



Planning & Zoning Commission Meeting
Tuesday, March 23, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - a. March 9, 2021
6. Appeal Case Decision
7. Application 2021-142-Z Variance for sign
 - a. 450 South Main Street
8. Application 2021-143-Z Preliminary Plat
 - a. Concord Crossing East
 - b. Staff Report
9. Zoning Ordinance Update
 - a. [Zoning Code Draft - Article 18 review](#)
10. Other Business
11. Adjourn



Planning & Zoning Commission
Tuesday, March 9, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for March 9, 2021 at 6:30 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, Yazan Ashrawi - Village Law Director,
Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Harriet Pulley, John Luke, MacKenzie Newberry, Kim Littleton

3. Pledge of Allegiance

4. Public Comment

No comments by the public.

5. Approval of Minutes

ACTION: Ryan Green moved to Approve the minutes of February 23, 2021 and March 4, 2021; Jesse Coppel seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Planning Commission Member Training

Village Law Director Yazan Ashrawi was present for required training session; power point presentation agenda topics:

- Guiding principles

- Authority, powers, and duties
- Open meetings
- Public records
- Administrative versus legislative matters
- Maintaining a good record
- Deliberations
- Running a good meeting
- Ethical considerations

7. Work Session: Design Standards

Kim Littleton with OHM Advisors was present for continued discussion and edits of the Design Standards draft

Discussion on residential building and development and how to get a housing product that the village wants. Bailey Klimchak suggested adding a supplemental section to residential design.

Ben Lee noted changes to the Zoning District Map; discussion and potential for "industrial" design. Accessory Dwelling Unit removed from the draft. Other discussions on building placement, setbacks and frontage. Commission members to come back with examples they like.

8. Zoning Inspector

Jim Blair provided his Zoning Inspector Report and answered Commissioner questions on items within.

9. Other Business

1. Bailey Klimchak

10. Adjourn; Chairman Green moved to adjourn, Jesse Coppel seconded and all were in favor.

Meeting adjourned at 8:59 p.m.



Public Notice

The Village of Johnstown Planning & Zoning Commission will consider a Sign Variance Application (Chapter 1133) to allow an internally lit electronic messaging sign in an SR-1 Zoning District (Chapter 1177.13). The property is located at 450 S. Main St. Johnstown, Ohio 43031. The Variance will be heard by the Commissioners at their regular meeting on Tuesday March 23, 2021 at 6:30 p.m. at 599 S Main Street. (Auditor Pin # 053-177526-00.000). This will be hybrid meeting with Covid-19 in person requirements enforced.

Within forty-five days after the public hearing a recommendation will be made by the Commissioners.

**For more information contact:
Jim Blair Zoning Inspector
740.281.7405
jblair@johnstownohio.org**



Variance Application Chapter 1133

Application Number: 2021-142-Z

Date submitted 3.5.2021

Fees

Number of Certified letters to contiguous property owners: 9 @ \$6.90 = 62.10

Newspaper advertising, for two weeks: Fee \$ 219.90

Circle one:

Base fee Single Family Residence: \$200

Base fee All Other Uses: \$500

Total fee amount: 782.00 Paid: _____ Check/cash: _____

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

Applicant Name: Johnstown Baptist Church Phone: 740-967-2686

Mailing Address 450 S. Main St. City: Johnstown

Email address: johnstownbaptistchurch@gmail.com Zoning District: _____

Property address: 450 S. Main St. SE Johnstown, Ohio

Ordinance(s) the Variance Applies to: Exterior Sign

Description and nature of Variance request: New proposed sign technically violates
current R-1 zoning.

In addition, the following items must accompany this application:

1. A set of to scale plans and plat showing all dimensions of lot, building and improvements.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Variance is proposed or desired and the mailing addresses of all such persons.

Attach your response to the following practical difficulties test questions.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
2. Whether the variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
7. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance.

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

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

Applicant's signature: Con. Ch. on behalf of Solomon Date: 3 14 121
Baptist Church

Office use only

Office use only
Date received in office: 3 15 2021 by: Tim

Planning and Zoning Commissioners hearing date: 3 / 23 / 2021

Permit was approved issued on date: ____/____/____

Permit was denied on date: ____/____/____

Commission Chairperson Signature: _____

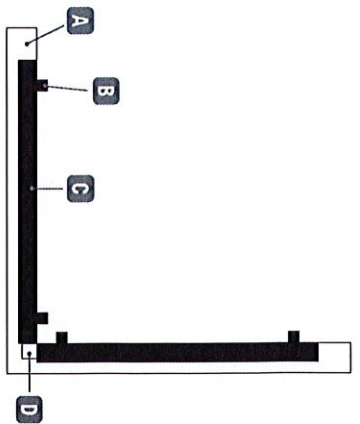
Additional comments or requirements: _____

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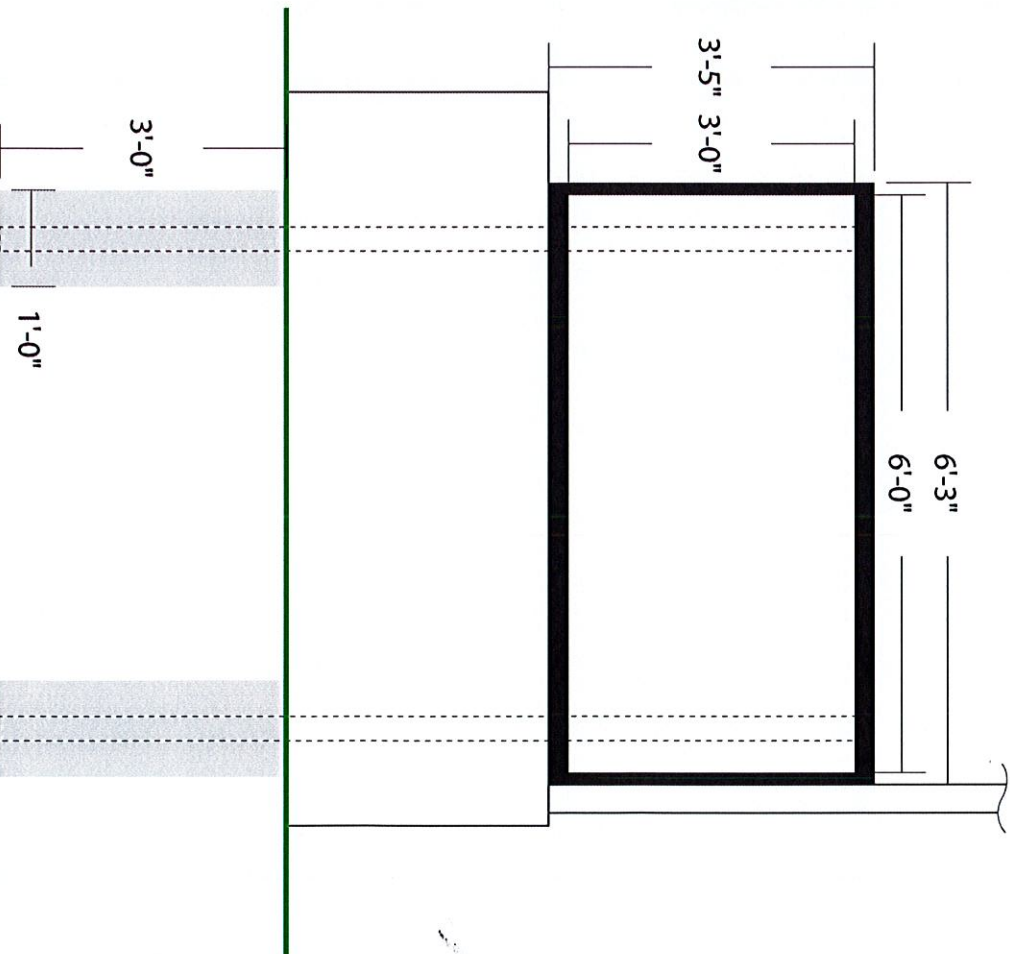
Microsoft Word document

(2) QTY Single-faced EMC units, installed above existing masonry signage, supported by (4) 3"x3" square posts. Installed EMC units are 75"x41"x5". Screens installed off center, flush against the existing cross.



Above View:

- A** Existing 91.5"x33"x8" masonry signage
- B** 3" square posts
- C** New EMC units
- D** Existing cross



MORRISON SIGN
2757 Seale Parkway, Columbus, OH 43221
614.276.1181 • morrisonsigns.com

Client: Johnstown Baptist Church
Project Name: New EMC signs

Drawing Date: 02-16-21
Drawing #: 21-083 SP: DH D: AW



This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

Copy, colors, size, quantity
APPROVAL:

Client Signature: _____ Date: _____

Johnstown Baptist Church

Sign Variance Question Responses

1. Johnstown Baptist Church is very stable regarding finances, ministry, and congregational support. Despite COVID-19 the church has seen growth, and this further motivates our congregation to succeed and continue to add value in our community. Our current sign is very old, dilapidated, and reflects poorly on our church. It is also an eye sore as people enter Johnstown. Without the variance we will find a way to erect a new sign that complies with current zoning. We believe we would remain stable and it would not affect our current situation. It is our hope (with the variance) we can erect an electronic sign that not only looks better (for the church and community) but is also more informative and allows us to reach a broader audience.
2. The congregation of Johnstown Baptist Church believes the variance would be substantial due to the planning already put in place, monies set aside (roughly \$30,000), and positive image and impact a new electronic sign could bring.
3. We at Johnstown Baptist Church do not believe the variance would adversely affect the character of the neighborhood. No adjoining properties should be adversely affected either. We will receive training to best utilize and promote positive aesthetics.
4. This sign variance should not adversely affect delivery of any government services
5. We at Johnstown Baptist Church cannot say whether past members knew of the zoning at time of purchase. We cannot say simply because it was too long ago. We were made aware however that the church is zoned SR-1 which is incorrect. We were told this happened 1984 and it is unknown why this happened. Johnstown Baptist Church sold roughly 1.2 acres in 2020 to Mr. and Mrs. Chrysler (listed as adjacent property owner) and the church now sits on roughly 1.8 acres.

6. We at Johnstown Baptist Church believe we could resolve this issue if the church were zoned correctly. With that said, we know this is a time-consuming process that may not happen for some time.
7. We at Johnstown Baptist Church believe the spirit and intent of the Code would be observed and substantial justice done by granting the variance. The proposed sign would be the same size and occupy the same space as the current sign and the removal of the old sign will greatly improve aesthetics.



Application for Sign Permit Chapter 1177

Application Number: 2021-141-Z

Base fee: \$100 sign size in: 42 square ft. @ \$.50 = 21.00 Total fees: \$ 121.00

The undersigned is applying for a sign permit for the following use, said permit to be issued on the basis of information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to 1177.01 through 1177.99.

1. Applicant: Morrison Sign Company Cell phone: 614-571-4746

Address: 2757 Scioto Parkway City: Columbus

Applicant Email address: dhaight@morrison signs.com

2. Property Address: 450 S. Main St. Johnstown, Ohio

3. Existing Use of property: _____

4. Type of sign: electronic message board

5. Wording on sign: _____

6. Contractor information: Name: Morrison Sign

Address: 2757 Scioto Parkway Email: dhaight@morrison signs.com

Business or cell phone: 614-571-4746

Attach certificate of liability insurance.

Attach two sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.

Applicant's signature: Don Haight Date: 2 / 18 / 21

Office use only	
Date received in office: <u>2</u> / <u>19</u> / <u>2021</u> by: _____	
Date permit issued: _____ / _____ / _____ by: _____	
Date of inspection if required: _____ / _____ / _____ by: _____	

VILLAGE OF JOHNSTOWN

ZONING STAFF REPORT

Application Number: 2021-142-Z
Property Address: 450 South Main St.
Subject: Sign Variance
Subdivision: None
Commission Date: March 23, 2021

Applicants: Johnstown Baptist Church
Cameron Colvin representing the Church
Zoning District: SR-1

Background:

The Johnstown Baptist Church at 450 S Main Street is located on the corner of South Main and Concord Rd and in an SR-1 Zoning district. The Church of Ascension is across the street on South Main and it is located in a UR-1 Zoning district and to the other side on Concord Rd is Monroe Township. The Johnstown Sign code Chapter 1177.13 prohibits internal illuminated signs in SR-1 Zoning districts and only allows signs up to a maximum of 6 square feet.

The Church wants to replace their current 6 square feet changeable letter wood sign with a V shaped 2 panel sign. They also plan to use the same base that reads "Johnstown Baptist Church". The proposed sign will be an internally lit electronic message board with two 18' square feet panels and will be installed on the existing base.

Planning Considerations:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
7. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance

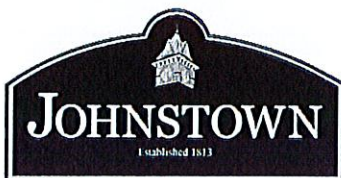
Id. "No single factor controls in a determination of the practical difficulties test."

Recommendation: The staff recommendation is to **APPROVE** the application to allow the installation of the new larger electronic message board sign.

JOHNSTOWN, OHIO

MAR 09 2021

PAID



Pl. in Full
3.9.2021
J. Blain

Preliminary Plat Application

Application Number: 2021-143-Z

Fees:

Base Fee of \$1,500 + \$100/lot (single family) OR \$750 plus \$50/acre or partial acre (non-single family)

Total fee amount: \$19,100 Paid: 19,100 Check/cash: #1508

The undersigned is applying for a Preliminary Plat Approval for the following use; said approval to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to Chapter 1105.

Applicant Name: JOSEPH A CIMINELLO Phone: 614.207.7607

Mailing Address 7558 LAWERTON SQ City: NEW ALBANY

Email address: CIMINELLOJ@AOL.COM

Property Owners (If different from Applicant): JOHNSTOWN LAND HOLDING LLC

Property address: Concord Rd. Johnstown, Ohio

Zoning District: PUD

Proposed name of Subdivision: CONCORD CROSSING EAST

Size of Subdivision: + 174 HOMES

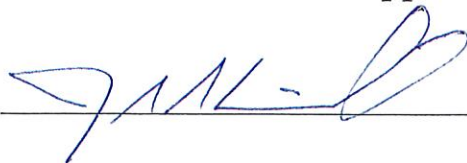
Number of Proposed Lots: 174

In addition, the following items must accompany this application:

1. Ten (10) copies of a preliminary plat
2. A PDF copy of the submittal

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

Applicant's signature:



Date: 3 / 9 / 21

Office use only

Date received in office:

3 / 9 / 2021 by: Jim Blair

Planning and Zoning Commissioners hearing date: 3 / 23 / 2021

Permit was approved issued on date: ____ / ____ / ____

Permit was denied on date: ____ / ____ / ____

Commission Chairperson Signature:

Additional comments or requirements:

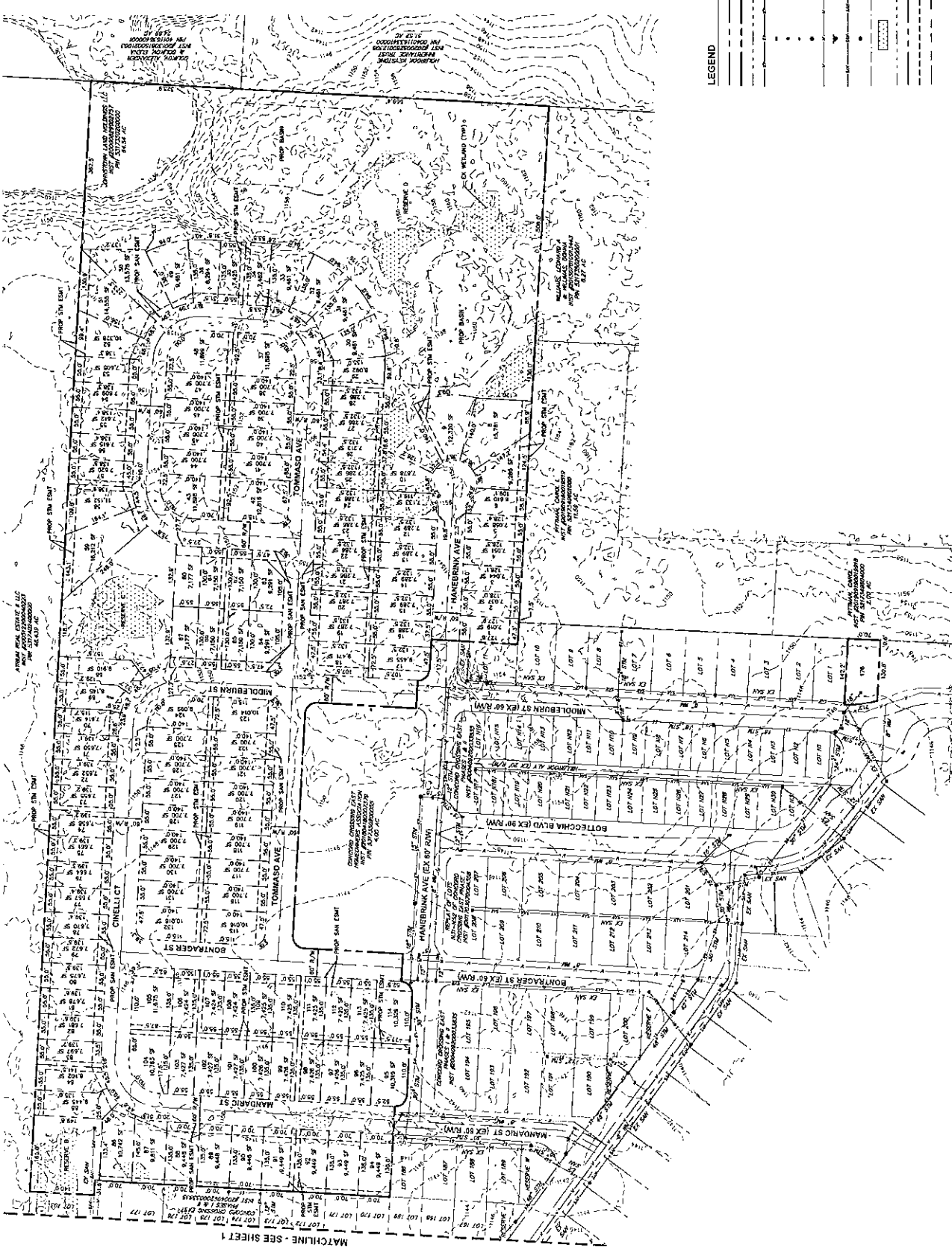
ORIGINAL ISSUE:
03/08/2021
KHA PROJECT NO.
190017003

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

PRELIMINARY PLAT

Kimley»Horn
© 1991 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
DENVER, COLORADO 80231-3237

GRAPHIC SCALE IN FEET

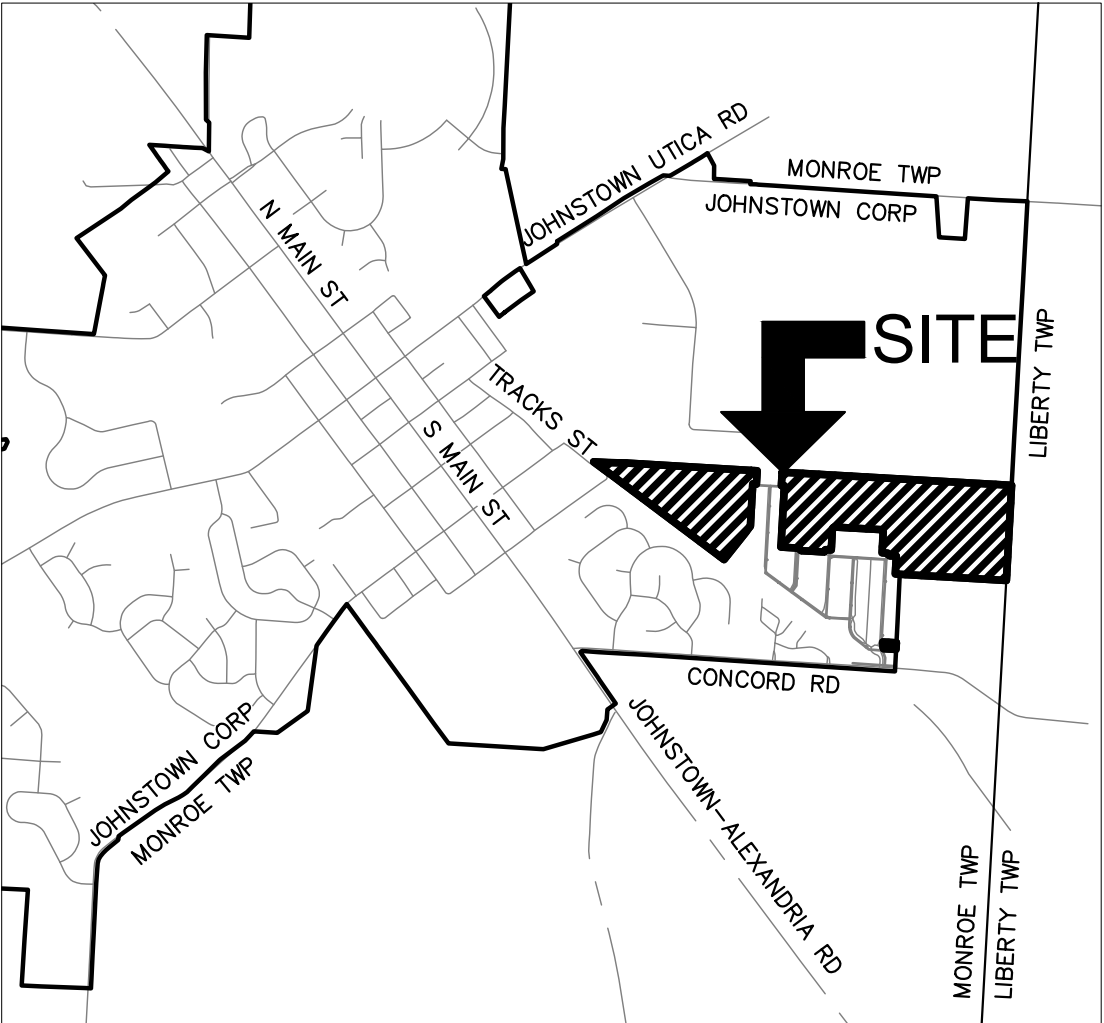
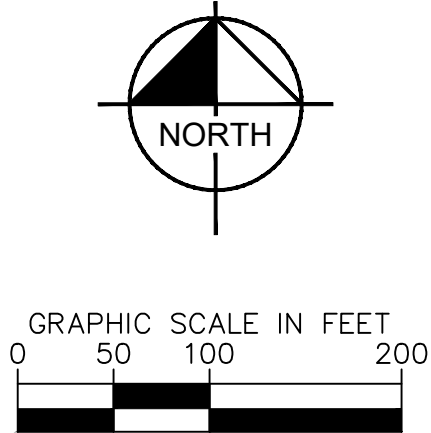
A horizontal graphic scale bar with a black background. It is divided into four equal segments by white vertical lines. The segments are labeled from left to right as 0, 50, 100, and 200. The text "GRAPHIC SCALE IN FEET" is printed vertically along the left side of the bar.

LEGEND

[illegible]

MATCHLINE - SEE SHEET 1

Drawing name: C:\Users\Todd.Hootman\AppData\Local\Temp\AcPublish_18840\Preliminary Plat.dwg Layout1 Mar 09, 2021, 11:31am by: Todd.Hootman
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1"=2000'

NOTES

THIS DRAWING REPRESENTS A PRELIMINARY PLAT OF 64.76 ACRES LOCATED IN THE VILLAGE OF JOHNSTOWN CURRENTLY OWNED BY JOHNSTOWN LAND HOLDINGS LLC, CONTAINING 176 LOTS AND ROAD RIGHT-OF-WAY.

INFORMATION COMPILED ON THIS PLAN IS BASED ON LICKING COUNTY GIS AND DEEDS AND NOT FROM A FIELD SURVEY.

CURRENT VILLAGE OF JOHNSTOWN ZONING: PLANNED UNIT DEVELOPMENT (PUD)

PLANNED UNIT DEVELOPMENT ZONING SUMMARY:

MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 25'
MINIMUM SIDE SETBACK: 5'

PROPERTY OWNER:
JOHNSTOWN LAND HOLDINGS LLC
POTTER HOMES CO
PO BOX 312
LEWIS CENTER, OH 43035

DEVELOPER:
JOE CIMINELLO
567 LAZELLE RD
WESTERVILLE, OH 43081
TEL: (614) 207-7607
EMAIL: CIMINELLO@AOL.COM

PLAT PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, STE 200
COLUMBUS, OH 43235
TEL: 614-454-6699

CURRENT SITE LAYOUT - 176 PROPOSED LOTS MEETING PUD ZONING REQUIREMENTS.

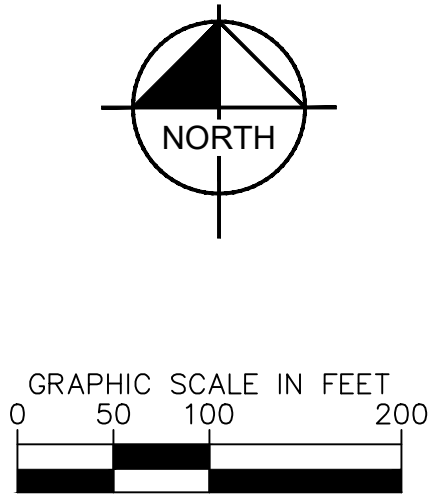
PROPOSED ROADWAY - 28' WIDE PAVEMENT WITH CURB & GUTTER. 4' SIDEWALK ACROSS ALL LOT FRONTAGES. 60' RIGHT-OF-WAY SHOWN.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING STORM MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER BODY
- EXISTING WETLAND
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER BODY

REVISIONS		DATE	BY	APR DATE	APR BY
No.					
PRELIMINARY PLAT					
CONCORD CROSSING EAST JOHNSTOWN, OHIO					
ORIGINAL ISSUE: 03/09/2021					
KHA PROJECT NO. 190017003					
SHEET NUMBER 1 OF 2					

MATCHLINE - SEE SHEET 1



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING STORM SEWER
	EXISTING CURB INLET
	EXISTING CATCH BASIN
	EXISTING HEADWALL
	EXISTING STORM MANHOLE
	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER BODY
	EXISTING WETLAND
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED WATER BODY

Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HURON STREET, SUITE 200 ANN ARBOR, MI 48106-1535 PHONE: 614-434-6866 WWW.KIMLEY-HORN.COM		PRELIMINARY PLAT	
		CONCORD CROSSING EAST JOHNSTOWN, OHIO	
SCALE: AS NOTED	DESIGNED BY: MCR	ORIGINAL ISSUE: 03/09/2021	
	DRAWN BY: TJH	KHA PROJECT NO. 190017003	
	CHECKED BY: MCR	SHEET NUMBER 2	
			APR. DATE
			BY
			DATE
			REVSIONS
No.			

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: 2021-143-Z

Parcel #: 053-173502-00

Commission Date: 3/23/2021

Applicant: Joseph Ciminello

Zoning District: PUD

Project Narrative:

The applicant has submitted a preliminary plat to develop approximately 65 acres of land into single family homes. The land is located off of Concord Road at the back of the Concord Crossing East subdivision and is currently undeveloped. The plan features 174 new lots ranging in size. Frontages start at 47 feet and also range up in size. The roads in the new addition will connect to the existing roads in Concord Crossing East and will all have sidewalks. A nature preserve is located on the west side of the property with a leisure path and emergency access road that will connect to the bike path and Douglas Road. The land is already zoned PUD and has been a planned extension of Concord Crossing East since the subdivision was approved.

Approval of the Preliminary Plat - "The Commission shall thereupon examine it and approve it within thirty days if it is satisfied that it complies in all respects with this chapter. The approval of the Planning and Zoning Commission shall be indicated in writing on two copies of the preliminary plat which will be returned to the owner and surveyor. The remaining four copies bearing the notation of approval shall remain on file in the office of the Manager, available to the public. The approval of a preliminary plat shall be effective for a maximum period of twelve months, unless extended in writing by the Planning and Zoning Commission." (1105)

Zoning District: Chapter 1179 Planned Unit Developments (PUD)

1179.01 APPLICATION FOR PRELIMINARY APPROVAL.

An application for preliminary approval of a Planned Unit Development plan shall be filed with the Chairperson of the Planning and Zoning Commission or his designee by at least one owner or lessee of property for which the PUD is proposed. At a minimum, the application, in triplicate, shall contain the following information:

1. Name, address and phone number of applicant;
2. Name, address and phone number of registered surveyor, engineer, urban planner and/or attorney assisting in the preparation of the preliminary development plan;
3. Legal description of property;
4. Description of existing use;
5. Present zoning district(s);
6. Proposed zoning district including development text;
7. A vicinity map at a scale approved by the Planning and Zoning Commission, showing property lines, streets, existing and proposed zoning and such other

- items as the Commission may require to show the relationship of the PUD to the surrounding districts, existing schools and Village services;
8. A preliminary development plan at a scale approved by the Commission showing topography at three foot intervals; layout dimensions and names of existing and proposed streets, right of way, utility easements, parks and community spaces; layout and dimensions of lots and building set back lines; preliminary improvements drawings showing water, sewer, drainage, electricity, telephone and natural gas and such other characteristics as the Commission deems necessary;
 9. Proposed schedule for the development of the site;
 10. Evidence that the applicant has sufficient control over the land in question to complete the proposed development plan within five years; and
 11. A written statement by the applicant setting forth the reasons why, in his/her opinion, the PUD would be in the public interest and would be consistent with the Village's statement of objectives and purposes for PUD.

1179.02 PRELIMINARY RECOMMENDATION BY PLANNING AND ZONING COMMISSION; DECISION BY COUNCIL.

- a) At its next regularly scheduled meeting the Planning and Zoning Commission shall review the preliminary development plan and application to determine if it is consistent with the intent and purpose of this Zoning Ordinance; whether the proposed development advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the surrounding area justify the deviation from standard district and shall issue a preliminary recommendation of approval in principle, approval in principle with modifications or conditions, or recommended disapproval of the application. Thereafter, the applicant may submit a final development plan subject to the provisions below. Recommendation for approval in principle or approval in principle with modifications or conditions shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility.
- b) The Commission shall base its recommendation on the following criteria:
 1. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD;
 2. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan;
 3. The area surrounding such development can be planned and zoned in coordination and substantial compatibility with the PUD;
 4. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed;
 5. The proposed development is consistent with the intent and purpose of this Zoning Ordinance;
 6. The proposed development advances the general welfare of the community and neighborhood;
 7. The benefits, combination of various land uses, and the surrounding area justify the deviation from standard district.

- c) The Commission will provide its recommendation to Council within thirty days of action, unless otherwise requested by the Applicant. Council will schedule a public hearing on the preliminary development plan on its agenda for consideration in accordance with Council rules. Council may approve the preliminary development plan; approve the preliminary development plan with modifications or conditions; or disapprove the preliminary development plan. Council may adopt the modifications and conditions, if any, recommended by the Planning and Zoning Commission, in whole or in part, and may add its own modifications and conditions. Council approval of the preliminary development plan or approval of the preliminary development plan with modifications or conditions shall constitute a rezoning of the site to the requested PUD district and the development text shall become the zoning regulation of the PUD district.

Recommendation: Staff recommends approval of the Preliminary Plat.