



Planning & Zoning Commission Meeting
Tuesday, February 9, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on items not on agenda
5. Approval of Minutes
 - a. January 26, 2021
6. Zoning Appeal Hearing
7. Zoning Inspector
 - a. Zoning Report January 2021
8. Other Business
9. Adjourn



Planning & Zoning Commission
Tuesday, January 26, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for January 26, 2021 at 6:31 p.m.

2. Roll Call

Present - Chairman Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Mayor Chip Dutcher - Village Council, Teresa Monroe - Clerk of Council

Public present - Kim Littleton, John Luke

3. Pledge of Allegiance

No pledge due to virtual format.

4. Public Comment

There were no comments from the public.

5. Approval of Minutes

a. January 12, 2021

ACTION: Benjamin Lee moved to Approve; Ryan Green seconded and the vote was as follows:

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Design Guidelines & Standards

a. [Design Guidelines Document Draft](#)

Kim Littleton, Senior Planner with OHM Advisors was present for discussion on the draft.
Chairman Ryan Green said that right now this is a more generic document and they need

Vision Statement: The Village of Johnstown is dedicated to providing a secure community environment that fosters cultural, recreational, educational and economic opportunities while preserving our unique historical character

to work to make it a little more "Johnstown". Bailey Klimchak asked the Commissioners to think about revising the wording of "Village" throughout the document and suggested using either city or municipality or just Johnstown as we will not be a village for much longer. She also suggested Commissioners talk about changing the wording "Historic Village Center" district to just Historic Center. Commission was in favor of removing village wording throughout the draft and just using Johnstown but chose to keep village in the district name.

Ben Lee asked if there had been any communication with the Steering Committee; Ms. Klimchak said there has not been; she will email the draft to members and ask for their comments. Mr. Lee said he would like to see more pictures of Johnstown; Mr. Littleton said some have been added but some of the building types in the draft do not currently exist in Johnstown.

Chairman Green asked if there were any comments on the draft by the public; there were none.

Commission reviewed and provided their comments through page eighteen of the draft; discussion on desired look for commercial buildings relative to the design district, parking to the rear and side of the business, green space between the storefront and the road, and building height requirements. Board members worked to streamline areas of the document that are already covered in the zoning code.

Review to continue next meeting.

Chairman Green opened again for any public comments on the draft; there were none.

7. Zoning Ordinance Draft

a. [Review Part Three, Articles 7, 8, 9](#)

Correction to the agenda noted; previous review ended with Part Two, Section Eleven. Board members began review and provided comments beginning with Part Three, Article Twelve and working through Fourteen. Bailey Klimchak said she wants to review the SR districts all together; commission agreed for review at next meeting. Ms. Klimchak to also send the proposed zoning district maps to Commissioners for their review.

8. Other Business

a. Committee Goals 2021

Bailey Klimchak provided a document that outlined Commission goals discussed at last meeting, document showed sub goals of their current work on the zoning code draft. Mr. Lee provided update to Commissioners on the Council action taken to vote down the Accessory Dwelling Unit (ADU) Ordinance sent for consideration. Commission agrees that

the currently ranked #3 goal of completing ADU zoning is a lower priority now but will be left on the list for future discussion.

Other Business

1. Ms. Klimchak said the village should be hearing from ACE Hardware very soon for an application.
2. Mr. Blair said he has an upcoming application for a lot split on North Main and a variance for two properties to share an access from North Main.

9. Adjourn

ACTION: Ryan Green moved to Adjourn; Ron Danne seconded and all were in favor.

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 8:28 p.m.

VILLAGE OF JOHNSTOWN, OHIO



January 2021 Zoning Inspector Report

January 1, 2021 through January 31, 2021

Kyber Run shopping Center contacted the management company for the Shopping Center for the 2nd year in a row two more sections of the white privacy fence was blown down. Last year it took several months and phone calls to get it repaired.

670 W Coshocton received a call to discuss allowing a fitness center to move from the Village Shopping center to this address. The caller is considering moving his business.

Concord Crossing East received a call from the HOA President. The HOA wants to remove the existing pole sign and relocate it between two 8' brick pillars that they plan to construct. After checking the proposed location to make sure the new sign would not obstruct the traffic view when pulling out onto Concord Rd. the request was approved.

Coshocton the future ACE Hardware property: met onsite and walked the property with the owner. He plans to build an 18,000 square foot store. We discussed using the current entrance, improving it meet Johnstown street requirements, setbacks, utility locations, storm water runoff a retention or detention pond might be required because the area is very flat. There is no storm water sewer in the area however we found a small catch basin with a functioning tile that runs under W Coshocton and drains into the field across the road. His timeframe to build is one year. The area will require rezoning from LM to GCC-2 or Village Commercial. A new address number also needs to be assigned. The property owner also showed me recent survey stakes and that the new privacy fence that was just built behind his property is approximately one foot onto his property. I contacted the property owner and he has not responded.

189 S. Willaims JPD requested that I meet them at this location and with a representative from Licking County Children's Services. There is a very large Amish Built shed on the property. The daughter of the property owner has been living in the shed with her small child, approximately three years. The shed had electricity through a series of extension cords and was heated with a kerosene heater. There was no ventilation and the kerosene fumes were overwhelming. We also met with the property owner and as a group talked with her daughter by phone, she was at her work. LCCS agreed to provide the funds for her to rent an apartment immediately; she is no longer living in the shed. This was great follow-up work from JPD and LCCS.

110 Stone Hedge issued a shed permit.

670 W Coshocton a Zoning Permit and Sign permit were approved for the relocation of the Vault Gym. The sign is considered a temporary sign do to the proposed ODOT road plans for relocating the entrance to 670 W Coshocton St.

Pulte three winter Occupancy permits were issued:

113 Bigelow Dr.

122 Bigelow Dr.

500 Pheasant Court.

Leafy Dell Condominiums received a call from the Condo Association manager; he was asking if the Village had plans to install a public sidewalk on Parkdale at the Condo entrance. He said they did not want a sidewalk. I told him no walk was planned at this time; there might be one in the future.

6 Westview received a call from a concerned homeowner in the new addition, she said she was told that a Tiny home was going to be built at 6 Westview and people would be living in it. I assured her that living in the Tiny home would be prohibited, however at this time it could be built onsite. She said she did not have a problem with it being built in the driveway of the home; she just did not want people living in it.

47 N Williams received a call from the new owner of this property. He had purchased the property in November at Sheriffs sale and was supposed to take possession January 28. He had tried to make contact with the residents and was asking me if we could help, because of the previous code violations and Mayors Court appearances. He wanted to offer them and pay for a moving truck and give them relocation money. His goal was to avoid having them physically removed by LCSD officers. I agreed to try and contact them. I tried to contact them and ended up leaving them a message, and passed on the offer from the new owners. Late evening on January 27 they vacated the property and avoided being evicted by LCSD.

Johnstown Pointe the new monument sign has been installed by Yoder Signs.

407 Buena Vista issued permit for a new home valued at \$442,968 the builder is American Homes.

75 W Jersey issued a shed permit.

152 Elm: attended Mayors Court for a 2nd Property Code Violation, this was a court trail. The owners were fined again, prior to court the disabled vehicles were removed and the junk cleaned up.

E Coshocton received a call from a concerned resident that a gutter had fallen down on wires going into the side of the building. Inspected the building and saw that the wires were low voltage; the property is in contract to be sold. I notified the new owner and he said he would follow-up with the present owners.

412 Buena Vista issued permits for another new Diyanni Home valued at \$522,000.

Glenclyff Dr in Leafy Dell received a call from the owner he wants to add on a 3rd car garage and wanted to discuss the process and setbacks.

39 Central Station Place there are five vehicles in the driveway several being worked on, one on blocks, a pick-up bed is laying in the sideyard. I approached a person in the driveway; he explained what was going on and when they would be finished. The person living there recently inherited the property and now it has to be sold.

151 Saratoga inspected and approved post holes for new fence.

Maronda Homes received four new homes to permit.
312 Golden Pond value \$355,545.
504 Golden Pond value \$322,355.
529 Golden Pond value \$484,730.
310 Green Acres \$283,955.

Schlabach homes received eight new homes to permit.
304 Mandaric value \$337,000.
397 Mandaric value \$350,000.
309 Mandaric value \$335,000.
304 Bontrager value \$350,000.
306 Bontrager value \$350,000.
307 Bontrager value \$425,000.
308 Bontrager value \$335,000.
314 Bontrager value \$418,000.

Received a call from Tekton engineering to discuss adding a fourth new building on Greenscape Court in the Johnstown Commerce Park. This building would be slightly less in size than the other three buildings built by the property owner.

162 E Pratt this is a rental house. The property owners are trying to evict their tenant. They ask me if I could provide a summary of all the Violations that I have issued over the last five years with regards to the tenant. I provided the information for them. They have a Court date in February.

Buena Vista received a call from a homeowner he plans to install an in ground pool later this year and wanted to discuss the permit and inspection process. He also asked if he could forgo the required fencing for an automatic pool cover system. This is being allowed in some areas of the Country.

307 Bontrager we were ask by the builder Schlabach Builders to transfer the permits to lot 311 Bontrager. Completed.

87 Westview received a complaint about the property owner parking his truck in the sideyard at this property. He has cooperated and moved the truck to the street.

172 Saratoga received a complaint about this property in desperate need of painting and other repairs. Sent a certified letter to the owners. They responded and plan to do repairs and paint the house starting in April.

436 Lakeview received a complaint about rearyard structures, trash, the front porch being used for miscellaneous storage and the overall property conditions. We have had issue with this property in the past. I sent a certified letter to them; they responded by email and challenged the violations. Pending

424 Lakeview there are two vehicles parked in the rearyard, now visible from the Johnstown Pointe property. Mailed a Certified letter to the owners no response. Pending

129 S Kasson received a complaint that the residents spread their garbage around the exterior perimeter of the house. I stopped at the house and verified the complaint. I contacted them by phone and told them to immediately discontinue the practice. Results are pending.

195 Crestview last summer addressed several issues with this property. Some have been corrected; other repairs supposedly are in process. Pending follow up.

670 Norfolk concord crossing condos. Received a call from the condo owner asking when the dead trees at the rear of his property on the Bike trail were going to be removed. They now have been removed.

94 Lewis received a call about chickens roaming freely in the frontyard. Drove by no chickens in sight. Contacted the property owner by phone he said the chickens had escaped the backyard when he left the gate open and he had gathered them up.

70 S Main and 20 E Pratt received applications with blueprints for a Curb-cut, Fence, Conditional use permit, Zoning permit and Certificate of Appropriateness. The building will be totally renovated with a new business on the first floor with outdoor courtyard bar and outdoor style seating. A garage entrance from Pratt St. and a 3300 square feet residence the second floor. The Conditional Use application and COA will be heard on February 23 by the Planning Commissioners.

214 N Main received a Lot split application and a Variance application to allow two future new built homes to share one 25' driveway that was approved many years ago for one single home. These will be heard on February 23 by the Planning Commissioners.

Maronda new home permits:

521 Golden Pond value \$364,330.

517 Golden Pond value \$418,185.

137 Bigelow Dr. value \$364,330.

130 Bigelow Dr. value \$310,465.

Jim Blair

Johnstown Zoning and property Code Official

