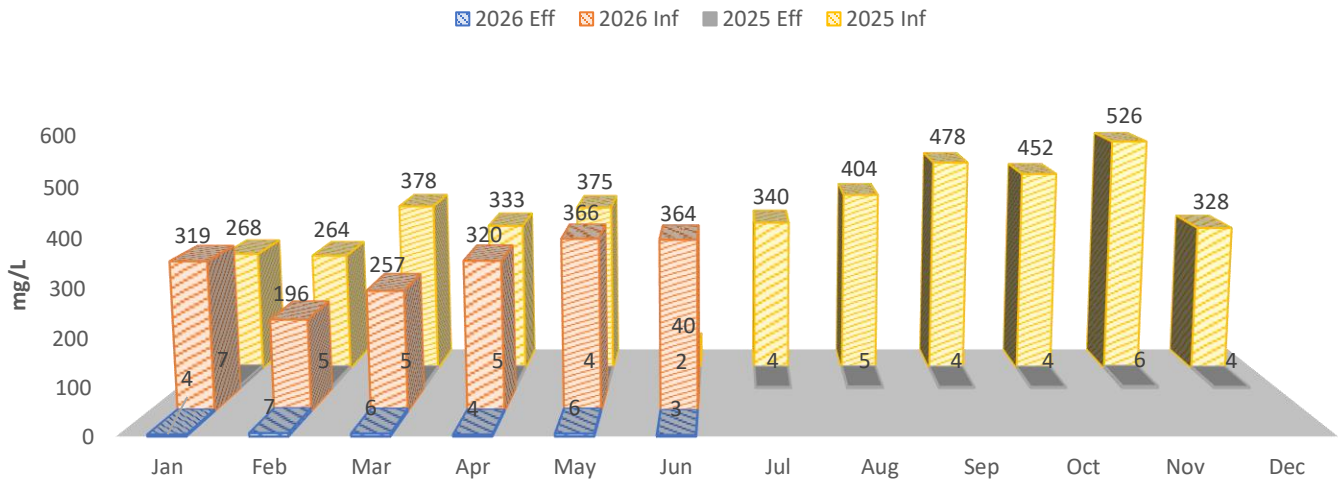


Average % of NH3 removed for the month = **99%**

Discharge Limitations

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

WWTP TOTAL SUSPENDED SOLIDS REMOVAL

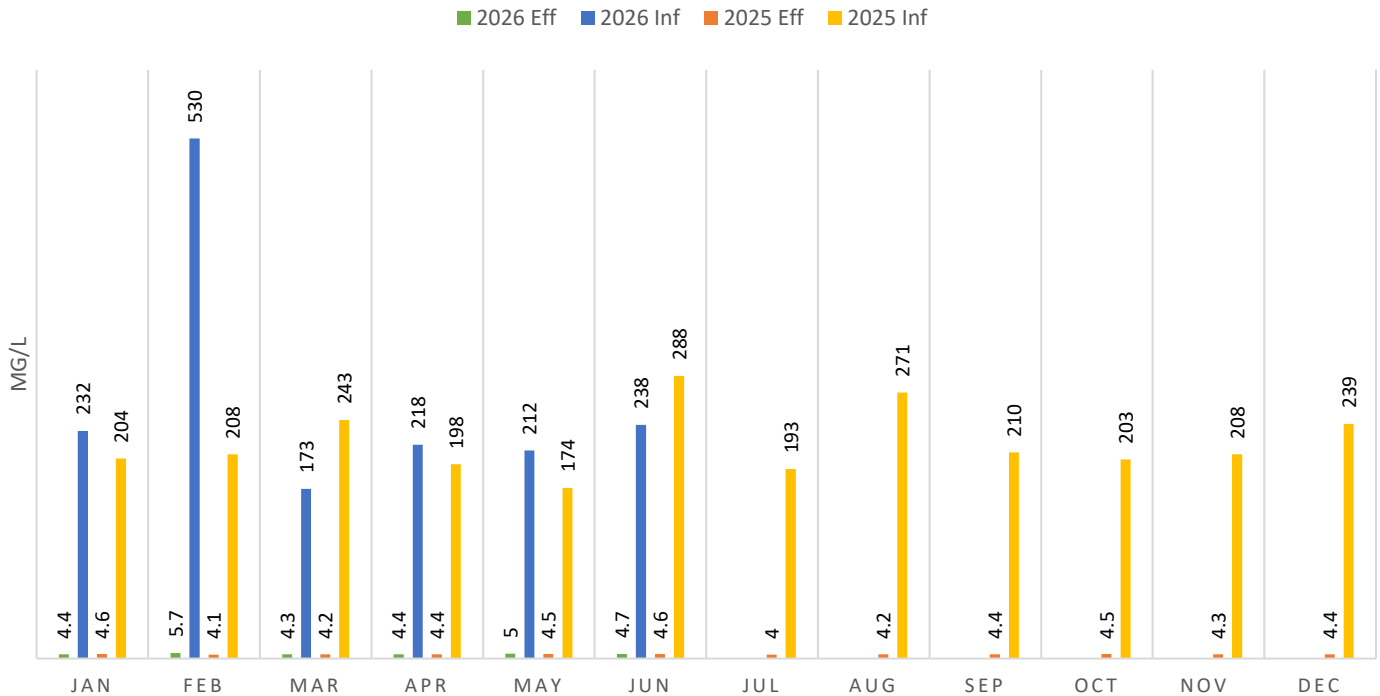


Average % of TSS removed for the month = **99%**

Discharge Limitations

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

WWTP CBOD REMOVAL



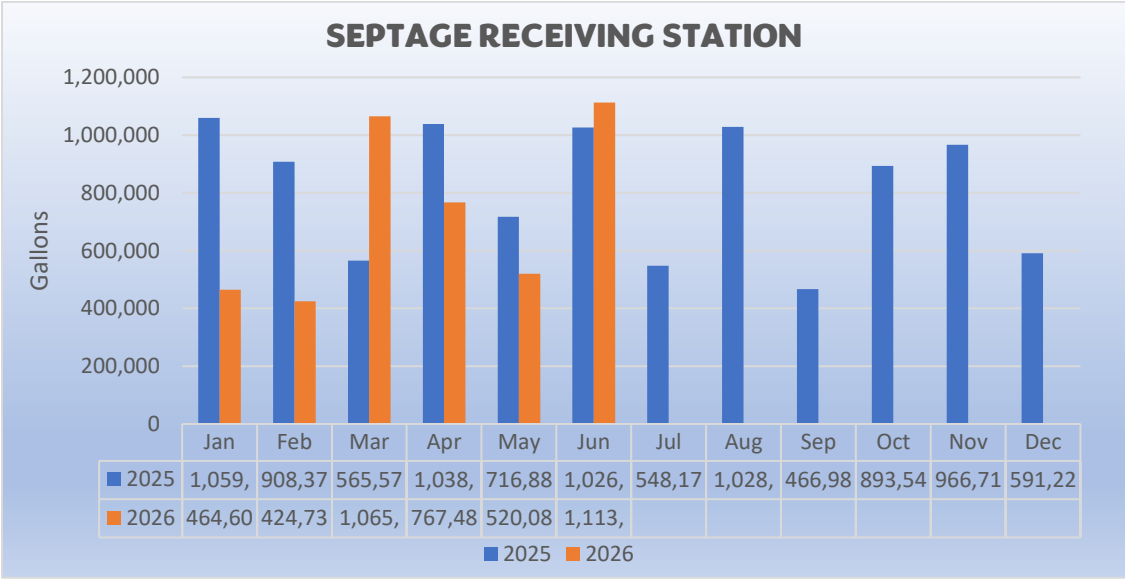
Average % of BOD removed for the month = **98%**

Discharge Limitations

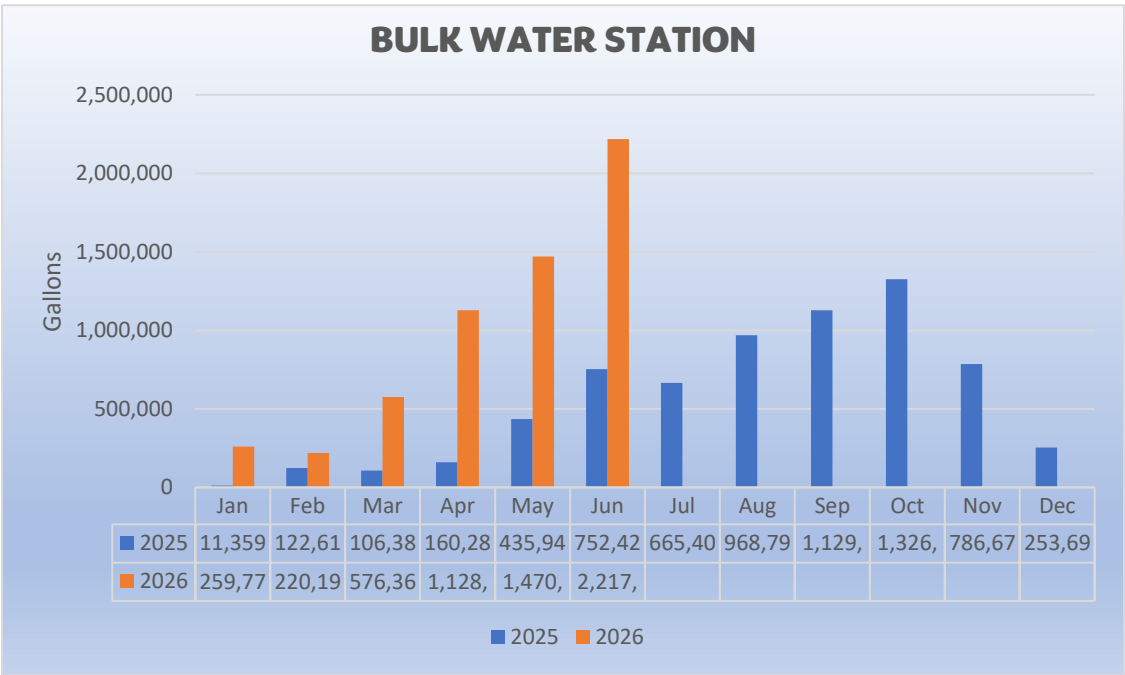
Weekly- 15 mg/L
Monthly- 10 mg/L

BULK SEWER & WATER

The following chart shows the total amount of waste in gallons brought into Johnstown for the current year and past year by the egg farm and bulk septage haulers.



The chart below shows the total amount of bulk water in gallons purchased each month for the current year and past year. NOTE: This graph contains only gallons of bulk water purchased from the fill station onsite and does not include hydrant meter usage.





Street Department Report

June 2026

[Type here]

CITY OF JOHNSTOWN, OHIO

City of Johnstown
Administrative Offices



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

Misc.

- Used 16 bags of 80lbs concrete to fix sidewalk at 287 Kyber Run.
- Put signs out for Farmers Market and Firemans Festival
- Trash pickup every (Monday-Friday)
- Used 20 bags of 80lbs concrete to fix sidewalk on Fondriest RD.
- Replaced 8 Flags from uptown that had been damaged.
- Put barricades out at S Main St. both sides of Douglas and Main and at Pratt and Main.
- Put up American Flags uptown.
- Cleaned the vac trailer, filled with fuel and water after curb box repair.

Street Maintenance

- Fixed street light at 107 Benidict Dr.
- Used street sweeper on 62 where water main break Happened
- Used cold patch on fairview Dr.
- Disposed of dead animals on 118 Maple Leaf Dr. and 63 Yardner St.
- Removed plates from 62 after water main break
- Used 2 Tons of Hot Mix for pot holes at Hillbrick Ally/312 Bottecchia Blvd/N Oregon St./Edwards Rd./Fairview Dr. and Kasson
- Used 2 tons of hot Mix for pot holes at Commerce Blvd/ Jersey ST. and the intersection of Locker and N Kasson ST.
- Used 2 Tons of hot Mix for pot Holes on S Kasson ST/ S Main ST/ Jersey ST and W Maple ST.
- Used 2 tons of hot mix on Kasson, College, Track, Phratt, Williams
- Clead off Concord RD from fallen tree.
- Replaced cross walk signs

Water Maintenance

- Asseted with the 62 Water main break
- Reset water box at 266 Concord Crossing DR.

[Type here]

Stormwater Maintenance

- Cleaned the major drains before and after each rain
- Cleaned off the street drains before and after each rain
- Help locate storm drain line at 314 Green Acres Dr.

Park Maintenance

- Trimmed bushes and low hanging branches behind 290 Village Dr.
- Trash pick up every (Mondays-Fridays)
- Trimmed up brush off bike path.
- Cut low hanging tree branches around bike path.
- Cut grass once a week and trim around parks.

Sewer Maintenance

2026



TYPE OF WORK

■ January ■ February ■ March ■ April ■ May ■ June
■ July ■ August ■ September ■ Ocboter ■ November ■ December

Service Directors Report

6/30/2026

- 1) Water Plant Update – Held water plant construction meetings June 4-11-18-25. Critical items discussed Were new sludge tank construction and concrete pours. This work created parking issues. A temporary stone parking area was created for employees outside the fence.
- 2) Wastewater Plant Update – EPA has approved PTI.
- 3) Coughlin Apartments – No new information
- 4) Leak Detection –June 3rd had a major transmission line break on state route 62 (West Coshocton St). Line was repaired. Boil alert was issued and when the safe bacteria report was received the boil alert was lifted. The rest of transmission main looked to be in good condition.
- 5) Vacant Street department position is still open.
- 7) Micro sealing and crack sealing for Concord Rd and Buena Vista Drive has been delayed again. I am waiting on new schedule.
- 8) Initial street grading has been completed and turned into committee.
- 9) Bid set for Leafy Dell and Pershing have been completed and advertised. Bid opening is set for July 14th.
- 10) The IAMGIS team has started working with Johnstown team to transfer information.



Patrol Statistics

	2024	2025												2026													
	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Calls for Service	7003	511	296	340	234	226	313	349	328	334	307	423	389	4050	424	318	365	398	360	347							2212
Officer Initiated Calls	4930	346	150	187	98	77	156	192	202	172	145	274	244	2243	286	192	161	229	194	180							1242
Dispatched Calls	2071	165	146	153	136	149	157	157	126	162	162	149	145	1807	138	126	204	169	166	167							970
Case Reports	246	18	25	16	24	13	14	24	15	23	23	21	9	225	15	17	21	33	24	16							126
Crash Reports	109	13	5	9	9	8	7	11	13	11	9	9	12	116	11	6	4	10	9	7							47
Arrests	28	1	0	2	1	1	0	1	1	4	1	2	1	15	0	0	3	0	1	2							6
Traffic Citatitons	428	63	36	96	35	16	28	46	34	28	32	40	30	484	40	17	27	46	33	29							192
Parking Citations	31	1	2	0	2	2	15	10	3	13	4	2	2	56	6	5	0	4	5	6							26
Business Checks	3002	168	6	6	9	5	10	3	10	5	7	6	6	241	61	53	27	30	17	19							207
House Checks	280	8	0	0	0	16	34	15	51	31	27	124	107	413	51	1	0	20	13	5							90
Traffic Crashes	160	14	7	11	13	12	10	13	14	15	14	11	14	148	14	7	8	11	13	15							68
Traffic Stops	832	119	79	148	57	21	40	67	67	51	54	62	48	813	72	56	56	77	57	53							371
Theft	73	6	6	6	2	5	9	7	6	3	2	5	4	81	4	4	4	7	5	1							25
Domestic Violence	58	3	1	1	5	5	1	4	6	9	5	8	5	53	5	2	3	6	9	4							29
Assault	17	0	1	1	0	2	2	1	0	1	1	0	1	10	0	0	2	2	2	2							8
OVI	5	0	0	1	0	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0							1
Vandalism	54	3	4	0	4	1	5	2	2	0	2	1	0	24	6	1	4	2	0	0							13
Juvenile Complaint	45	4	7	12	5	9	4	2	5	5	3	2	6	64	1	2	8	13	15	3							42
Trespassing	19	2	2	1	1	1	1	1	4	4	5	3	1	26	0	1	2	0	6	0							9
Other Agency Assist	169	9	41	32	21	28	19	28	16	21	19	28	27	289	26	32	20	37	28	31							174
Warrant	17	1	0	1	1	1	0	0	0	1	0	1	1	7	0	0	1	0	1	1							3
Overdose	4	0	1	0	1	1	0	1	1	0	0	0	0	5	0	0	1	0	0	0							1
Suicide Threat	23	0	2	2	1	0	1	3	1	1	0	3	0	14	1	1	0	1	0	0							3
Alarm Drops	171	16	11	15	12	8	17	13	7	17	10	17	25	168	16	12	11	13	11	11							74
911 Hang Up/Misdial	235	22	19	12	15	11	14	32	15	21	12	10	16	199	17	13	17	13	15	23							98

Accident Statistics

	DATE	DAY	TIME	LOCATION	NON INJURY	INJURY	UNOCCUPIED	HIT SKIP	CAD #
1	1/2/2026	FRI	1559	W COSHOCTON ST @ WOODGATE DR	X				2026-0018
2	1/3/2026	SAT	605	W COSHOCTON ST @ N MAIN ST	X				2026-0023
3	1/6/2026	TUE	1100	E COSHOCOTN ST @ N MAIN ST	X				2026-0059
4	1/12/2026	MON	856	W COSHOCTON ST @ CLARK DR		X			2026-0142
5	1/13/2026	TUE	842	N MAIN ST @ 8	X				2026-0160
6	1/14/2026	WED	1755	W COSHOCTON ST @ 659	X				2026-0186
7	1/16/2026	FRI	1310	N MAIN ST @ W COSHOCTON ST	X				2026-0212
8	1/17/2026	SAT	1125	MINK ST @ 4817	X				2026-0221
9	1/19/2026	MON	1502	800 W COSHOCTON ST	X		X	X	2026-0262
10	1/22/2026	THU	940	W COSHOCTON ST @ CLARK DR	X				2026-0308
11	1/30/2026	FRI	1550	JOHNSTOWN UTICA RD @ 11891	X				2026-0413
11					10	1	1	1	
1	2/2/2026	MON	828	151 WOODGATE DR	X		X		2026-0437
2	2/5/2026	THU	1644	W COSHOCTON ST @ N MAIN ST	X				2026-0477
3	2/7/2026	SAT	1608	BIGELOW DR @ COTTONTAIL CT	X				2026-0496
4	2/19/2026	THU	744	N MAIN ST @ 121	X				2026-0623
5	2/22/2026	SUN	2143	W COSHOCTON ST @ 258	X				2026-0665
6	2/23/2026	MON	1623	W COSHOCTON ST @ S MAIN ST	X				2026-0676
6					6	0	1	0	
1	3/8/2026	SUN	0013	EDWARDS RD @ 209		X			2026-0819
2	3/9/2026	MON	1430	W COSHOCTON ST @ N MAIN ST	X				2026-0833
3	3/11/2026	WED	1130	S MAIN ST @ W JERSEY ST		X			2026-0860
4	3/31/2026	TUE	1738	800 W COSHOCTON ST	X		X	X	2026-1102
4					2	2	1	1	



	DATE	DAY	TIME	LOCATION	NON INJURY	INJURY	UNOCCUPIED	HIT SKIP	CAD #
1	4/11/2026	SAT	1245	N MAIN ST @ 8	X				2026-1259
2	4/14/2026	TUE	2130	800 W COSHOCTON ST	X				2026-1302
3	4/15/2026	WED	1208	S MAIN ST @ 18	X			X	2026-1313
4	4/17/2026	FRI	1922	W JERSEY ST @ S WILLIAMS ST		X			2026-1347
5	4/19/2026	SUN	1205	W COSHOCTON ST @ MEADOW LN	X				2026-1369
6	4/20/2026	MON	747	N OREGON ST @ EDWARDS RD		X			2026-1380
7	4/20/2026	MON	1645	W COSHOCTON ST @ 186	X				2026-1384
8	4/22/2026	WED	1120	W COSHOCTON ST @ 744	X				2026-1407
9	4/22/2026	WED	1431	W COSHOCTON ST @ 8	X				2026-1408
10	4/30/2026	THU	1656	S MAIN ST @ W COLLEGE AVE		X			2026-1505
10					7	3	0	1	
1	5/1/2026	FRI	835	E COSHOCTON ST @ N MAIN ST	X				2026-1511
2	5/8/2026	FRI	932	E COSHOCTON ST @ 429		X			2026-1589
3	5/11/2026	MON	1221	8 N MAIN ST	X			X	2026-1626
4	5/13/2026	WED	1838	E COSHOCTON ST @ 80	X				2026-1655
5	5/15/2026	FRI	1655	N WILLIAMS ST @ W COSHOCTON ST		X			2026-1678
6	5/20/2026	WED	1707	S MAIN ST @ CONCORD RD		X			2026-1735
7	5/21/2026	THU	653	E COSHOCTON ST @ SPORTSMAN CLUB	X				2026-1742
8	5/21/2026	THU	1347	JOHNSTOWN UTICA RD @ 11891	X				2026-1749
9	5/27/2026	WED	1636	E COSHOCTON ST @ N MAIN ST	X				2026-1818
9					6	3	0	1	
1	6/4/2026	THU	2027	S MAIN ST @ W JERSEY ST	X				2026-1906
2	6/5/2026	FRI	2003	383 W COSHOCTON ST			X	X	2026-1914
3	6/13/2026	SAT	2045	N MAIN ST @ W COSHOCTON ST	X			X	2026-2011
4	6/20/2026	SAT	1120	701 W COSHOCTON ST	X				2026-2107
5	6/22/2026	MON	1838	N MAIN ST @ W COSHOCTON ST	X				2026-2135
6	6/23/2026	TUE	626	W COSHOCTON ST @ 670	X				2026-2137
7	6/26/2026	FRI	1619	E COSHOCTON ST @ 425	X				2026-2178
7					6	0	1	2	
47				2026 TOTALS	31	6	4	5	

Officer Gary Hargraves was promoted to Sergeant on June 29th. His first day as a Sergeant will be July 21st.

Officer Joseph Windholtz was sworn in as a Police Officer on June 30th.

Sergeant Cooperrider retired on July 17th.



RESOLUTION 2026-19

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE
AMENDMENT WITH AMERICAN LEGION POST 254**

WHEREAS, On May 20, 2014, City Council passed Resolution 14-25 approving a lease agreement with American Legion Post 254 for the “Rec Center” building located at 180 West Maple Street; and

WHEREAS, upon the review and recommendation of the Facilities Committee, City Council approves of the proposed amendments to the original lease shown in **Exhibit A** attached; and

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

Section 1. City Council hereby accepts and approves the amended Lease Agreement attached hereto as **Exhibit A**; and

Section 2. City Council authorizes and directs the City Manager to sign this Agreement on behalf of City Council; and

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of 'this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction: March 3, 2026

Public Hearing/Vote: July 21, 2026

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

FIRST AMENDMENT TO LEASE

This FIRST AMENDMENT TO LEASE (this “First Amendment”) is made and entered into as of _____, 2026, by and between THE CITY OF JOHNSTOWN, LICKING COUNTY, OHIO (formerly known as the Village of Johnstown, Ohio), an Ohio municipal corporation (“Lessor”), and AMERICAN LEGION POST #254, INC., an Ohio non-profit corporation (“Lessee”).

WHEREAS, Lessor and Lessee entered into that certain Lease dated effective as of May 28, 2014, (the “Lease”), providing for the lease of real property and improvements located at 180 West Maple Street, Johnstown, Ohio 43031 (the “Premises”), as more particularly described therein; and

WHEREAS, Lessor and Lessee desire to amend the Lease, as hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor hereby amend the Lease as follows:

Section 1 of the Lease is hereby deleted in its entirety and replaced with:

1. **LEASED PREMISES:** The “Leased Premises” shall consist of a portion of Lessor’s property commonly known as 180 West Maple Street, Johnstown, Ohio 43031, consisting of the Recreation Center Building, and surrounding land and improvements, all as shown on the map attached hereto as Exhibit A.

Section 4 of the Lease is hereby deleted in its entirety and replaced with:

4. **LESSOR’S RIGHT TO RELOCATE LESSEE; LESSEE’S RIGHT TO TERMINATE:** Lessor shall have the right, at Lessor’s expense, to relocate Lessee to other substantially similar premises in Johnstown, Ohio (“New Premises”), at the same rental rate and according to the same terms of the Lease. In the event Lessor elects to exercise the right of relocation, Lessor shall deliver written notice to Lessee identifying the location of the proposed New Premises. Within thirty (30) days of receipt of the aforementioned notice, Lessee shall deliver to Lessor a written statement of the total cost of all improvements/renovations to the Premises incurred by Lessee after the date of execution of this First Amendment, attaching all paid invoices for said improvements/renovations. As a condition precedent to Lessee’s obligation to relocate under this Section, Lessor must compensate Lessee based upon either the total cost of all Lessee’s improvements/renovations to the Premises, or Three Hundred Thousand Dollars (\$300,000.00), whichever is less, according to the depreciation schedule below, the timeline for which is based on the anniversary of the full execution of this First Amendment.

Year 1	100%
Year 2	94.44%
Year 3	88.89%
Year 4	83.33%
Year 5	77.78%
Year 6	72.22%
Year 7	66.67%
Year 8	61.11%
Year 9	55.56%
Year 10	50%
Year 11	46%
Year 12	42%
Year 13	38%
Year 14	34%
Year 15	30%
Year 16	26%
Year 17	22%
Year 18	18%
Year 19	14%
Year 20	10%
Year 21	0%

By way of example, if Lessee spends \$100,000 on renovations to the Premises, and Lessor issues its notice to relocate Lessee within the first year after execution of this First Amendment, Lessor must pay to Lessee \$100,000 to exercise its right to relocate Lessee. As another example, if Lessee spends \$100,000 on renovations to the Premises, and Lessor issues its notice to relocate Lessee in year 10, Lessor must pay Lessee \$50,000 to exercise its right to relocate Lessee.

Lessee shall vacate the Premises within sixty (60) days of receiving compensation from Lessor as described above; or, if no compensation is due to Lessee, then Lessee shall vacate the Premises within ninety (90) days of receipt of Lessor's notice to relocate.

Further, Lessee shall have the right to terminate this Lease without penalty upon ninety (90) days written notice to Lessor.

Section 8.A. of the Lease is hereby deleted in its entirety and replaced with:

- A. Lessee's members, guests, invitees, licensees, and sub-lessees shall be permitted to consume alcohol within the Leased Premises. Any alcohol usage on the Leased Premises shall comply with all local laws regarding alcohol consumption on properties owned by the City of Johnstown. Lessee shall be permitted to acquire a liquor license/permit through the Ohio Division of Liquor Control ("ODLC") to sell alcohol to members, guests, invitees, licensees, and sub-lessees. Lessee shall comply with all

statutes, rules, regulations and other requirements of the ODLIC pertaining to any such license/permit. Lessee shall not operate a bar in the Leased Premises which is open to the public. No smoking shall be permitted inside the Recreation Center Building.

Section 8.C. of the Lease is hereby deleted in its entirety and replaced with:

- C. Lessee will not in any way assign or transfer this Lease, or any interest therein, without the express prior written consent of Lessor. However, notwithstanding the foregoing, Lessee may sublet all or part of the Leased Premises to sub-lessees on a short-term basis for events ("Short-Term Rentals"). Any Short-Term Rental shall be for a period no longer than five (5) days. In the event Lessee wishes to sublet all or part of the Leased Premises for periods longer than five (5) days, Lessee shall seek approval of Lessor, which approval Lessor shall not unreasonably withhold.

Section 8.K. of the Lease is hereby deleted in its entirety and replaced with:

- K. Lessee agrees to procure and maintain in force during the term of this Lease and any extension or renewal hereof, at Lessee's expense, with an insurance company approved by Lessor, comprehensive general liability insurance, in the amount of One Million Dollars (\$1,000,000.00) in the aggregate, and property damage insurance in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000.00) in the aggregate. Every five (5) years Lessee shall provide a certificate of insurance to Lessor, or upon Landlord's request. Lessor and Lessee hereby waive all causes of action and rights of recovery against each other and their respective agents, employees, licensees and invitees for any injury to or death of any person, or loss or damage occurring to the Premises, or the improvements, fixtures or other personal property located in or about the Premises resulting from any perils covered by insurance, regardless of the cause or origin of such loss or damage (including without limitation the negligence of either party or their respective agents, employees, licensees and invitees), to the extent of any recovery on or under any policy or policies of insurance, provided that said insurance will not be invalidated in whole or in part by reason thereof.

All other terms and provisions of the Lease are ratified, shall remain unchanged and shall continue in full force and effect. Should any provisions of this First Amendment conflict with the Lease, the provisions of this First Amendment shall control.

All capitalized terms not otherwise defined herein shall have the same meaning given such terms in the Lease.

This First Amendment may be executed in any number of counterparts, each of which shall for all purposes be deemed to be an original, and all of which are identical. Facsimile and/or electronic signatures appearing hereon shall be also deemed original.

[signatures on following page]

DATED effective as of the date set forth hereinabove.

LESSOR:

The City of Johnstown, Licking County, Ohio, an Ohio
municipal corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss:
COUNTY OF _____)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared _____, the _____ of the City of Johnstown,
Licking County, Ohio, an Ohio municipal corporation, who acknowledged that he/she/they did
sign the foregoing instrument and that the same is his/her/their voluntary act and deed and that
he/she/they had full authority to sign on behalf of said entity.

IN TESTIMONY HEREOF, I have hereunto set my hand and official seal this
day of _____, 202__.

NOTARY PUBLIC

Approved as to Form:

Yazan Ashrawi, Law Director

LESSEE:

American Legion Post #254, Inc., an Ohio non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss:
COUNTY OF _____)

BEFORE ME, a Notary Public in and for said County and State, personally appeared _____, the _____ of American Legion Post #254, Inc., an Ohio non-profit corporation, who acknowledged that he did sign the foregoing instrument and that the same is his voluntary act and deed and that he had full authority to sign on behalf of said company.

IN TESTIMONY HEREOF, I have hereunto set my hand and official seal this day of _____, 202__.

NOTARY PUBLIC



AN ORDINANCE TO AMEND CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES

WHEREAS, The City of Johnstown identified a need and opportunity to amend Chapter 1141 of the Codified Ordinances, which governs Districts generally; and

WHEREAS, The proposed change adds a new Section 1141.05, which will govern the City's New Community Authority; and

WHEREAS, On April 21, 2026, City Council passed Resolution 2026-33 initiating the proposed changes to the Codified Ordinances; and

WHEREAS, On May 12, 2026, the Planning and Zoning Commission recommended to Council that the amendment be granted as requested; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF JOHNSTOWN, STATE OF OHIO, AND THE MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section One: The City of Johnstown Council hereby accepts the recommendation of the Planning and Zoning Commission to adopt the proposed changes to the Zoning Ordinance to add Section 1141.05 consistent with the attached Exhibit A.

Section Two: It is found and determined that all formal actions of this City Council, concerning and relating to the recommendation of adoption of this Ordinance, were approved in an open meeting of this City Council, and that meetings resulted in such formal action where meetings were open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction/Public Hearing: June 16, 2026

Vote: July 21, 2026

Effective:

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

1141.05 New Community Authority.

(a) From and after the effective date of this Section 1141.05, the City shall not enact any legislation accepting the following territory for annexation under Ohio Revised Code Section 709.04 until there has been compliance with the following requirements relating to the Johnstown New Community Authority which was established by the City pursuant to Ordinance 11-2024, as that legislation may be amended in the future (the "Authority"):

(1) If the newly annexed area is greater than five (5) acres in area and its current use is agricultural or residential, the property shall be required to be irrevocably added to the Authority, but shall not be subject to any community development charge levied by the Authority until such time as the property owner requests and is granted a legally effective rezoning of the property to a higher or denser use from that which exists on the property immediately upon the annexation.

(2) If the current use of the newly annexed area is other than agricultural or residential, regardless of its size, the property shall be required to be irrevocably added to the Authority and thereafter shall be subject to any community development charge levied by the Authority.

(3) If the newly annexed area is five (5) acres or less in area and the current use is agricultural or residential, any legislation rezoning the territory to a higher or denser use as compared to that which exists on the property prior to such a rezoning shall include, whether or not expressly stated in the rezoning legislation, a requirement to irrevocably add the property to the Authority and thereafter shall be subject to any community development charge levied by the Authority.

(b) From and after the effective date of this Section 1141.05, any legislation rezoning property greater than five (5) acres in size that was annexed to the City prior to the effective date of this provision that, when approved, will apply a different zoning classification to the property when compared to the designation which applied to it on the effective date of this provision, shall include, whether or not expressly stated in the rezoning legislation, a requirement to irrevocably add the property to the Authority and thereafter shall be subject to any community development charge levied by the Authority.

(c) Within thirty (30) days after appropriate action is taken by the City becomes legally effective which initiates the requirement to add property to the Authority, the property owner shall fully execute a declaration of covenants or other instrument as necessary to give legal effect to the jurisdiction of the Authority over the property, in a form approved by the Authority, and shall cause the same to be recorded at its sole cost. Following such recording, the property owner shall provide a recorded copy of the document to the City and the Authority for their records. The property owner also shall execute any other documents or instruments required by the City, the Authority, or applicable law to subject the property to the Authority. The failure of a property owner to comply with the

Exhibit A Ordinance 06-2026

requirements of this Section 1141.05 shall constitute a zoning violation enforceable pursuant to other relevant provisions of the Codified Ordinances.

(Ord. 06-2026. Passed __-__-2026.)



ORDINANCE 07-2026

AN ORDINANCE TO AMEND CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES

WHEREAS, The City of Johnstown identified a need and opportunity to amend Chapter 1165 of the Codified Ordinances, which governs Planned Development PD Districts; and

WHEREAS, The proposed changes include changes to the substance and process for making additions to an existing Planned Development District as well as a new term to create the opportunity for a housing bank and process for a replacement Planned Development District; and

WHEREAS, On April 21, 2026, City Council passed Resolution 2026-32 initiating the proposed changes to the Codified Ordinances; and

WHEREAS, On May 26, 2026, the Planning and Zoning Commission recommended to Council that the amendment be granted with modification; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF JOHNSTOWN, STATE OF OHIO, AND THE MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section One: The City of Johnstown Council hereby accepts the recommendation of the Planning and Zoning Commission to adopt the proposed changes to Zoning Ordinance Chapter 1165 consistent with the attached Exhibit A.

Section Two: It is found and determined that all formal actions of this City Council, concerning and relating to the recommendation of adoption of this Ordinance, were approved in an open meeting of this City Council, and that meetings resulted in such formal action where meetings were open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction/Public Hearing: June 16, 2026

Vote: July 21, 2026

Effective:

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

CHAPTER 1165

Planned Development PD District

1165.01 Purpose and application.

1165.02 Establishment of Planned Development District.

1165.03 Permitted and conditional uses.

1165.04 Standards - generally.

1165.05 Project phasing.

1165.06 Procedures.

1165.07 Plan approval criteria.

1165.08 Submission requirements.

1165.09 Special PD requirements for parkland and privately owned open space.

CROSS REFERENCES

Conditional uses - see P. & Z. Ch. 1131

Amendments - see P & Z. Ch. 1137

1165.01 PURPOSE AND APPLICATION.

(a) Purpose. The Planned Development (PD) District regulations are intended to provide flexibility and creativity in terms of the types of uses and improvements that may be developed and operated within a particular area. The purposes of the PD District regulations are to:

(1) Facilitate master planning to provide for cohesive development across multiple properties;

(2) Provide an opportunity for a mix of land uses otherwise not permitted within standard municipal zoning district classifications to facilitate the development and operation of uses in a manner that reflect modern needs, market trends, and preferences.

(3) Allow for the creation of development standards that respect the unique characteristics and qualities of a property and the immediate vicinity and protect the community's natural resources.

(4) Enable more specific reviews of certain design characteristics to ensure that a development project is properly integrated into its surroundings and is compatible with or complimentary to adjacent development.

Exhibit A Ordinance 07-2026

(5) Assure compatibility between proposed land uses within and around the Planned Development District through appropriate development controls.

(6) Pursue the goals of the City as defined in the city's major policies and plans like the comprehensive land use plan. .

(7) Promote economical and efficient use of land and reduce infrastructure extension and long-term maintenance costs through unified development.

(8) Provide for supporting community amenities such as (but not limited to) parkland, paths, open spaces, and tree preservation areas.

(9) Establish objective criteria for development plan review that ensure conformity to community and district standards and allow for consistent treatment throughout.

(10) Encourage proper relationships between buildings, other developments, structures, and land, and develop in an orderly, coordinated, and comprehensive manner.

(11) Encourage unified development projects that exhibit creative, holistic, and superior planning and design in ways that cannot be achieved through a standard zoning district.

(12) Implement predictable and timely review procedures applicable to Planned Development Districts.

(b) Application. The Planned Development District regulations assist in accomplishing the above purposes by establishing review steps that combine the request for a zoning of real property with the development plan review process and, when applicable, the subdivision process.

(1) Separate Districts. Each Planned Development District shall be considered a separate and unique zoning district wherein a preliminary development plan (a "Preliminary Development Plan"), including (but not limited to) an associated written text providing the specific development standards applicable to the PD District (a "Zoning Text"), is adopted. The Preliminary Development Plan shall pertain only to the property within the particular PD District to which it applies. The approval of a Preliminary Development Plan application also shall constitute a zoning amendment to a PD zoning designation for the property that is the subject of the application.

(2) PD Supersedes Other Provisions. Planned Development Districts adopted and established in accordance with the provisions of this chapter shall take precedence over any conflicting regulations contained in the City's Planning and Zoning Code and/or Subdivision Regulations.

(c) Ownership/Control. A Planned Development District shall be an integrated, unified development project wherein the entire project area that is the subject of a single application shall be in common or shared ownership and/or control at the time the application for Preliminary Development Plan approval is filed. Any transfer of land within the Planned Development District resulting in ownership within the development by additional or other parties after an application has been filed shall not alter the

applicability of the regulations contained herein. An approved Preliminary Development Plan shall be binding upon property owners and their successors and assigns.

(d) Eligibility. For property to be eligible to be classified with the PD designation, it must be included within a Preliminary Development Plan application pertaining to a minimum of three hundred fifty (350) acres, which must be contiguous to one another. Properties separated by a public right-of-way shall be contiguous for purposes of this provision.

(e) Additions. At any time after a Preliminary Development Plan application containing a minimum of three hundred fifty (350) acres has been approved so as to apply the PD designation thereto, separate property will be eligible, but not guaranteed, to be zoned as an addition to the same PD, regardless of whether or not it is contiguous to any of the acreage contained within that PD, if any of the following apply: (i) at least 25% of the acreage contained within the separate property is owned or controlled by the same applicant or an affiliated business entity of the same applicant that filed the original PD application; or (ii) the separate property is under common ownership with a portion of other real property that is already zoned with that PD designation; or (iii) the separate property is proposed to receive a transfer of some or all of the residential use and development rights (including, but not limited to, multi-family) from the existing PD while removing them in whole or in part from the existing PD. In addition, non-contiguous separate real property that is not contiguous with a boundary of an existing PD shall be eligible to be added to the existing PD only if any portion of the boundary of the separate property to be added is located within one half two miles of a boundary of the existing PD.

(Ord. -2026. Passed - -2026.)

1165.02 ESTABLISHMENT OF PLANNED DEVELOPMENT DISTRICT.

A Planned Development District shall be established according to the following:

(a) Zoning. A request for zoning land to a Planned Development District classification shall be made according to this Chapter 1165 by filing a Preliminary Development Plan application. All properties with a PD classification shall be designated on the zoning map as "PD" plus initials of the development name. The development name can be assigned by the applicant or can be assigned by the City Manager as a unique identifier for the project through its application and construction phases.

(b) Preliminary Development Plan. A Preliminary Development Plan application shall be reviewed by the Planning and Zoning Commission and City Council in accordance with this Chapter 1165. An action by City Council to approve, approve with conditions, or disapprove a Preliminary Development Plan application shall be deemed to constitute the act of zoning and shall be considered to be a legislative action.

(c) Final Development Plan. Final development plans (each, a "Final Development Plan") shall be reviewed and acted upon for all proposed developments which are not Major Economic Development Projects (such term being defined in Section 1165.06(j)) by the relevant reviewing body in accordance with this Chapter 1165. A Final Development Plan application may include the entirety of the PD District, or it may be submitted for part of

the PD District in accord with any commitments that were made in the approved Preliminary Development Plan with regard to the phasing of development. All uses and developments within a PD District which are not Major Economic Development Projects shall comply with an approved Final Development Plan. An action by the relevant reviewing body to approve, approve with conditions, or disapprove a Final Development Plan application (or a permitted modification to or amendment thereof) shall be deemed to constitute an administrative action.

(d) Certificate of Development Approval. A certificate of development approval ("CODA") shall be reviewed and acted upon for all Major Economic Development Projects (such term being defined in Section 1165.06(j)) by the Administrative Board of Review (such term being defined in Section 1165.06(k)). Each use and development within a PD District which qualifies as a Major Economic Development Project shall comply with an approved CODA. An action by the Administrative Board of Review to approve, approve with conditions, or disapprove a CODA application (or a permitted modification to or amendment thereof) shall be deemed to constitute an administrative action.

(e) Plats. When a plat is necessary or required it shall be reviewed in accordance with the City's Subdivision Regulations (see Part Eleven - Planning and Zoning Code, Title One. Subdivision Regulations in the City of Johnstown Codified Ordinance). An application for preliminary plat review and approval may be filed at the same time as an application for Preliminary Development Plan review and approval or Final Development Plan review and approval, or may be filed at a later date. An application for final plat review and approval may be filed at the same time as an application for Final Development Plan review and approval or may be filed at a later date.

(f) Expiration of Preliminary Development Plan and Zoning Text. Given the nature of the PD District as providing for a Preliminary Development Plan and Zoning Text having unique features suited to a particular time, the approval of a Preliminary Development Plan and Zoning Text shall expire on the third anniversary of City Council approval of the Preliminary Development Plan and Zoning Text unless construction has commenced on at least the first phase prior to that date. Further, unless construction has commenced on at least seventy percent (70%) of the total acreage of the PD District, the approval of a Preliminary Development Plan and Zoning Text shall expire as to property on which construction has not commenced, on the eighth anniversary of Council approval. At any time prior to expiration, the applicant may request and Council may grant an extension of the Preliminary Development Plan and Zoning Text approval for good cause shown.

Upon expiration of Preliminary Development Plan and Zoning Text approvals, the property will retain its PD District zoning, but no construction or development may proceed upon undeveloped property without approval of a new Preliminary Development Plan and Zoning Text through the legislative process established in this Chapter, or a rezoning to a different zoning district. (Ord. 10-2023. Passed 6-20-23.)

1165.03 PERMITTED AND CONDITIONAL USES.

A PD District may allow for a single use or any combination of uses when such uses are found to be compatible with one another in the context of a Preliminary Development Plan and in keeping with the intent of the general development criteria of the PD District, provided the proposed location of the uses will not materially adversely affect the public health, safety, and general welfare.

(a) List of Uses. The specific uses to be included in the proposed PD District shall be clearly listed in the Zoning Text. Uses in the Zoning Text need not be listed as permitted uses or conditional uses in any other portion of the City's Planning and Zoning Code, it being the intent that each PD District is unique and may allow for the development and operation of uses which may or may not be permitted in any other zoning district within the City. Listed permitted, conditional, and accessory uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Planning and Zoning Code or the Zoning Text. Uses that are not listed as permitted, conditional, or accessory uses in the Zoning Text shall be prohibited.

(b) Designations of Uses. Uses shall be identified in the Zoning Text as being permitted uses, conditional uses, or accessory uses. Any listed use may be limited to certain areas delineated in the Preliminary Development Plan. A PD District may include subareas, districts, or similar designations where only certain uses are permitted and where particular development standards may be applied to only a portion of the PD District. Conditional uses shall be required to be reviewed in accordance with Chapter 1131, provided, however, that a decision of the Planning and Zoning Commission to deny a conditional use application may be appealed by the applicant to City Council by filing a notice of the appeal with the City Council Clerk within fifteen (15) days after such the Planning and Zoning Commission action is taken. City Council shall then hold a hearing on the appeal at its next regularly scheduled meeting that is at least fifteen (15) days after the City Council Clerk's receipt of the appeal and shall make an administrative determination of whether or not the denial of the conditional use was illegal, arbitrary, capricious, unreasonable, or unsupported by the preponderance of substantial, reliable, and probative evidence on the record.

(Ord. 10-2023. Passed 6-20-23.)

1165.04 STANDARDS - GENERALLY.

The proposed PD District shall include development standards in the Zoning Text to identify the allowable uses of land, buildings, and other structures; building locations, bulk, layouts, arrangements, designs, and heights; the percentages of lot areas that may be occupied; the setbacks of buildings from public street rights-of-way and property lines; the sizes of yards and other spaces; the density of development; and other matters relevant to the proposed use and development. (Ord. 10-2023. Passed 6-20-23.)

1165.05 PROJECT PHASING.

If the PD District is to or may be developed in phases, each phase shall have adequate provision for vehicular access, parking, storm water management, utilities, and other public improvements to serve approved development within that phase.

(Ord. 10-2023. Passed 6-20-23.)

1165.06 PROCEDURES.

(a) General Provisions. Review of applications for Planned Development Districts shall be conducted in compliance with the provisions of this Section 1165.06. Each application shall be reviewed for completeness and compliance with applicable submission requirements, unless specific items are determined by City staff to be inapplicable or unnecessary. If the application is deemed insufficient, the City staff shall notify the applicant of the deficiencies. Only complete applications shall be placed on a Planning and Zoning Commission or City Council agenda.

(b) Concept Plan. Prior to submittal of any application for a PD, the applicant shall meet with the appropriate staff of the City for the review of a "Concept Plan" before the applicant files a Preliminary Development Plan application. The Concept Plan is intended to outline the basic scope, character, and nature of a proposed project. The review of the Concept Plan is to provide input in the formative stages of design. The Concept Plan shall include, at a minimum, a proposed general use diagram for property proposed for development, an indication of anticipated proposed uses, and other information which may be relevant to future proposed rezoning and development of the property. The applicant may (but shall not be required to) request review and feedback of a Concept Plan from the City Council prior to preparing a Preliminary Development Plan and filing a related application. If such a review is requested, an application for review of a Concept Plan shall be filed with City staff, which shall then forward it to City Council for review within thirty (30) days of the filing of the application. No discussions, opinions, or suggestions provided on any aspect of the Concept Plan shall bind the applicant or the City.

(c) Zoning Amendment Request. The submittal of a Preliminary Development Plan application to the City shall constitute an application for a zoning amendment to a PD District classification with respect to the property that is the subject of the application. The procedures, timing, and requirements for filing and reviewing a Preliminary Development Plan application as provided in this Chapter 1165 shall apply to the exclusion of the procedures, timing, and requirements for other zoning amendment applications as provided in Chapter 1137. Any amendments to an approved Zoning Text and associated Preliminary Development Plan shall update the original documents, to create a single source of regulations for each PD. Amendments that only reference a previously approved plan will not be accepted until such time as the governing Zoning Text and Development Plan update the original documents accordingly.

(d) Preliminary Development Plan Review Procedures. An application for a Preliminary Development Plan review and approval, including all submission requirements for Preliminary Development Plans, shall be reviewed and distributed according to the following procedures.

(1) Staff Review. After determining that the application is complete pursuant to the requirements of Section 1165.08(a), the relevant City staff shall forward the application to the appropriate City departments and, if determined necessary, professional consultants, for review and comment. During their review, the staff may meet with the applicant to review the application, and the applicant may revise the application in response to staff's comments.

(2) Planning and Zoning Commission Review. After the application has been deemed by City staff to be complete, the Preliminary Development Plan application shall be placed on the agenda for the next regular meeting of the Planning and Zoning Commission that meets all notice requirements of the PD District. This meeting date cannot be less than twenty (20) days but no more than forty (40) days from the application being deemed complete. The Preliminary Development Plan application and supporting documentation, City staff comments, any other reports prepared and any accompanying documents (such as, but not limited to, letters from residents or maps) shall be transmitted to the Planning and Zoning Commission prior to the meeting. The Planning and Zoning Commission shall review the application at a public hearing to determine if it complies with the approval criteria set forth in this Section 1165.07(a). When reviewing the application the Planning and Zoning Commission shall take into consideration any submitted plans, the Zoning Text, supporting documentation and/or testimony from the applicant or its agents or consultants, the City's Comprehensive Plan and/or other relevant plans and studies, staff reports, staff and/or public comments, and expert opinions.

A. Request for Additional Information/Revisions. In its review of an application, the Planning and Zoning Commission may request additional information deemed reasonably necessary to adequately review and evaluate the proposed development, and/or may request that the applicant revise elements of the application. When this occurs, the Planning and Zoning Commission may table the application. A tabled application will be scheduled for additional review at the next regular meeting of the Planning and Zoning Commission following receipt of the revised materials and schedule of revisions or amendments. The applicant may request additional time to address the information that has been requested by the Planning and Zoning Commission as part of its action to table the case, in which case the Planning and Zoning Commission shall schedule additional review of the application at the next regularly or specially scheduled meeting that allows the applicant adequate time to provide the new information.

B. Action by Planning and Zoning Commission. The Planning and Zoning Commission shall recommend to City Council one of the following after considering the approval criteria set forth in Section 1165.07(a):

(i) That the Preliminary Development Plan and its supporting documentation be approved as submitted;

Exhibit A Ordinance 07-2026

(ii) That the Preliminary Development Plan and its supporting documentation be approved with specific conditions set forth by the Planning and Zoning Commission to further improve the proposed development; or

(iii) That the Preliminary Development Plan be disapproved.

C. Transmission to City Council. The Planning and Zoning Commission shall transmit the Preliminary Development Plan application along with all appropriate documentation, including a recommendation to City Council, within seven (7) days of taking action.

(3) Review and Action by City Council. City Council shall review and act on a single proposed ordinance to approve both the zoning of the relevant property to the PD designation and the associated Preliminary Development Plan, including conducting a public hearing, in accordance with City Council procedures. Before holding the public hearing, notice of such hearing shall be given by the City Council Clerk by posting on the website maintained by the City at least seven (7) days before the date of such hearing. This notice shall set forth the time and place of the public hearing, and the nature of the proposed zoning amendment and Preliminary Development Plan as contemplated in the application.

A. In reviewing the ordinance, City Council shall consider the approval criteria set forth in Section 1165.07(a). Approval of the Preliminary Development Plan application shall be required in order for a particular property to be classified with the PD designation. City Council may accept or reject any conditions of approval of the application as recommended by the Planning and Zoning Commission, in whole or in part, or it may add conditions either in addition to or in substitution of conditions recommended by the Planning and Zoning Commission.

B. Disapproval by City Council shall result in the property that is the subject of the zoning/Preliminary Development Plan application retaining the same zoning classification as applied to it prior to the filing of the application.

C. Adoption of the ordinance to approve the Preliminary Development Plan application shall constitute a rezoning of the property to a Planned Development District, and the Preliminary Development Plan and associated commitments then shall be binding on the applicant and relevant property owner(s). The Official Zoning Map shall be amended to reflect the zoning change. In the event City Council approves the Preliminary Development Plan with conditions requiring modifications, the applicant shall incorporate such modifications into the appropriate documents and file the revised Preliminary Development Plan with the City staff for the City's records within sixty (60) days. The adequacy of any such modifications shall be determined by the City Manager or their designee.

(4) Significance of Approved Preliminary Development Plan. Legally effective approval or approval with recommended modifications of the Preliminary Development Plan application by the City Council shall:

Exhibit A Ordinance 07-2026

A. Establish the development framework for the particular PD District, including but not limited to use areas and types, densities, building types, recreational facilities, general locations of open space, and street alignments;

B. For proposed developments other than Major Economic Development Projects, permit the applicant to file one or more Final Development Plan applications for some portion or all of the PD District; and

C. For Major Economic Development Projects, permit the applicant to file one or more CODA applications for some portion or all of the PD District, in accordance with any approved phasing commitments as set forth in the Preliminary Development Plan.

(5) Replacement PD District; Housing Bank. Any property contained within a PD District for which a Preliminary Development Plan has been previously approved so as to be legally effective may be rezoned into a replacement PD District by following the same procedures of Chapter 1165 as apply to the creation of a new PD District. Additional property may be added to the replacement PD District if it otherwise meets the eligibility requirements of this Chapter 1165. The replacement PD District may create a "Housing Bank" as part of the Zoning Text for the replacement PD District. The Zoning Text may provide for the deposit of any number of residential housing units (single-family, multi-family, or other) into the Housing Bank which were permitted to be developed in the originally approved PD District if the applicant for the replacement PD District has committed, in the Zoning Text for the replacement PD District, not to develop the units which are being deposited into the Housing Bank within the boundaries of the originally approved PD District that is being replaced (such units being referred to as the "Deposited Units"). Upon the legally effective approval of the replacement PD District, the rights to Deposited Units shall be held by one or more of the applicants for the replacement PD District as designated in the approved Zoning Text. The holder of these rights shall be permitted to transfer all or some of the Deposited Units to a property or properties that are being added to the replacement PD District or to another property or properties which are later added to the replacement PD District pursuant to Section 1165.01(e) if subject to City Council approval of the transfer, in accordance with applicable procedures, such approval being in City Council's sole discretion. The Zoning Text for the replacement PD District or which applies to properties later added to the replacement PD District may include specific parameters around the future development of all or some of the Deposited Units and may include provisions allowing for the conversion of Deposited Units into other unit types (for example, multi-family units to single-family units) through a formula or some other method. Any Deposited Units which are not transferred to another property shall remain on deposit in the Housing Bank.

(e) Final Development Plans. An application for Final Development Plan review, when required, shall include the submission requirements set forth in Section 1165.08(b) and shall be submitted for review according to the following: A Final Development Plan application may include all or a portion of the PD District. An application for Final Development Plan review and approval shall be required for each portion of the development other than any portion that contains a Major Economic Development Project.

Commented [TM1]: P&Z recommendation

Commented [TM2R1]: "in accordance with applicable procedures" be changed to "in City Council's sole discretion."

Exhibit A Ordinance 07-2026

Major Economic Development Projects shall be reviewed pursuant to a certificate of appropriateness application as contemplated in Section 1165.08(j).

A Final Development Plan application shall be reviewed according to the following procedures:

(1) Staff Review. After determining that an application is complete pursuant to the requirements of Section 1165.08(b), the relevant City staff shall forward the application to the appropriate city departments and, if determined necessary, professional consultants, for review and comment. The application shall be reviewed for compliance with the approved Preliminary Development Plan, and the requirements of the Zoning Text, approved preliminary plats, and other relevant provisions of City Code. During the course of their review, City staff may meet with the applicant to review the application, and the applicant may revise the Final Development Plan application in response to staff's comments.

(2) Scheduling; Reviewing Body. After the application has been deemed by City staff to be complete, the Final Development Plan application shall be placed on the agenda for a meeting of City Council that meets all notice requirements of the PD District. The Final Development Plan application and supporting documentation, City staff comments, any other reports prepared and any accompanying documents (such as but not limited to letters from residents or maps) shall be transmitted to City Council prior to the meeting. At the meeting, City Council first shall take action to determine if it will either (A) review the Final Development Plan application so that it will make a decision to approve it, approve it with conditions, or disapprove it, or (B) refer the application to the Planning and Zoning Commission and delegate authority to review and act upon the application to that body. If City Council determines that it will retain the authority to make a decision on the particular application, then immediately following its vote to retain such authority it shall undertake a public review of and hearing on the application. Should City Council determine that it will refer the application to the Planning and Zoning Commission, then the Planning and Zoning Commission will review the application at its first meeting that is at least seven (7) days following the date when City Council took the action to refer the application. Prior to the Planning and Zoning Commission meeting, City staff shall provide the members of the Planning and Zoning Commission with copies of the same documents and materials which were provide to City Council for the same application.

The relevant reviewing body shall review the application to determine if it complies with the approval criteria set forth in Section 1165.07(b). It shall take into consideration any submitted plans, the Zoning Text, supporting documentation and/or testimony from the applicant or its agents or consultants, staff reports, staff and/or public comments, and expert opinions when reviewing the application.

(3) Request for Additional Information/Revisions. In its review of a Final Development Plan application, the reviewing body may request additional information deemed necessary to adequately review and evaluate the proposed development, and/or may request the applicant to revise elements of the application. When this occurs, the reviewing body may table the application. A tabled application will be scheduled for additional review

at the next regular meeting of the reviewing body following receipt of the revised materials and a schedule of revisions or changes, unless the applicant requests additional time to address the information that has been requested, in which case the reviewing body shall schedule additional review of the application at the next regularly or specially scheduled meeting that allows the applicant adequate time to provide the new information.

(4) Review Standard. In reviewing the Final Development Plan application, the reviewing body shall determine if the Final Development Plan complies with all specific requirements, purposes, intent, and basic objectives of the Preliminary Development Plan, and any commitments made or conditions agreed to with the adoption of the Preliminary Development Plan, and if determines that there is such compliance, it shall act to approve the application.

(5) Minor Text or Plan Modifications. The reviewing body for a Final Development Plan shall review and approve or disapprove of requests for minor text and/or plan modifications within the PD District, and may, in reviewing that Final Development Plan or a requested modification thereto, approve a minor text modification from one or more provisions of the approved Zoning Text or other elements of the approved Preliminary Development Plan, if it determines that all of the following provisions are satisfied:

A. The proposed modification(s) do not alter the list of permitted, conditional, or accessory uses or cause an increase in permitted density of development;

B. The proposed modification(s) result in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s); and

C. The development, with the modification(s) as proposed on the Final Development Plan, will have no adverse impacts upon the surrounding properties or upon the health, safety, or general welfare of the community.

(f) Action on a Final Development Plan Application. The reviewing body for a particular Final Development Plan application shall take one of the following actions thereon:

(1) Approve the application as submitted, including any requested deviations from the approved Preliminary Development Plan;

(2) Approve the Final Development Plan with modification(s) as agreed to by the applicant and/or with deviations that the required reviewing body approves; or

(3) Disapprove the Final Development Plan when the application does not demonstrate that the required standards have been met. Disapproval of the Final Development Plan shall terminate the process, subject to any applicable administrative appeal rights. The applicant may file a revised Final Development Plan application if it receives a vote of disapproval on a previous application. Such action shall be considered a new application for review and shall contain all the information required for a Final Development Plan.

Exhibit A Ordinance 07-2026

(g) Permits. Following the approval of a Final Development Plan, the applicant may proceed with the certificate of zoning compliance and building permit process for the property and the development that was the subject thereof, consistent with approval as granted.

(1) After approval of the Final Development Plan, the applicant shall obtain a zoning certificate pursuant to Chapter 1127 and a building permit prior to commencing construction.

(2) A zoning certificate and building permit shall not be issued until any required final plat has been recorded and the City has accepted any applicable land areas that are to be dedicated to the City for the property that was the subject of the Final Development Plan.

(3) Required covenants, easements, and restrictions (if any) shall be recorded prior to the approval of any building permit in a location where such covenants, easements, or restrictions are intended to apply. The City may require a copy of the recorded document prior to issuing any building permit.

(4) All construction and development under any building permit shall be in accordance with the approved Final Development Plan, as may be amended pursuant to Section 1165.04(i). Any unauthorized departure from such plan shall be cause for revocation of the certificate of zoning compliance.

(h) Appeal of Disapproved Final Development Plan. When a Final Development Plan application (or an application for an amended Final Development Plan, as provided in the immediately following subsection (i)) is disapproved by the Planning and Zoning Commission, an applicant may file an administrative appeal to City Council by filing a notice of the appeal with the City Council Clerk within fifteen (15) days after such disapproval action is taken. City Council shall then hold a hearing on the appeal at its next regularly scheduled meeting that is at least fifteen (15) days after the City Council Clerk's receipt of the appeal and shall make an administrative determination of whether or not the disapproval of the Final Development Plan was illegal, arbitrary, capricious, unreasonable, or unsupported by the preponderance of substantial, reliable, and probative evidence on the record. When a Final Development Plan application (or an application for an amended Final Development Plan, as provided in the immediately following subsection (i)) is disapproved by City Council as the reviewing body or after hearing an appeal of a Planning and Zoning Commission decision to disapprove a Final Development Plan application, an applicant may file an administrative appeal in court in accordance with applicable state law.

(i) Modifications to Approved Final Development Plans. Requested modifications to the approved Final Development Plan(s) shall be reviewed according to the following:

(1) Administrative Approval. The City Manager, or designee, in administering the approved Final Development Plan and Zoning Text, may authorize minor plan modifications to building layouts, parking arrangements, sign locations, lighting, and other site-related improvements that are required to correct any errors or address changes to

Exhibit A Ordinance 07-2026

the site made necessary during construction, provided the modifications remain consistent with the purpose of the approved Final Development Plan and Zoning Text.

(2) No administrative modifications shall be made that increase the permitted density of development or add to the list of permitted or conditional uses.

(3) Modifications deemed minor ("Minor Modifications") may include such changes as:

A. Minor adjustments in lot lines provided no additional lots are created, adequate buildable space is maintained, and required setbacks are maintained;

B. Minor adjustments in the location of and layout of parking lots provided the required perimeter setbacks, tree island coverage, yards and buffers are maintained;

C. Minor adjustments in building footprints up to three percent (3.0%) in total floor area of the originally approved building, building height(s) or floor plans, that do not alter the character or intensity of the use thereof;

D. Substitution of landscaping materials specified in the landscape plan with comparable materials of an equal or greater size;

E. Redesigning and/or relocating stormwater management facilities provided that general character and stormwater capacities are maintained;

F. Redesigning and/or relocating landscape mounds, provided that the same level and quality of screening is maintained;

G. Minor modifications to signs and/or lighting not related to design, such as size and aesthetics, and not otherwise in conflict with Chapter 1177 (signs) or to the light pollution standards set forth in Section 1179.06(b)(4)(j) of this Code;

H. Changes required by outside agencies such as the county, state, or federal departments; or

I. Other minor modifications deemed by the City Manager or his/her assigns, that do not alter the basic design or any specific conditions imposed as part of the original approval.

The City Manager, or designee, shall report approved modifications to City Council and the Planning and Zoning Commission.

(4) Amended Final Development Plan. Modifications other than Minor Modifications shall be submitted to the reviewing body that approved the original Final Development Plan as part of an application for an amended Final Development Plan. Modifications as part of an amended Final Development Plan shall be approved provided that the reviewing body finds that the modifications remain consistent with the approved Preliminary Development Plan or warrant any necessary deviation therefrom. The reviewing body for the amended Final Development Plan shall have the right and power to grant such

deviations as administrative action. If approved, amendments to the Final Development Plan shall supersede the originally approved Final Development Plan.

(j) Certificate of Development Approval. An application for a certificate of development approval (a "CODA") shall be required for a Major Economic Development Project. The term "Major Economic Development Project" shall mean "a development containing at least 50,000 square feet of gross building floor area one or more of the following land uses: administrative or professional office uses; medical office uses; research and development facilities; warehousing and/or distribution facilities; data centers; industrial, manufacturing, assembly, and/or production uses, and other uses which are identified as Major Economic Development Projects in an approved Zoning Text." In no circumstance will retail or restaurant use be eligible for Major Economic Development Project designation unless they are clearly accessory to and contained within the same building as any use that qualifies as a Major Economic Development Project absent the square footage contained within the proposed retail or restaurant use. The intent behind subjecting Major Economic Development Projects to the CODA application review process (rather than the Final Development Plan review process) is to enhance the speed-to-market of "shovel-ready" sites that are attractive to employment-generating uses and developments and/or uses which otherwise will bring significant private investments to the City. Decisions on CODA applications shall be deemed to be administrative in nature.

(k) Administrative Board of Review. An Administrative Board of Review ("ABR") is hereby created to review CODA applications. The ABR shall consist of the Council representative on the Planning and Zoning Commission; and two members of Council, appointed by a majority vote of Council. The members shall elect a Chair from among themselves. In addition, the City Manager and the Planning Director shall be non-voting ex officio members of the ABR who shall have privilege of participating in ABR deliberations. The ABR shall have the duty to review and approve, approve with conditions, or disapprove of CODA applications (and permitted modifications thereof) in accordance with the requirements of the PD District and other applicable provisions of City Code. The ABR shall meet at least twice per calendar month on dates determined by the ABR, provided that meetings may be cancelled by the Chair when no CODA applications are ready for review by the ABR. Special meetings of the ABR may be called by any member of the ABR with at least twenty-four (24) hours' prior written notice being delivered by email or other written means to the other members of the ABR and otherwise in compliance with open meetings laws.

(l) CODA Application Review Process. A CODA application shall be reviewed according to the following procedures:

(1) Staff Review. After determining that an application is complete pursuant to the requirements of Section 1165.08(c), the relevant City staff shall forward the application to the appropriate city departments and, if determined necessary, professional consultants for review and comment. The application shall be reviewed for compliance with the approved Preliminary Development Plan, and the requirements of the Zoning Text and other relevant provisions of City Code. During the course of their review, City staff may

meet with the applicant to review the application, and the applicant may revise the CODA application in response to staff's comments.

(2) ABR Review. After the CODA application has been deemed by City staff to be complete, it shall be forwarded to the ABR for review at its next regularly scheduled meeting that is at least fifteen (15) days and no more than thirty (30) days after the date when the CODA application was unless City staff deemed the filing to be incomplete, in which case the application shall be reviewed by the ABR at its next regularly scheduled meeting that is at least fifteen (15) days and no more than thirty (30) days after the date when all deficient CODA application materials have been filed by the applicant with City staff. City staff shall provide to the ABR any comments on the submittal as it deems to be necessary or appropriate as well as copies of the previously approved Preliminary Development Plan application, Zoning Text, and other related documents. At the ABR meeting, the ABR shall review the application to determine if it complies with the approval criteria set forth in Section 1165.07(c). The review of the CODA application is limited to a determination as to whether or not the plans and specifications for development of a site that have been submitted in conjunction with the CODA application comply with the approved Preliminary Development Plan which applies to that site.

(3) Request for Additional Information/Revisions. In its review of a CODA application, the ABR may request additional information deemed necessary to adequately review and evaluate the proposed development, and/or may request the applicant to revise elements of the application. When this occurs, the ABR may table the application. A tabled application will be scheduled for additional review at the next regular meeting of the ABR unless the applicant requests additional time to address the information that has been requested, in which case the reviewing body shall schedule additional review of the application at the next regularly or specially scheduled meeting that allows the applicant adequate time to provide the new information.

(4) Review Standard. In reviewing the CODA application, the ABR shall determine if the plans and specifications that are part of the application comply with all specific requirements, purposes, intent, and basic objectives of the Preliminary Development Plan, and any commitments made or conditions agreed to with the adoption of the Preliminary Development Plan. If it determines that there is such compliance, it shall act to approve the application, and if it determines that there is no such compliance, it shall table the application and provide written comments to the applicant identifying the items that do not substantially comply with the approved Preliminary Development Plan. The applicant may then revise the CODA application to address the comments, and the ABR shall review the revised submission at its next regularly scheduled meeting that is at least seven (7) days after the revision submission has been filed by the applicant with City staff. If the ABR determines that the revised application substantially complies with the approved Preliminary Development Plan, it shall approve the same, and if it determines that the revised application does not comply, then it may disapprove the revised application.

(5) Minor Text or Plan Modifications. The ABR shall review and approve or disapprove of requests for minor text and/or plan modifications for Major Economic Development Projects, and may, in reviewing a CODA application, approve a minor text modification

Exhibit A Ordinance 07-2026

from one or more provisions of the approved Zoning Text or other elements of the approved Preliminary Development Plan, if it determines that all of the following provisions are satisfied:

- A. The proposed modification(s) do not alter the list of permitted, conditional, or accessory uses or cause an increase in permitted density of development;
- B. The proposed modification(s) result in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- C. The development, with the modification(s) as proposed on the Final Development Plan, will have no adverse impacts upon the surrounding properties or upon the health, safety, or general welfare of the community.

(m) Permits - Major Economic Development Projects. Following the approval of a CODA application, the applicant:

- (1) Shall obtain all engineering permits, a zoning certificate pursuant to Chapter 1127, and a building permit prior to commencing construction of improvements on the property that was the subject of the approved CODA application.
- (2) A zoning certificate and building permit shall not be issued until any required final plat has been recorded and the City has accepted any applicable land areas that are to be dedicated to the City.
- (3) Required covenants, easements, and restrictions (if any) shall be recorded prior to the approval of any building permit in a location where such covenants, easements, or restrictions are intended to apply. The City may require a copy of the recorded document prior to issuing any building permit.
- (4) All construction and development under any building permit shall be in accordance with the approved CODA, including any modifications as may be provided in subsection (o). Any unauthorized departure from such plan shall be cause for revocation of the zoning certificate.

(n) Appeal of CODA Application Decision. When a CODA application (or an application for an amended CODA, as provided in the immediately following subsection (o)) is finally approved or disapproved by the ABR, an applicant or aggrieved party may file an administrative appeal to City Council by filing a notice of the appeal with the City Council Clerk within fifteen (15) days after such disapproval action is taken. City Council shall then hold a hearing on the appeal at its next regularly scheduled meeting that is at least fifteen (15) days after the City Council Clerk's receipt of the appeal and shall make an administrative determination of whether or not the decision on the CODA application was illegal, arbitrary, capricious, unreasonable, or unsupported by the preponderance of substantial, reliable, and probative evidence on the record. Appeal of a Council decision shall proceed as provided in state law for court review of political subdivision administrative actions.

(o) Modifications to Approved CODA. Requested modifications to approved CODAs shall be reviewed according to the following:

(1) Administrative Approval. The City Manager, or designee, in administering an approved CODA and Zoning Text, may authorize minor plan modifications to building layouts, parking arrangements, sign locations, lighting, and other site-related improvements that are required to correct any errors or address changes to the site made necessary during construction, provided the modifications remain consistent with the purpose of the approved CODA and Zoning Text. The City Manager may also authorize other Minor Modifications in accordance with the same requirements as apply to Minor Modifications of Final Development Plans. The City Manager, or designee, shall report approved modifications to City Council.

(2) Amended CODA. Modifications other than Minor Modifications shall be submitted to City Council as part of an application for an amended CODA. Modifications as part of an amended CODA shall be approved provided that City Council finds that the modifications remain consistent with the approved CODA or warrant any deviation therefrom. If approved, amendments to the CODA shall supersede the originally approved CODA.

(Ord. 10-2023. Passed 6-20-23.)

1165.07 PLAN APPROVAL CRITERIA.

(a) Preliminary Development Plan. In the review of a proposed Preliminary Development Plan, the Planning and Zoning Commission and City Council shall determine whether or not the proposed Preliminary Development Plan complies with the following criteria. In the event that either the Planning and Zoning Commission or City Council determines that the proposed zoning amendment and Preliminary Development Plan do not comply with a preponderance of these criteria, then in the case of the Planning and Zoning Commission it may recommend disapproval of the application and in the case of City Council it may disapprove the application. Should the Planning and Zoning Commission determine that the proposed Preliminary Development Plan does comply with a preponderance of these criteria, it shall recommend approval of the application. City Council then shall make the final determination as to approval, approval with conditions, or disapproval of the application in accordance with these criteria. The review criteria are as follows:

(1) The proposed development is consistent with the purpose, intent and applicable standards of this Chapter 1165.

(2) The proposed development furthers the goals and recommendations of the City's Comprehensive Plan or other planning document(s) applicable to the area that is the subject of the Preliminary Development Plan.

Exhibit A Ordinance 07-2026

(3) The proposed development shall participate in the Johnstown Community Authority. This will encourage a well-planned and orderly development which embodies a diversified and economically sound new community.

(4) The proposed development advances the general welfare of the City and will not impede the normal and orderly development and improvement of the surrounding areas.

(5) The proposed uses are appropriately located in the City.

(6) Adequate utilities, access roads, stormwater management, and other similar facilities have been or will be provided. Storm water management may include use of regional storm water management facilities approved as part of another approved Final Development Plan or, on a temporary basis, in areas outside the boundaries of the proposed Final Development Plan but within the PD District and consistent with the approved Preliminary Development Plan.

(7) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets, maintain public safety, and to accommodate adequate pedestrian and bicycle circulation systems so that the proposed development provides for a safe circulation system for motorists and pedestrians.

(8) The density of uses, lot coverage, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open spaces and parking areas, traffic accessibility and other elements contribute to the orderly development of land within the City;

(9) Proposed building, streetscape, and open space characters and designs shall further the City's goal of establishing memorable, attractive places and will utilize high-quality, enduring materials and arrangements.

(10) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area.

(11) On balance, the proposed development is expected to have a positive economic impact on the City.

(12) Internal Compatibility and Design:

A. The streetscape pattern shall provide for pedestrian and bicycle pathways, and include attractive corridors with street trees, sidewalk treatments, and appropriate lighting.

B. The overall development shall make use of existing natural features and interesting topography.

C. A variety of designs and typologies shall be included for detached residential structures, and the land use mix should be designed to be compatible and complimentary.

Exhibit A Ordinance 07-2026

D. Building designs and arrangements shall provide for architectural styles that meet and further the goals of the City and create an easily identifiable Johnstown image.

E. Open spaces shall be linked and integrated in meaningful ways. Open spaces shall provide for quality recreational amenities including playgrounds, plazas, pocket parks, seating, lighting; and passive recreational amenities such as multi-use trails and nature preserves.

(13) External Compatibility and Design:

A. The proposed development shall not significantly, negatively, and materially impact any adjacent uses.

B. The proposed development shall not negatively impact any adjacent conservation lands.

C. The proposed development shall provide bikeway and trails and connect to existing trails where opportunities exist or are planned.

D. Access and street patterns of the development shall complement and be compatible with the existing street system of the surrounding development.

E. Commercial and industrial uses within the development shall be adequately buffered from any adjacent residential uses.

(b) Final Development Plan. In the review of a Final Development Plan or a permitted amendment thereof, the reviewing body shall determine whether or not the proposed development, as depicted on the Final Development Plan, complies with the following:

(1) It substantially conforms in all pertinent respects to the approved Preliminary Development Plan, provided, however, that the reviewing body may authorize deviations or variances from such plans as provided in Section 1165.06(e)(2)(C).

(2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

(3) The development has adequate public services;

(4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code, the Zoning Text, and the Preliminary Development Plan;

(5) The architecture, style, arrangement, and materials of the proposed buildings, structures, streets, and open spaces meets or exceeds that provided for in the Preliminary Development Plan and Zoning Text;

(6) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;

Exhibit A Ordinance 07-2026

(7) Proposed signs are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located to maintain safe and orderly pedestrian and vehicular circulation (see Title Seven - Zoning Standards and Special Provisions, Chapter 1177 Signs in the City's Codified Ordinances);

(8) The landscape plan will adequately enhance the principal building(s) and site; buffer adjacent incompatible uses; break up large expanses of pavement with natural material and plantings; and provide appropriate plant materials for the buildings, site, and climate; and

(9) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters (see Part Eleven Title 13 Storm Water Management Program in the City's Codified Ordinances).

(c) Certificate of Development Approval. In the review of a CODA or a permitted amendment thereof, the ABR shall determine whether or not the proposed development, as depicted in the plans provided as part of the CODA application, complies with the following:

(1) The project that is the subject of the application qualifies as a Major Economic Development Project;

(2) It substantially conforms in all pertinent respects to the approved Preliminary Development Plan;

(3) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

(4) The development has adequate public services;

(5) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code, the Zoning Text, and the Preliminary Development Plan;

(6) The architecture, style, arrangement, and materials of the proposed buildings, structures, streets, and open spaces meets or exceeds that provided for in the Preliminary Development Plan and Zoning Text;

(7) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;

(8) Proposed signs are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;

(9) The landscape plan will adequately enhance the principal building(s) and site; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate; and

(10) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters.

(Ord. 10-2023. Passed 6-20-23.)

1165.08 SUBMISSION REQUIREMENTS.

(a) Contents of Preliminary Development Plan. A Preliminary Development Plan application shall provide the following:

(1) A completed application, on a form provided by the City, which also shall serve as an application for a zoning amendment. If the application is signed by a person other than the owner of the property, a notarized consent by the owner shall be attached.

(2) A Zoning Text with the following content and organization.

A. DESCRIPTION OF THE PROPOSAL

B. LEGAL DESCRIPTION OF THE REAL PROPERTY THAT IS SUBJECT TO THE APPLICATION (and of any subareas or subdistricts that are being proposed within the PD District)

C. REFERENCE TO A PRELIMINARY DEVELOPMENT PLAN

D. LIST OR TABLE OF PROPOSED PERMITTED, CONDITIONAL, AND ACCESSORY USES

E. DENSITY/INTENSITY MINIMUMS AND MAXIMUMS (expressed as a number of units or units per acre, total square footage or square footage per acre, impervious lot coverage ratios, or some combination thereto)

F. CRITICAL DESIGN FEATURES (Such as, but not necessarily limited to, architectural styles, allowable building materials, building arrangements and relationships, landscape and buffer standards)

G. ARCHITECTURAL STANDARDS (detailed written architectural standards and general character images for buildings to establish building typologies within the PD District for structures from which Major Economic Development Projects may operate, and detailed architectural standards for any project that does not meet the definition of a Major Economic Development Project)

H. LAND USE ALLOCATION SUMMARY OR TABLE (Including designated park space if relevant)

Exhibit A Ordinance 07-2026

I. AREA, HEIGHT, BULK & OPEN SPACE REQUIREMENTS (prescribe standards for all development areas and include acreages)

J. GENERAL REQUIREMENTS FOR ROADWAY DESIGN/TRAFFIC CIRCULATION (specific details for new street improvements or modifications to existing street improvements will be reviewed as part of a platting process)

K. IDENTIFICATION OF SIGNIFICANT NATURAL FEATURES (and description of how such features will be preserved or modified)

L. BUFFERING/SCREENING (specify typologies, locations, key considerations)

M. PROCEDURES (Describe procedures to be followed for implementation of the standards and requirements in the Zoning Text, which shall not be contrary to the procedures set forth in this Chapter 1165)

N. SUBAREAS (Description of the subareas proposed within the PD District and details concerning the use and development commitments and requirements that will be applicable to each, along with a general summary of the projected phasing of development within the PD District, which may provide for flexibility in recognition of the large amount of acreage required for a PD District)

O. UTILITIES (A statement that the applicant will enter into an agreement with the City concerning construction and funding of utilities which are required in order to facilitate development within the PD District, on terms that are mutually acceptable to the applicant and the City)

P. OTHER STANDARDS AND REQUIREMENTS (Standards and requirements that are relevant to the orderly development of the PD District and which are not otherwise included in any of the foregoing content requirements)

(3) A plan showing general or specific locations of uses, sizes of areas of uses, and indicating densities, unit types, the total number of dwelling units allowed in each area of the proposed PD District, and the density of non-residential uses in each area of the proposed PD District.

(4) A plan demonstrating, to the extent they are to be provided, locations for open areas and public parkland areas with the suggested ownership of such areas. In the alternative, provisions for these items may be included in the Zoning Text and their specific locations then shall be identified in one or more Final Development Plans.

(5) A general plan (in plan and/or text forms) for the provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

(6) A plan illustrating the traffic circulation patterns, including public and private streets, private alleys and drives, and parking areas. In the alternative, provisions for these items may be included in the Zoning Text and their specific locations shall be identified in a Final Development Plan.

Exhibit A Ordinance 07-2026

(7) A metes and bounds boundary legal description of the proposed PD District and of each subarea or subdistrict of land within the district, as well as associated scalable maps depicting the same.

(8) A list of property owners within the proposed PD District and of property owners contiguous to and/or directly across a street from the proposed PD District and their addresses as appearing on the Licking County Auditor's current tax list.

(9) Illustrations and/or depictions of the planned architectural character for structures in the PD district. Actual architectural designs of buildings and structures may, but shall not be required to be, filed with the Preliminary Development Plan. The Zoning Text shall provide standards for permitted exterior facade materials and building heights, and other commitments, standards, or requirements for architectural designs of buildings and structures that are particular to the PD District.

(10) Identification of locations and dimensions of existing environmental features within the proposed PD District, such as streams, creeks, wetlands, lakes, ponds, and treed areas together with an indication of whether such features will be preserved or impacted as part of the proposed development.

(11) A traffic study or traffic impact analysis of traffic volumes and impacts generated by the proposed development shall be completed by a traffic engineer in accordance with parameters agreed upon in writing by the applicant's traffic engineer and the City Manager, or designee, and any impacts and their proposed mitigation methods shall be defined by the applicant.

(12) A utility impact analysis and utility service plan including (but not limited to) estimated demands for potable water and sanitary sewer services.

(13) A fiscal impact statement describing, methodology to arrive at assumption, timeframe of the study,

(14) A map of existing conditions and features drawn to scale, with accurate boundaries of the entire PD District and a north arrow, including the property proposed for development, all adjacent right-of-way, and 100 feet of property immediately adjacent thereto, indicating:

- A. Existing public improvements, permanent facilities, easements and property boundaries;
- B. General indication of existing structures on the site and abutting properties;
- C. Physical features and natural conditions of the site including the location of streams, tree masses, open spaces, etc.;
- D. General topography;
- E. Existing zoning district boundaries and jurisdictional boundaries;
- F. Surface drainage and areas subject to flooding;

G. Existing public and private utility systems; and,

H. Regional transportation system.

(15) A regional context map indicating the proposed site and all areas within 2,000 feet in all directions showing both the basics of the proposed layout contained in the application and the property lines of the adjacent areas.

(b) Contents of Final Development Plan. Following approval of the Preliminary Development Plan, a Final Development Plan application may be submitted for all or any part of the property that was the subject of an approved Preliminary Development Plan. Final Development Plans are intended to be more detailed representations of the approved Preliminary Development Plan. Contents of the Final Development Plan shall include:

(1) A completed application, on a form provided by the City.

(2) A metes and bounds boundary legal description of the portion of the PD district that is the subject of the Final Development Plan, as well as associated scalable maps depicting the same.

(3) A plan demonstrating, to the extent they are to be provided, the dimensions and locations of proposed structures, buildings, streets, parking areas, yards, open spaces and other public or private facilities. This provision shall not apply to those areas of the Final Development Plan indicated for development of detached single-family homes. However, all lots intended to be so developed shall have building setback lines indicated thereon.

(4) A detailed plan or statement of all uses proposed to be established indicated in the areas to be occupied by each use and the anticipated density and building intensity.

(5) Detailed engineering plans for the provision of all streets and utilities including provisions for off-site connections and facilities necessary to serve the areas which are the subject of the Final Development Plan.

(6) Detailed engineering site grading plans including proposed finished grades. This provision shall not apply to those areas of the Final Development Plan indicated for development of single-family homes.

(7) Proposed drainage facilities.

(8) Detailed landscaping plans. This provision shall not apply to individual lots within those areas of the Final Development Plan indicated for development of single-family homes, except that detailed landscaping shall be provided as to all residential entry features and common areas.

(9) Scalable depictions of architectural elevations demonstrating the design and character of proposed structures and buildings, specifications of exterior materials and colors, and the physical relationship of all elements thereof. For areas designated for the development of single-family homes, this is intended to demonstrate the exterior design character and general elements of home designs and is not intended to require a detailed

Exhibit A Ordinance 07-2026

representation by the applicant, as such details shall be required as part of a certificate of zoning compliance application and building permit application.

(10) A tabulation showing the exact area of each lot, reserve, or other parcel shown on the plan (other than streets and alleys).

(11) Detailed water and sewer engineering plans.

(12) Locations and character of all signs, unless otherwise provided in the approved Zoning Text.

(13) A list of property owners within the proposed Final Development Plan and of property owners contiguous to and/or directly across a street from the property which is included in the proposed Final Development Plan and their addresses as appearing on the Licking County Auditor's current tax list.

(14) Identification of locations and dimensions of existing environmental features within the property which is included in the proposed Final Development Plan.

(c) Contents of CODA Application. Following approval of the Preliminary Development Plan, a CODA application may be submitted for all or any part of the property that was the subject of an approved Preliminary Development Plan and which proposes the development of a Major Economic Development Project. Plans to be reviewed as part of a CODA application are intended to be more detailed representations of the approved Preliminary Development Plan. However, the CODA application review process is not intended to address final engineering for an eligible development, as those details are to be reviewed as part of other relevant and required permit applications as required by City Code. Contents of the CODA application shall include:

(1) A completed application, on a form provided by the City.

(2) A metes and bounds boundary legal description of the portion of the PD district that is the subject of the CODA application, as well as associated scalable maps depicting the same.

(3) A plan demonstrating, to the extent they are to be provided, the dimensions and locations of proposed structures, buildings, streets, parking areas, yards, open spaces and other public or private facilities.

(4) A detailed plan or statement of all uses proposed to be established indicated in the areas to be occupied by each use and the anticipated density and building intensity.

(5) Detailed site grading plans including proposed finished grades.

(6) Detailed landscaping plans showing locations, sizes, and species of new plant materials to be installed, areas where existing vegetation is to remain, and illustrating locations of hardscape materials and fencing.

(7) Scalable depictions of architectural elevations demonstrating the design and character of proposed structures and buildings, specifications of exterior materials and colors, and the physical relationship of all elements thereof.

(8) A tabulation showing the exact area of each lot, reserve, or other parcel shown on the plan (other than streets and alleys).

(9) Locations, sizes, and character of all signs.

(Ord. 10-2023. Passed 6-20-23.)

1165.09 SPECIAL PD REQUIREMENTS FOR PARKLAND AND PRIVATELY OWNED OPEN SPACE.

(a) Applicability. Except as set forth in Section 1165.09(c), for each residential unit that is to be constructed within a PD, the applicant or property owner shall be required to dedicate to the City, or its designee, at no charge, 1,500 square feet of land area to be used and/or preserved as publicly owned parkland. A Preliminary Development Plan and/or Zoning Text shall make commitments to providing certain sizes and locations of parkland, but in all circumstances the actual locations and sizes of parkland shall be provided in Final Development Plan applications or CODA applications for review and approval. Notwithstanding the foregoing, parkland need not be located on the property but must be inside the city's municipal comprehensive planning area and which is the subject of a Final Development Plan application or a CODA application.

In order to ensure that reasonable amounts of common areas and green space are provided for within the PD District, common areas and green space areas shall be established and evaluated separately from the parkland requirement.

The Zoning Text, Preliminary Development Plan, and/or Final Development Plan shall provide details as to any proposed improvements within the privately owned open spaces, green spaces and common areas, whether such spaces shall be open to public use or are to be privately used, and the manner in which the proposed improvements shall be maintained

(b) Sizes and Specifications. No single dedication of parkland to the City shall be less than one acre in size. Wet and dry stormwater basins (existing or proposed by the applicant) shall not be considered to be parkland. Property that is dedicated to the City as parkland shall have frontage on an existing or platted public street, or shall be accessible from an existing or planned public street and sidewalk by vehicles and pedestrians by and through a permanent easement through other property or adjacent parkland. Parkland shall meet one or more of the following criteria:

(1) It shall contain significant tree stands, forested areas, watercourses, or other natural features which may be preserved by coming under public ownership;

Exhibit A Ordinance 07-2026

(2) It shall provide adequate areas for the development and operation of active or passive recreational activities such as, but not limited to, playgrounds, leisure or other pedestrian trails, hiking, ballfields, and fishing; and/or

(3) It shall contain historical, archeological, or special geographical features which may be preserved by coming under public ownership.

(c) Fees In-Lieu of Parkland Dedication. Parkland dedications may be waived when City Council has adopted a resolution, for a particular applicant, to accept payment-in-lieu fees instead of accepting land dedication. Upon the request of an applicant, City Council may accept the payment-in-lieu fees if it determines that one of the following criteria have been met:

(1) The features of available parkland within the PD District are less desirable than other possible parkland acquisitions elsewhere within or near the City;

(2) The use of payment-in-lieu fees will serve a broader public purpose than dedication of parkland within the PD District by being available to acquire parkland in other locations should such opportunities arise;

Payment-in-lieu fees shall be placed into a designated City fund for future parkland acquisitions to benefit current and future residents. These fees shall be calculated by taking the product of (i) forty-five thousand dollars (\$45,000.00) and (ii) the number of acres of parkland dedication that is to be offset by the payment. The dollar value in the immediately preceding subsection (i) automatically shall increase by seven percent (7.0%) over the then-effective value on the third (3rd) anniversary of the effective date of the original adoption of this Chapter 1165 and on each third (3rd) anniversary thereafter.

(d) Timing of Dedication(s). No zoning certificate shall be issued by the City for a residential unit until such time as the applicant has met the parkland dedication requirements or made payments-in-lieu of parkland dedication as required under this Section 1165.09.

(e) Operations and Maintenance.

(1) All parkland shall be preserved for its intended purpose as expressed in a Preliminary Development Plan, Final Development Plan, or in plans approved as part of a CODA application. No conservation area shall be cleared, graded, filled, or subject to construction.

(2) Dedication of parkland to the City is subject to formal acceptance by City Council. City Council may, but shall not be required to, accept undivided parkland provided:

A. Such land is accessible to all residents of the City; and

B. There is no cost of acquisition other than any costs incidental to the transfer of ownership such as title insurance; and

C. The City agrees to and has access to maintain such lands. Where the City accepts dedication of parkland that contains improvements, the City may require the posting of

Exhibit A Ordinance 07-2026

financial security to ensure structural integrity of said improvements as well as the functioning of said improvements for a term not to exceed eighteen (18) months from the date of acceptance of dedication. The amount of financial security shall not exceed fifteen (15) percent of the actual cost of installation of said improvements.

(3) The developer or owner of land within a PD District shall cause privately owned open space, green space, and common areas to be maintained by:

A. Establishing an association or nonprofit corporation of all individuals or corporations owning property within a designated area to ensure ongoing maintenance; and/or

B. Retaining ownership, control and maintenance .

(4) Land designated as parkland will be restricted by an appropriate legal instrument satisfactory to the City Attorney as parkland perpetually, or for a period of not less than ninety-nine (99) years. Such instrument shall be binding upon and enforceable by the City and the developer, and their respective successors and assigns, and shall constitute a covenant running with the land. Such instrument shall be in recordable form.

(5) All recreational facilities and amenities within privately owned open spaces, green spaces, and common areas shall be specifically included in the development schedule and shall be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures, or the development order will be in default.

(f) Ownership Standards. Should the developer elect to maintain privately owned open space, green space, and/or common areas through an association or nonprofit corporation, said organization shall conform to the following requirements:

(1) The developer must establish the association or nonprofit corporation prior to the sale of any lots or parcels that are governed thereby.

(2) The developer shall provide a description of the association, including the bylaws and methods for maintaining the privately owned open space, green space, and/or common areas, prior to the issuance of a building permit for the first development that is to be subject to the association or nonprofit corporation.

(3) Membership in the association or nonprofit corporation shall be mandatory for all property owners within the relevant development.

(4) The association or nonprofit corporation shall manage all recreational and cultural facilities and amenities that are not dedicated to the public, shall provide for the maintenance, administration and operation of said land, and shall secure adequate liability insurance on the land.

(5) The association or nonprofit corporation shall be responsible for maintenance of liability insurance and the payment of real property taxes relating to open space, green space, and common areas.

Exhibit A Ordinance 07-2026

(6) The members of the association shall share equitably the costs of maintaining the open space, green space, and common areas.

(g) Maintenance Standards.

(1) In the event that the association, nonprofit corporation or any successor organization shall, at any time after establishment of a development containing privately owned open space, green space, and/or common areas, fail to maintain the same in reasonable order and condition in accordance with the development plan, the City may serve written notice of the failure upon the owner of record, setting forth the manner in which the owner of record.

(2) Failure to adequately maintain open space, green space, and/or common areas in reasonable condition constitutes a violation of this chapter.

(Ord. 10-2023. Passed 6-20-23.)



RESOLUTION 2026-35

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LAW GENERAL CONTRACTING FOR THE LEAFY DELL ROAD AND PERSHING AVENUE PAVING PROJECT

WHEREAS, the City of Johnstown advertised for qualified companies to submit bid proposals for the 2026 Leafy Dell Road and Pershing Avenue Paving Project, and;

WHEREAS, sealed, qualified bids were opened July 14th, 2026; and

WHEREAS, the Project Engineer and City Manager have reviewed the bid applications for said improvements and opinion is attached hereto, and;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF JOHNSTOWN, STATE OF OHIO, AND THE MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section One: The City of Johnstown awards the bid for the 2026 Leafy Dell Road and Pershing Avenue Paving Project to Law General Contracting as they had the lowest and best bid received for \$177,355.41 in accordance with the specifications upon which such bids were received.

Section Two: The City Manager is hereby authorized and directed on behalf of the Council of the City of Johnstown, to enter into an agreement with Law General Contracting for the Leafy Dell Road and Pershing Avenue Paving Project.

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

Date of Introduction/ Public Hearing/Vote: July 21, 2026

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



July 16, 2026

City of Johnstown
Attn: Jack Liggett
Utility Director
599 S Main St
Johnstown Oh 43031

Re: 2026 Paving Project (Leafy Dell Road and Pershing Avenue) Bid Results

Dear Mr. Liggett:

On Tuesday July 14, 2026, the City of Johnstown received four (4) Bid Proposals for the referenced project. The project is located adjacent to the Johnstown Alexandria Rd (SR 37) intersection on Leafy Dell Road and Pershing Avenue and consists of milling, resurfacing, and reinstalling the existing traffic markings from South of Upham Drive to Parkdale Drive. The contract completion date is October 15, 2026. The Engineer's estimate for the project is **\$170,938.60**.

The proposals received were:

Contractor	Total Bid Amount
Law General Contracting	\$177,355.41
Mc.B Paving	\$196,770.60
Brecks Paving	\$201,023.51
The Shelly Company	\$209,953.30

Please note during the bid evaluation a math error was found in the Shelly Company bid (they wrote down \$224,953.30 but the actual bid amount totaled \$209,953.30) which did not impact the overall bid comparison. A comparison of all the proposals indicates that the firm of **Law General Contracting** has provided the most responsive, responsible, and comprehensive proposal at the best price. Their bid was less than 4% above the engineer's estimate and included all required background information and documentation including the bid bond. The current volatility of fuel and asphalt prices appears to be the primary reason for the pricing received from all bidders. Law General Contracting has provided references showing completion of other similar projects of size and scope in the region. Furthermore, they have indicated they have the resources to meet the contract project schedule completion date.

Mr. Jack Liggett
July 16, 2026
Page 2

It is recommended that the city of Johnstown enter into an agreement with **Law General Contracting** to complete 2026 Paving Project (Leafy Dell Road and Pershing Avenue) project.

Should you have any questions about the materials presented, or need additional information, please do not hesitate to contact me at (513) 509-9336.

Sincerely,
American Structurepoint, Inc.

A handwritten signature in black ink, appearing to read 'Mike Murray', with a stylized, flowing script.

Mike Murray, PE
Principal

Enclosures



2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
Telephone: 614-901-2235

2026 PAVING PROJECT LEAFY DELL ROAD AND PERSHING AVENUE
BID OPENING JULY 14 2026
ENGINEER ESTIMATE \$170,938

Item No.	Description	Estimated Quantity	Unit of Measure	ENGINEER ESTIMATE				LAW GENERAL CONTRACTING				BRECKS PAVING				Mc. B PAVING				SHELLY COMPANY			
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
253	PAVEMENT REPAIR	1350	SY	\$70.00	\$94,500.00	\$48.73	\$65,785.50	\$58.20	\$78,570.00	\$45.00	\$60,750.00	\$66.00	\$89,100.00										
254	PAVEMENT PLANING, ASPHALT CONCRETE, AS PER PLAN (1.5")	6780	SY	\$1.70	\$11,526.00	\$2.90	\$19,662.00	\$2.65	\$17,967.00	\$6.85	\$46,443.00	\$2.92	\$19,797.60										
407	TACK COAT TRACKLESS TACK SURFACE COURSE @ 0.085 GAL/SY	576	GAL	\$3.00	\$1,728.00	\$6.76	\$3,893.76	\$5.43	\$3,127.68	\$7.85	\$4,521.60	\$4.10	\$2,361.60										
448	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22 (1.5")	285	CY	\$200.00	\$57,000.00	\$260.19	\$74,154.15	\$301.42	\$85,904.70	\$255.00	\$72,675.00	\$295.00	\$84,075.00										
614	MAINTENANCE OF TRAFFIC	1	LS	\$5,000.00	\$5,000.00	\$11,220.00	\$11,220.00	\$14,210.53	\$14,210.53	\$8,500.00	\$8,500.00	\$13,500.00	\$13,500.00										
644	CHANNELIZING LINE, 8"	106	FT	\$4.00	\$424.00	\$11.00	\$1,166.00	\$5.39	\$571.34	\$5.00	\$530.00	\$4.85	\$514.10										
644	STOP LINE	26	FT	\$15.00	\$390.00	\$44.00	\$1,144.00	\$13.89	\$361.14	\$13.50	\$351.00	\$12.50	\$325.00										
644	LANE ARROW	2	EA	\$185.00	\$370.00	\$165.00	\$330.00	\$155.56	\$311.12	\$1,500.00	\$3,000.00	\$140.00	\$280.00										
	TOTAL PROJECT COST				\$170,938.00		\$177,355.41		\$201,023.51		\$196,770.60		\$209,953.30										



RESOLUTION 2026-36

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS ON
CONSTRUCTION FOR THE JOHNSTOWN WASTEWATER TREATMENT PLANT EXPANSION**

WHEREAS, the City of Johnstown has completed a design for upgrades and expansion to the City of Johnstown's Wastewater Treatment Plant; and

WHEREAS, the City of Johnstown wishes to pursue the most cost-efficient approach to this needed infrastructure upgrade, which is to roll and defer any unpaid portion of the current Water Pollution Control Loan Fund (WPCLF) design loan into a yet-to-be obtained WPCLF construction loan; and

WHEREAS, the completed loan application packet, including a resolution to enter into agreement with the successful construction contractor, is due by November 1, 2026, for the potential to have a WPCLF construction loan successfully secured prior to the due date of the first design loan payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF JOHNSTOWN, STATE OF OHIO, AND THE MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section One: The City of Johnstown Council authorizes the City Manager or designee to advertise the completed design to receive construction contractor bids. The City of Johnstown Council understands that this advertisement neither guarantees a successful bidder nor does it guarantee that no design loan payments will be required before any successful WPCLF construction loan is secured.

Section Two: It is found and determined that all formal actions of this City Council, concerning and relating to the recommendation of adoption of this Resolution, were approved in an open meeting of this City Council, and that meetings resulted in such formal action where meetings were open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction/Public Hearing/Vote: July 21, 2026

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director



AN ORDINANCE ACCEPTING AN ANNEXATION OF 99.4 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

WHEREAS, a petition was filed with the Licking County Board of County Commissioners on February 23, 2026, requesting annexation to the City of Johnstown, Ohio of 99.4 +/- acres of land in Monroe Township owned by the Johnstown Land Company II LLC (the "Property", a description of which is attached hereto as **Exhibits "A" and "B"** and made a part hereof); and

WHEREAS, the City of Johnstown Council approved Resolution 2026-17 on March 3, 2026 stating what services would be provided to the 99.4 +/- acres of land; and

WHEREAS, the City of Johnstown Council approved Resolution 2026-18 on March 3, 2026 that, as of the effective date of the completed annexation of the property described **Exhibits "A" and "B"**, the City of Johnstown will be solely responsible for paving, striping, drainage, installation and maintenance of the traffic control devices, and snow removal of the full width of, that portion of Clover Valley Road lying between the City of Johnstown corporation line and the centerline of Green Chapel Road (the "Maintained Roadway") **Exhibit "C"**

WHEREAS, the Licking County Commissioners approved the annexation petition on March 26, 2026; and

NOW THEREFORE, be it ordained by the Council of the CITY OF JOHNSTOWN, Licking County, Ohio, as follows:

Section One: The petition for annexation of 99.4 +/- acres, more or less, to the City of Johnstown is hereby accepted.

Section Two: The City of Johnstown accepts responsibility for paving, striping, drainage, installation and maintenance of the traffic control devices, and snow removal of the full width of, that portion of Clover Valley Road lying between the City of Johnstown corporation line and the centerline of Green Chapel Road (the "Maintained Roadway") **Exhibit "C"**.

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

Section Four: This ordinance shall take effect at the earliest date provided by law.

Date of Introduction: July 21, 2026

Public Hearing/Vote: August 6, 2026

Effective Date:

BY: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED ☒	CONVEYANCE ☒
APPROVED BY <i>[Signature]</i>	DATE <i>2-11-26</i>

EXHIBIT "A"
PROPOSED ANNEXATION OF
99.4± ACRES

FROM: MONROE TOWNSHIP

TO: CITY OF JOHNSTOWN

Situated in the State of Ohio, County of Licking, Township of Monroe, in Section 24, Quarter Township 3, Range 15, United States Military District, being comprised of all of the following tracts of land: that 98.337 acre tract conveyed as Parcel VII to The Johnstown Land Company II LLC by deed of record in Instrument Number 202506090010131, and that 1.083 acre tract conveyed as Parcel XV to The Johnstown Land Company II LLC by deed of record in Instrument Number 202506090010131 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning at the southeasterly corner of said 98.337 acre tract, the northeasterly corner of that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record Instrument Number 200209130034351, in the centerline of Clover Valley Road (County Road 26);

Thence North 86° 43' 43" West, with the northerly line of said 8.856 acre tract, a distance of 1101.42 feet to the northeasterly corner of that 19.102 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record Instrument Number 202504090005934;

Thence North 86° 41' 37" West, with the northerly line of said 19.102 acre tract, the northerly line of that 7.841 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record Instrument Number 202511260022954, and the northerly line of that 11.980 acre tract conveyed to Stephen W. Smallsreed, Trustee by deed of record Instrument Number 202207210017875, a distance of 1317.81 feet to a southeasterly corner of that 80.977 acre tract conveyed as to Edgexconnex MCN Piper Farms Property 8, LLC by deed of record in Instrument Number 202511170022153;

Thence North 03° 30' 47" East, with the easterly line of said 80.977 acre tract, a distance of 1456.04 feet to a point in the southerly line of that 13.786 acre tract conveyed to Brad L. Ulery and Linda K. Ulery by deed of record in Official Record 207, Page 9;

Thence South 86° 19' 07" East, with the southerly line of said 13.786 acre tract, a distance of 497.40 feet to the southeasterly corner of said 13.786 acre tract;

Thence North 03° 21' 09" East, with the easterly line of said 13.786 acre tract and the easterly line of that 2.017 acre tract conveyed to David F. Stewart and Nancy P. Stewart by deed of record in Official Record 288, Page 849, a distance of 1035.49 feet to a point in the centerline of said Johnstown-Utica Road (U.S. Route 62);

Thence North 58° 53' 49" East, with said centerline, a distance of 690.12 feet to the northwesterly corner of that 2.987 acre tract conveyed to Dong Park by deed of record in Instrument Number 201206190013480;

Thence with the boundary of said 2.987 acre tract the following courses and distances:

South 03° 25' 55" East, a distance of 436.85 feet to a point;

South 88° 55' 55" East, a distance of 287.47 feet to a point; and

North 09° 54' 43" West, a distance of 579.11 feet to a point in the centerline of said Johnstown-Utica Road (U.S. Route 62);

**PROPOSED ANNEXATION OF
99.4± ACRES**

-2-

Thence North 58° 53' 49" East, with said centerline, a distance of 305.38 feet to the northwesterly corner of that 5.013 acre tract conveyed to Richard D. Brown and Rosalind L. Brown by deed of record in Instrument Number 201609150019899;

Thence South 03° 25' 31" West, with the westerly line of said 5.013 acre tract, the westerly line of that 5.114 acre tract conveyed to Michael L. Tedrick and Robin K. Tedrick by deed of record in Official Record 239, Page 902, the westerly line of that 10.004 acre tract conveyed to Michael L. Tedrick and Robin K. Tedrick by deed of record in Official Record 218, Page 654, the westerly line of that 5.103 acre tract conveyed to Jeffrey L. Childers and Helen L. Childers by deed of record in Official Record 247, Page 528, the westerly line of that 5.101 acre tract conveyed to Michael Lee Wolff, Tyler Jay Wolff and Ashley Jo Wolff by deed of record Instrument Number 202507300013871, and the westerly line of that 5.323 acre tract conveyed to Gary Grove and Pamela Grove by deed of record in Official Record 380, Page 653, a distance of 2268.83 feet to the southwest corner of said 5.323 acre tract;

Thence South 86° 44' 28" East, with the southerly line of said 5.323 acre tract and the southerly line of that 1.612 acre tract conveyed to Gary Grove and Pamela Grove by deed of record in Official Record 380, Page 655, a distance of 890.96 feet to a point in the centerline of said Clover Valley Road (County Road 26), in the existing City of Johnstown corporation line (Resolution Number 2024-24, of record in Instrument Number 202406200010448);

Thence South 03° 08' 54" West, with said centerline, said corporation line, and the existing City of Johnstown corporation line (Resolution Number 2023-30, of record in Instrument Number 202401250001407), a distance of 854.23 feet to a point;

Thence South 03° 31' 24" West, with said centerline, a distance of 69.00 feet to the POINT OF BEGINNING, containing 99.4 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

11 FEB 26

Matthew A. Kirk

Professional Surveyor No. 7865

MAK: mw
99_4 ac 20260032-VS-ANNX-02.doc

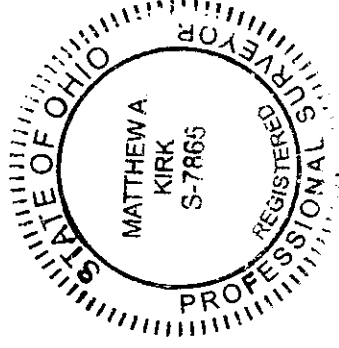
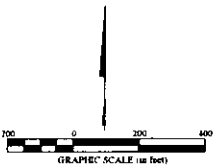
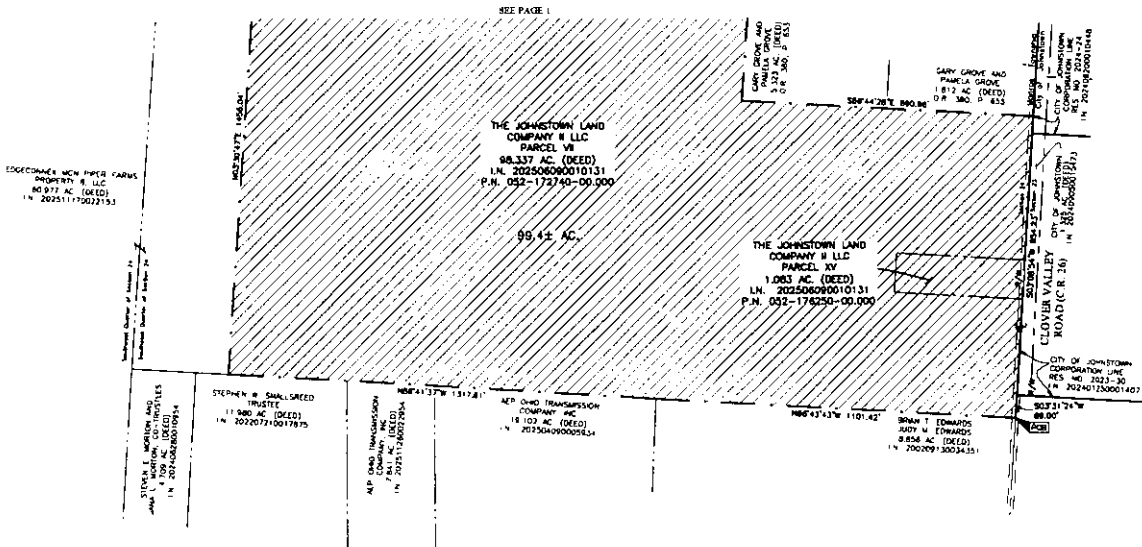


EXHIBIT "B" **ANNEXATION OF 99.4± ACRES** **TO THE CITY OF JOHNSTOWN FROM THE TOWNSHIP OF MONROE** **SECTION 24, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 15** **UNITED STATES MILITARY DISTRICT** **TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO**

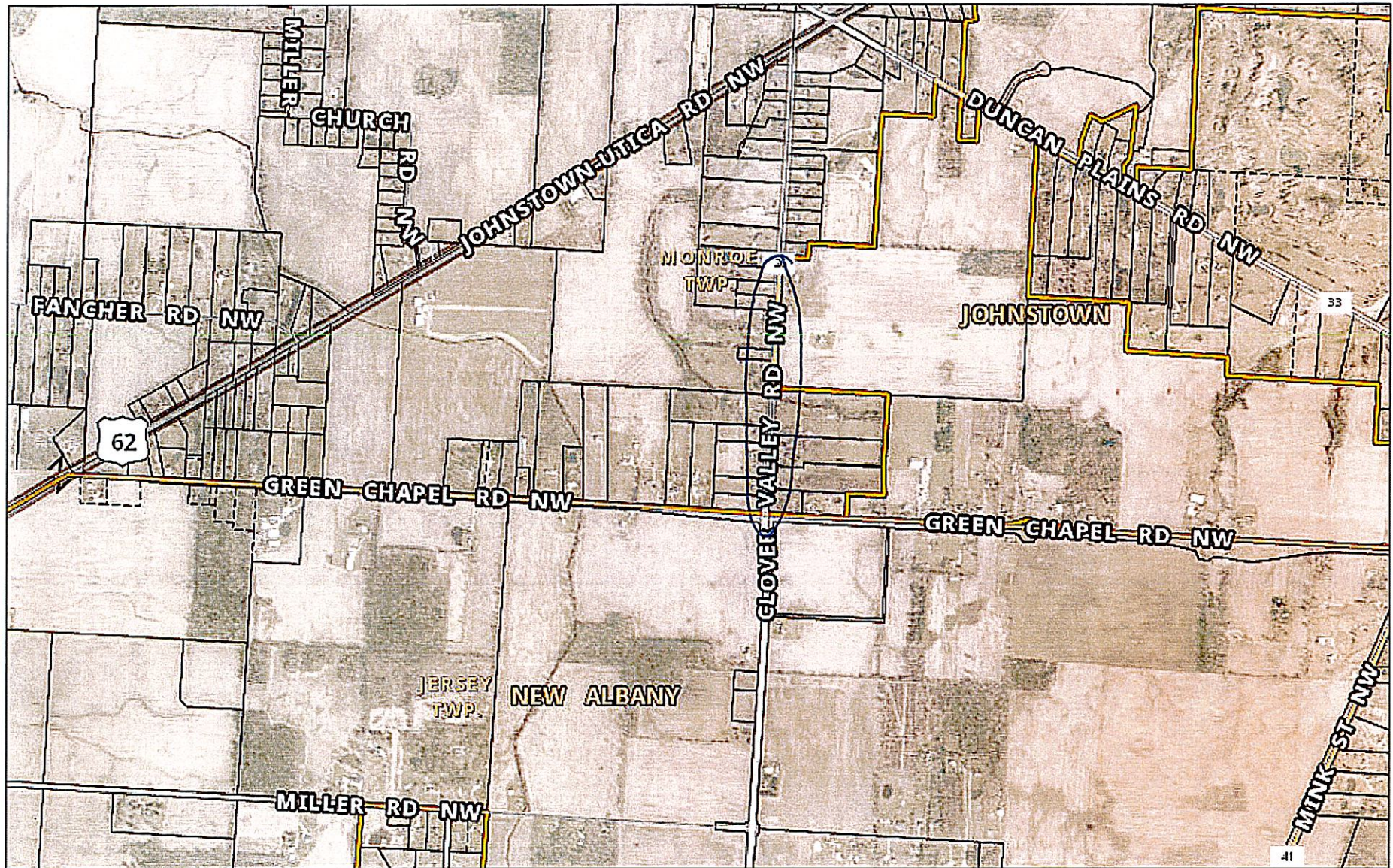


FMHT Frost, McHardy, Heston & Son, Inc. Engineers • Surveyors • Planners • Architects 4888 East Main Street, Columbus, OH 43244 Phone 614.776.9888 FAX 614.776.5448 www.fmh.com			Date: February 11, 2026
			Scale: 1" = 200'
			Job No: 2026-0032
			Sheet: 2 of 2
REVISIONS			
NO.	DATE	DESCRIPTION	

Johnstown South Annexation 10160032-VS-ANNEX-02

OnTrac Property Map

ORD 08-2026
Exhibit C



February 25, 2026



Licking County Auditor GIS

LICKING COUNTY TAX MAP



ORDINANCE 09-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN, REZONING APPROXIMATELY 99.4+/- ACRES TO PLANNED DEVELOPMENT DISTRICT

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

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

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

WHEREAS, the Johnstown Land Company II LLC, owner and applicant for the Johnstown Gateway PD District, has filed an application, attached hereto as **Exhibit A**, to include two additional properties, to be designated as Johnstown Gateway PD District Subarea 1-E and totaling $\pm$ 99.4 acres, and to adjust the boundary for Subarea 1-E of the Johnstown Gateway PD District; and

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

WHEREAS, pursuant to Section 1165.06 of the Codified Ordinances of the City of Johnstown, the Planning and Zoning Commission on May 12, 2026, voted to recommend approval of the application; and

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

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

Section 1: Acceptance of Planning and Zoning Commission Recommendation and Approval of Application. City Council hereby accepts the recommendation of the Planning and Zoning Commission and approves the application to rezone the properties and expand the boundary for Subareas 1-E of the PD District described in **Exhibit A** of this Ordinance to the Johnstown Gateway PD District.

Section 2: Zoning Map. The Zoning Map of the City of Johnstown shall be revised to reflect the amendment approved by this Ordinance.

Section 3: Effective Date. This Ordinance shall take effect at the earliest date allowed by law.

Section 4: It is found and determined that all formal actions of this City Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this City Council and that meetings resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the City OF JOHNSTOWN.

Date of Introduction: July 21, 2026

Public Hearing/Vote: August 6, 2026

Effective:

By: _____

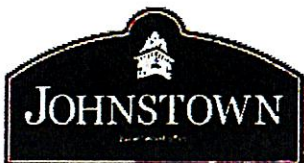
Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director



MAP AMENDMENT PERMIT APPLICATION:
CHAPTER #1137- 1165

Application Number: 4-15-26 Date: 4,15,26

FEES:

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

Newspaper Advertising Expense: \$ 121.90 & Applicable acres: _____ @ \$10 per acre: \$ _____

Application Fee: \$600 paid 5/19/26

Total Fee Amount: \$ 23,836.90 Paid: Check # 1017 / Cash: _____

(PLEASE PRINT)

Applicant's Name: The Johnstown Land Company II LLC Phone: () -

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

E-mail Address: _____ Zoning District: AG Proposed District: PD

Property Address: 5103 Clover Valley Road & Johnstown Utical Road NW Johnstown, Ohio 43031

Business name: N/A

Description of the property to which Amendment would apply if enacted: See accompanying legal
description; tax parcels 052-172740-00.000 & 052-176250-00.000

Proposed Zoning District: PD

Present use of property: Single-family home

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

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

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

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

Applicant's Signature: By:  Date: 4/15/2026
Aaron Underhill
Attorney

Fees Charged:

Application \$ 600.00
Advertising \$ 121.90
Annexation
Review \$ 2,485.00

Preliminary
Plan \$ 20,630.00

Total \$ 23,836.90 Paid 5/18/26

OFFICE USE ONLY:

Date Received in Office: 4, 15, 26 By: JRM

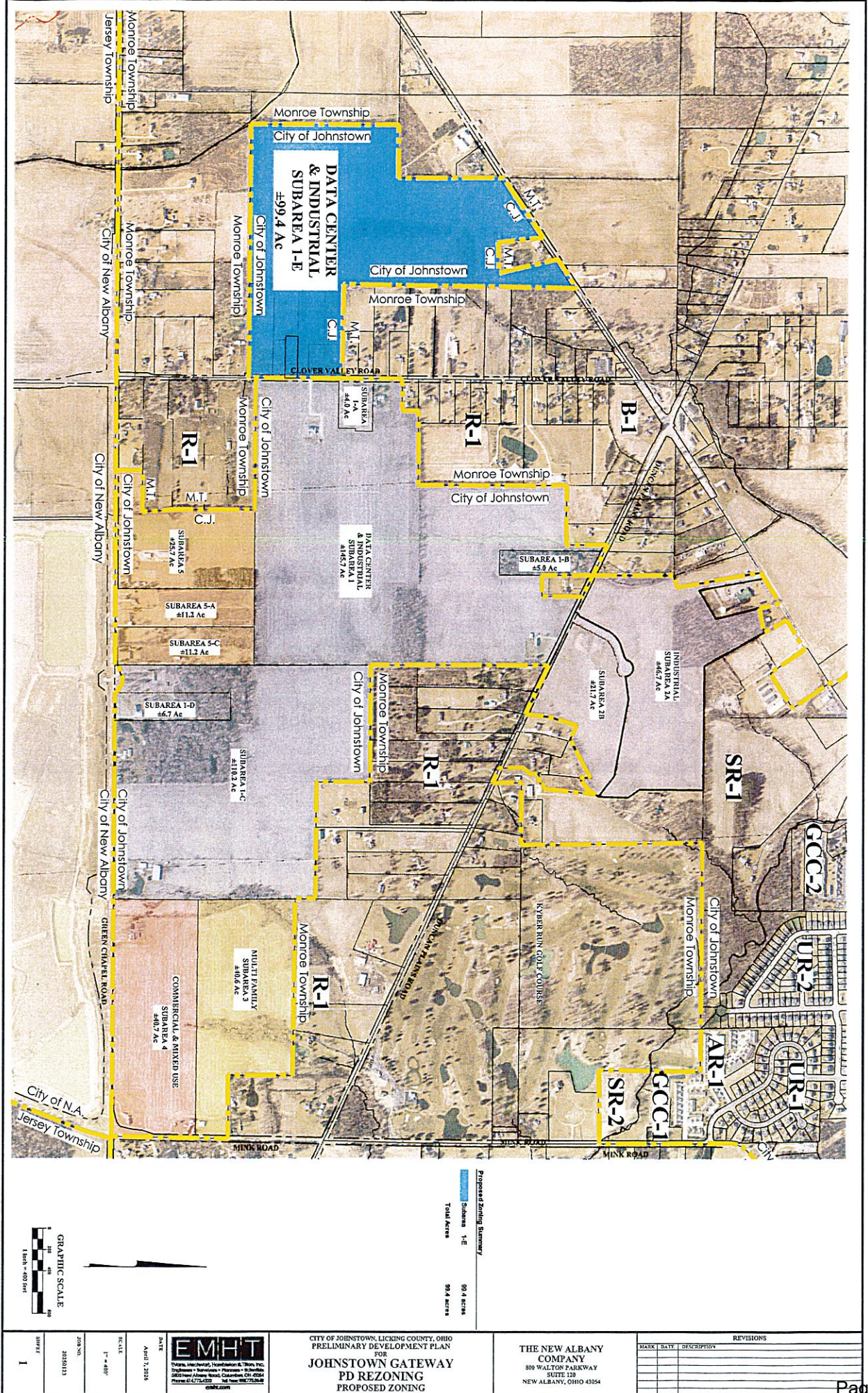
Planning and Zoning Commissioners Hearing Date: 5, 12, 26

Permit was Approved Issued on Date: / /

Permit was Denied on Date: / /

Commission Chairperson Signature: x Steve Dyer - Sr

Additional Comments or Requirements: PZ recommendation for
approval on 5/12/26.



Proposed Zoning Summary	
Subarea 1-E	99.4 acres
Total Acres	99.4 acres

DATE	APRIL 7, 2026
SCALE	1" = 400'
PROJECT NO.	20250123
SHEET	1

EMHT ENGINEERING, MECHANICAL, ARCHITECTURAL & TRAFFIC, INC. 3801 New Albany Road, Columbus, OH 43224 Phone: 614-776-0700 Fax: 614-776-0701		CITY OF JOHNSTOWN, LICKING COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR JOHNSTOWN GATEWAY PD REZONING PROPOSED ZONING	THE NEW ALBANY COMPANY 800 WALTON PARKWAY SUITE 120 NEW ALBANY, OHIO 43054
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REVISIONS	
DATE	DESCRIPTION

JOHNSTOWN OPPORTUNITY PD DISTRICT – ADDENDUM #5

FISCAL IMPACT STATEMENT

This statement is in support of a rezoning application for 99.4+/- acres to be added to the existing Johnstown Opportunity Planned District (the “PD District”). The property is adjacent to the existing Johnstown Opportunity Planned Development District and meets the criteria for being added to that zoning district as provided in Codified Ordinances Chapter 1165. In adding the aforementioned property, this application will designate it as “Subarea 1-E” of the PD District and it will be subjected to the standards and requirements which apply to Subarea 1 of the zoning district.

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

JOHNSTOWN OPPORTUNITY PLANNED DEVELOPMENT DISTRICT (PD)

ADDENDUM #5

April 15, 2026

ARTICLE I: BACKGROUND

Section 1.1 Introduction and Summary. The Johnstown Opportunity Planned Development District (the “PD District”) was approved in 2023 by Johnstown City Council as Ordinance Number 19-2023 (the “Original PD District Ordinance”), and includes property zoned for a mix of uses as detailed in an approved development text and associated plans. Addendums to the PD District were previously approved on four occasions, with the first addendum adding 9.0+/- acres to the PD District, the second adding a total of 17.7+/- acres, the third adding 28.7+/- acres, and the fourth adding 6.7+/- acres. Prior to the approval of this Addendum #5 to the PD District, there are a total of 469.4+/- acres in the PD District.

This application provides for a fifth addendum to the PD District as permitted under Section 1165.01(e) of the Codified Ordinances. This addendum adds 99.4+/- acres having frontage on Clover Valley Road and Johnstown Utica Road NW. It will be known as Subarea 1-E of the PD District and brings the total acreage within the PD District to 568.8+/- acres.

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

(a) Subarea 1 has 371.0+/- acres (as compared to 271.6+/- acres prior to the approval of this text), further delineated as follows:

- (i) Subarea 1 contains 145.7 acres;
- (ii) Subarea 1-A contains 4.0+/- acres;
- (iii) Subarea 1-B contains 5.0+/- acres;
- (iv) Subarea 1-C contains 110.2 acres; and
- (v) Subarea 1-D contains 6.7+/- acres.

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

(c) Subarea 3 is unchanged and has 40.6+/- acres.

(d) Subarea 4 is unchanged and includes 40.7+/- acres.¹

¹ Subarea 4 consisted of 38.3+/- acres after the approval of the third addendum to the PD District, and 2.4+/- acres were added to it as part of the fourth addendum of the PD District. Due to a scrivener’s error in the zoning text approved as part of the fourth addendum, it incorrectly stated that Subarea 4 contains 38.3+/- acres rather than 40.7+/- acres as were shown in the accompanying maps for that application. The correct acreage for Subarea 4 is 40.3+/- acres.

(e) Subarea 5 is unchanged and has 25.7+/- acres. Subarea 5A is unchanged and has 11.2+/- acres. Subarea 5-C includes 11.2+/- acres, with the total acreage among Subarea 5, Subarea 5A, and Subarea 5-C remaining at 48.1+/- acres.

Section 1.2 Application and Interpretation. This zoning text applies standards and requirements which are specific to the land located within it. Once the zoning application to which it applies is approved and legally effective, Subarea 1-E shall be deemed to be part of the PD District, along with the real property that was the subject of the Original PD District Ordinance and the first, second, third, and fourth addendums thereto. Subarea 1-E is owned by The Johnstown Land Company II LLC, which owns a significant amount of property within the existing portions of the PD District. This makes Subarea 1-E eligible to be added to the PD District pursuant to Codified Ordinances Section 1165.01(e)(ii). In the future, additional land may be made subject to this text or to the text approved in the Original PD District Ordinance (and addendums thereto) in accordance with rules and procedures detailed in Codified Ordinances Chapter 1165, including (but not limited to) Section 1165.01(e).

References are made herein to the “PD Text”, which is defined to mean “the zoning text that was approved in the Original PD District Ordinance, as amended and supplemented by the zoning texts that were approved in prior addendums to the PD District and in this Addendum #5.” In the event of a conflict between any provision of the PD Text and the Codified Ordinances, the provision in the PD Text shall govern. When the PD Text is silent on a particular matter, the Codified Ordinances shall be applied.

ARTICLE II: USES. The permitted and conditional uses that are applicable to Subarea 1 of the Original PD District shall apply to Subarea 1-E of the PD District.

ARTICLE III: DENSITY

Section 3.1 Non-Residential Uses. Regulation of the density of non-residential uses within Subarea 1-E will occur by the application of the maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout the PD Text, as applicable to each subarea that is delineated in the accompanying subarea plan.

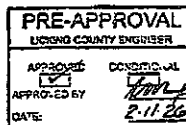
Section 3.2 Residential Uses. For purposes of calculating permitted residential density within the PD District, the gross acreage of the PD District shall include, in addition to acreage that is included in the PD District prior to the effective date of this zoning text, the acreage contained within Subarea 1-E. The units attributable to the acreage within this addendum shall be deemed to be “Qualified Units” as defined in the PD Text.

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

ARTICLE V: DEVELOPMENT STANDARDS AND REQUIREMENTS. For Subarea 1-E, the development standards, architectural requirements, landscaping standards, traffic and

street requirements, and all other standards and requirements applicable to Subarea 1 of the PD Text shall be applied.

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



Legal Description
99.4 +/- Acres

Situated in the State of Ohio, County of Licking, Township of Monroe, in Section 24, Quarter Township 3, Township 3, Range 15, United States Military District, being comprised of all of the following tracts of land: that 98.337 acre tract conveyed as Parcel VII to The Johnstown Land Company II LLC by deed of record in Instrument Number 202506090010131, and that 1.083 acre tract conveyed as Parcel XV to The Johnstown Land Company II LLC by deed of record in Instrument Number 202506090010131 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning at the southeasterly corner of said 98.337 acre tract, the northeasterly corner of that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record Instrument Number 200209130034351, in the centerline of Clover Valley Road (County Road 26);

Thence North 36° 43' 43" West, with the northerly line of said 8.856 acre tract, a distance of 1101.42 feet to the northeasterly corner of that 19.102 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record Instrument Number 202504090005934;

Thence North 86° 41' 37" West, with the northerly line of said 19.102 acre tract, the northerly line of that 7.341 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record Instrument Number 202511260022954, and the northerly line of that 11.980 acre tract conveyed to Stephen W. Smallsreed, Trustee by deed of record Instrument Number 202207210017875, a distance of 1317.81 feet to a southeasterly corner of that 80.977 acre tract conveyed as to Edgecoraex MCN Piper Farms Property 8, LLC by deed of record in Instrument Number 202511170022153;

Thence North 03° 30' 47" East, with the easterly line of said 80.977 acre tract, a distance of 1456.04 feet to a point in the southerly line of that 13.786 acre tract conveyed to Brad L. Ulery and Linda K. Ulery by deed of record in Official Record 207, Page 9;

Thence South 86° 19' 07" East, with the southerly line of said 13.786 acre tract, a distance of 497.40 feet to the southeasterly corner of said 13.786 acre tract;

Thence North 03° 21' 09" East, with the easterly line of said 13.786 acre tract and the easterly line of that 2.017 acre tract conveyed to David F. Stewart and Nancy P. Stewart by deed of record in Official Record 288, Page 849, a distance of 1035.49 feet to a point in the centerline of said Johnstown-Utica Road (U.S. Route 62);

Thence North 58° 53' 49" East, with said centerline, a distance of 690.12 feet to the northwesterly corner of that 2.987 acre tract conveyed to Dong Park by deed of record in Instrument Number 201206190013480;

Thence with the boundary of said 2.987 acre tract the following courses and distances:

South 03° 25' 55" East, a distance of 436.85 feet to a point;

South 38° 55' 55" East, a distance of 287.47 feet to a point; and

North 09° 54' 43" West, a distance of 579.11 feet to a point in the centerline of said Johnstown-Utica Road (U.S. Route 62);

Legal Description
99.4 +/- Acres

2

Thence North 58° 53' 49" East, with said centerline, a distance of 305.38 feet to the northwesterly corner of that 5.013 acre tract conveyed to Richard D. Brown and Rosalind L. Brown by deed of record in Instrument Number 201609150019899;

Thence South 03° 25' 31" West, with the westerly line of said 5.013 acre tract, the westerly line of that 5.114 acre tract conveyed to Michael L. Tedrick and Robin K. Tedrick by deed of record in Official Record 239, Page 902, the westerly line of that 10.004 acre tract conveyed to Michael L. Tedrick and Robin K. Tedrick by deed of record in Official Record 218, Page 654, the westerly line of that 5.103 acre tract conveyed to Jeffrey L. Childers and Helen L. Childers by deed of record in Official Record 247, Page 528, the westerly line of that 5.101 acre tract conveyed to Michael Lee Wolff, Tyler Jay Wolff and Ashley Jo Wolff by deed of record Instrument Number 202507300013871, and the westerly line of that 5.323 acre tract conveyed to Gary Grove and Pamela Grove by deed of record in Official Record 380, Page 653, a distance of 2268.83 feet to the southwest corner of said 5.323 acre tract;

Thence South 86° 44' 28" East, with the southerly line of said 5.323 acre tract and the southerly line of that 1.612 acre tract conveyed to Gary Grove and Pamela Grove by deed of record in Official Record 380, Page 655, a distance of 890.96 feet to a point in the centerline of said Clover Valley Road (County Road 26), in the existing City of Johnstown corporation line (Resolution Number 2024-24, of record in Instrument Number 202406200010448);

Thence South 03° 08' 54" West, with said centerline, said corporation line, and the existing City of Johnstown corporation line (Resolution Number 2023-30, of record in Instrument Number 202401250001407), a distance of 854.23 feet to a point;

Thence South 03° 31' 24" West, with said centerline, a distance of 69.00 feet to the POINT OF BEGINNING, containing 99.4 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

11 Feb 26

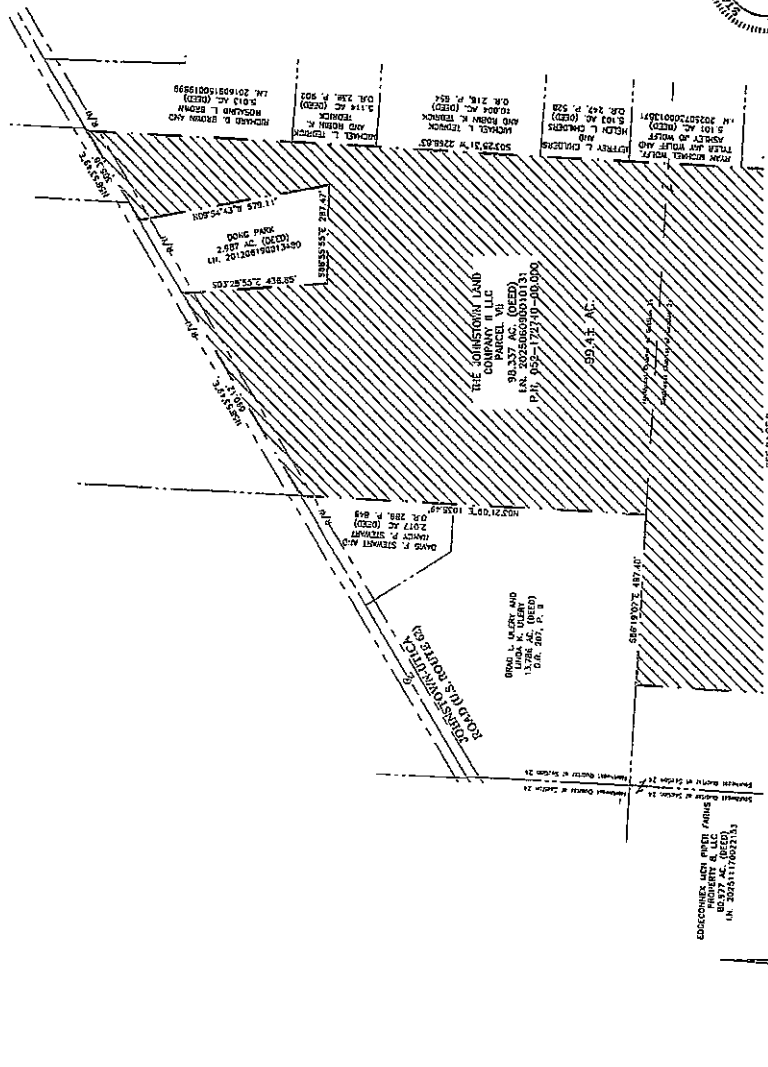
Matthew A. Kirk
Professional Surveyor No. 7865



APPLICANT:	The Johnstown Land Company II LLC 8000 Walton Parkway, Suite 200 New Albany, Ohio 43054	
AGENT/ATTORNEY:	Aaron Underhill, Esq. Underhill & Hodge LLC 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054	
PROPERTY OWNER:	The Johnstown Land Company II LLC 8000 Walton Parkway, Suite 200 New Albany, OH 43054	
SURROUNDING PROPERTY OWNERS:	Dong Park 12581 Johnstown- Utica Rd Johnstown, OH 43031	Richard and Rosalind Brown 3752 Kitzmiller Road New Albany, OH 43054
Colleen Hemminger 4834 Clover Valley Road Johnstown, Ohio 43031	Phillip Baker, Sr. 12428 Johnstown- Utica Rd Johnstown, OH 43031	Brad and Linda Ulery 12733 Johnstown- Utica Rd Johnstown, OH 43031
David and Nancy Stewart 12739 Johnstown- Utica Rd Johnstown, OH 43031	Michael and Robin Tedrick 5533 Clover Valley Rd Johnstown, OH 43031	Michael, Tyler and Ashley Wolff, co- Trustees 5271 Clover Valley Rd Johnstown, OH 43031
Pamela and Gary Grove 5201 Clover Valley Road Johnstown, OH 43031	Cologix Johnstown LLC 1601 19 th Street Denver, Colorado 80202	Brian and Judy Edwards 4983 Clover Valley Road Johnstown, OH 43031
AEP Ohio Transmission Co. P.O. Box 16428 Columbus, Ohio 43216	Stephen Smallsreed, Tr. 12888 Green Chapel Rd Johnstown, OH 43031	Edgeconnex MCN Piper Farms Property 8 LLC 2001 Cooperative Way, Suite 400 Herndon, VA 20171
Jeffery and Helen Childers 5321 Clover Valley Rd Johnstown, OH 43031	AAA Storage of Johnstown LLC 20900 Giffin Road Danville, Ohio 43014	Robert A. Rowe, Tr. 4270 Marion Road Utica, Ohio 43080

NOT TO SCALE

LOCATION MAP AND BACKGROUND DRAWING



1300



By Matthew A. Kirk Date 11 Nov 26
Matthew A. Kirk
Professional Surveyor No. 7665
m.kirk@cmhla.com

[illegible]

JobNation South Applications / 20260032-VS-AMNX-02

[illegible]



ORDINANCE 10-2026

**AN ORDINANCE TO ADD APPROXIMATELY +/- 9 ACRES TO
JOHNSTOWN COMMUNITY REINVESTMENT AREA #4**

WHEREAS, the Council of the City of Johnstown, Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

WHEREAS, this Council, by its Ordinance No. 28-2018 adopted September 4, 2018 and effective October 4, 2018, designated the Johnstown Community Reinvestment Area #4 (the “Original Johnstown Community Reinvestment Area #4”), which enabled the City to offer in that Original Johnstown Community Reinvestment Area #4 real property tax exemptions (i) of up to 100% for fifteen (15) years for the new construction of certain new structures for office, industrial and manufacturing uses, and (ii) up to 100% for twelve (12) years for the remodeling of certain existing structures for office, industrial and manufacturing uses, with that new construction or remodeling having a minimum real property investment of \$250,000 and the exemption level and length to be as provided in a community reinvestment area (“CRA”) agreement negotiated and entered into with the City; and

WHEREAS, this Council, by its Ordinance No. 14-2024 passed and effective June 4, 2024, added an additional area of approximately +/- 385.5 acres contiguous to the Original Johnstown Community Reinvestment Area #4 to that Original Johnstown Community Reinvestment Area #4 (collectively with the Original Johnstown Community Reinvestment Area #4, the “Current Johnstown Community Reinvestment Area #4”) and designated that area a “community reinvestment area” in accordance with R.C. Sections 3735.65 to 3735.70 and the provisions in City Ordinance No. 28-2018; and

WHEREAS, the City desires to promote additional office, industrial and manufacturing development in an additional +/- 9 acres contiguous to the Current Johnstown Community Reinvestment Area #4, which contiguous +/- 9 acres includes two separate tracts of approximately +/- 5 acres and +/- 4 acre which are depicted on Exhibit A attached hereto (the “Johnstown Community Reinvestment Area #4 July 2024 Expansion”); and

WHEREAS, the City believes that additional office, industrial and manufacturing development in the Current Johnstown Community Reinvestment Area #4 would encourage economic stability, maintain real property values, and generate new employment opportunities, and desires to add that +/- 9 acres to the current Johnstown Community Reinvestment Area #4 and designate it as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70; and

WHEREAS, the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Current Johnstown Community Reinvestment Area #4 are and continue

to be that, among other things, there is evidence of deterioration and lack of new construction, lack of repair or rehabilitation of structures in that Johnstown Community Reinvestment Area #4 July 2024 Expansion; and

WHEREAS, the construction of new office, industrial and manufacturing structures in the Johnstown Community Reinvestment Area #4 July 2024 Expansion constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, this Ordinance constitutes an emergency measure necessary to provide for the public peace, health, safety and welfare of the City and for the further reason that this Ordinance is required to be immediately effective in order to permit the immediate commencement of arrangements for new development in the Current Johnstown Community Reinvestment Area #4 and the Johnstown Community Reinvestment Area #4 July 2024 Expansion;

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

Section 1. Conditions in the Current Johnstown Community Reinvestment Area #4 and the Johnstown Community Reinvestment Area July 2024 Expansion. This Council hereby finds that the Current Johnstown Community Reinvestment Area #4 continues to be, and the Johnstown Community Reinvestment Area #4 July 2024 Expansion is, an area in which housing facilities or structures of historical significance are located and new development has not occurred and is discouraged.

Section 2. Expansion of Current Johnstown Community Reinvestment Area #4 to Include Johnstown Community Reinvestment Area #4 July 2024 Expansion. This Council hereby designates the Johnstown Community Reinvestment Area #4 July 2024 Expansion as an addition to the Current Johnstown Community Reinvestment Area #4 and as a community reinvestment area in accordance with R.C. Sections 3735.65 to 3735.70. Only office, industrial and manufacturing structures (including those for and in support of data centers) consistent with the applicable zoning regulations within the Johnstown Community Reinvestment Area #4 will be eligible for the exemptions provided for in this Ordinance, and residential remodeling or new structures, including, but not limited to, multi-family apartment or condominium structures or remodeling thereof, shall not be eligible for the exemptions provided for herein.

Section 3. Tax Exemptions in the Johnstown Community Reinvestment Area #4 July 2024 Expansion. Office, industrial and manufacturing structures within the Johnstown Community Reinvestment Area #4 July 2024 Expansion shall be subject to the real property tax exemption and other provisions in City Ordinance No. 28-2018 adopted September 4, 2018 and effective October 4, 2018.

Section 4. Confirmation of Designation of Housing Officer, Housing Council and Tax Incentive Review Council. To administer and implement the provisions of this Ordinance, this Council hereby confirms (i) the prior designation of the Mayor as the Housing Officer for the Johnstown Community Reinvestment Area #4 as described in R.C. Sections 3735.65 to 3735.70, (ii) the prior creation of a Community Reinvestment Area Housing Council (the “Housing Council”) for the Johnstown Community Reinvestment Area #4, and (iii) the prior creation of the

“Licking County Tax Incentive Review Council” (a “TIRC”) pursuant to R.C. Section 5709.85, all of which shall apply to the Johnstown Community Reinvestment Area #4 July 2024 Expansion. The Mayor or the City Manager, or either one of them or the designee of either one of them, are hereby individually authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices required by R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under R.C. Section 3735.671.

Section 5. Resolution to be Forwarded and Published. The Housing Officer or the Housing Officer’s designee is hereby authorized and directed to forward a copy of this Resolution to the Licking County Auditor and to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption.

Section 6. Filing with the State of Ohio Director of Development. The Housing Officer, or the Housing Officer’s designee, is hereby authorized and directed, on behalf of the City, to file this Ordinance with the State Director of Development in accordance with R.C. Section 3735.66.

Section 7. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

Section 8. Effective Date. By reason of the emergency set forth in the preamble hereto, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Date of Introduction: July 21, 2026

Public Hearing/Vote: August 4, 2026

Effective Date:

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

EXHIBIT A

JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 JULY 2024 EXPANSION

PARCEL MAP

The outlined areas on the attached map specifically identify and depict the parcels and constitute part of Exhibit A.

JOHNSTOWN CRA MAP
New Albany, Ohio

THE NEW ALBANY COMPANY
Date: June 24, 2024

