Planning & Zoning Commission Meeting
Tuesday, April 13, 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 23, 2021
6. Application #2021-171-Z Zoning Map Amendment
   a. 450 S. Main Street
7. Application #2021-167-Z Certificate of Appropriateness
   a. 49 1/2 S. Main Street
8. Application # 2021-172-Z Certificate of Appropriateness
   a. 231 Commerce Blvd.
9. Application 2021-143-Z Preliminary Plat - TABLED March 23, 2021
   a. Concord Crossing East
10. Zoning Ordinance Draft
    a. Sections 21 + 23
11. Zoning Inspector
    a. March 2021
12. Other Business
13. Adjourn

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

1. Call to Order

   Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for March 23, 2021 at 6:31 p.m.

2. Roll Call

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

   Staff present - Jim Lenner - Village Manager, Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Yazan Ashrawi - Village Law Director, Marvin Block - Village Council member, Cheryl Robertson - Village Council, Teresa Monroe - Clerk of Council

   Public present - Lewie Main, John Luke, Ken Colvin, Cameron Colvin, Don Haight, Joe Ciminello, Kris Almendinger, Heather Green, Ann Evans, Joan

3. Pledge of Allegiance

4. Public Comment

   There were no comments from the public.

5. Approval of Minutes

   a. March 9, 2021

ACTION:	Chairman Green moved to Approve; Benjamin Lee seconded and the vote was as follows:
AYES:	Chairman Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 - 0

6. Appeal Case Decision

   Zoning Appeal filed by Mr. Jerry Pulley in the matter of the construction of a "Tiny House" in a Residential neighborhood by Mr. John Luke, resident at 6 Westview Drive. Appeal was heard by the Planning Commission on February 9, 2021.

Chairman Green said the Planning Commission's opinion is to dismiss due to lack of jurisdiction and a failure to enforce.

ACTION:	Ryan Green moved to Approve as written; Jon Merriman seconded and the vote was as follows:
AYES:	Ron Danne, Jesse Coppel, Jon Merriman, Ben Lee, Chairman Green
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Chairman Green said this project can proceed as originally scheduled, with Jim Blair's permissions as decided, it will be policed, and they will be looking at the project with a fine tooth comb. It can proceed in the manner previously discussed but will be under jurisdiction as much as possible.

7. Application 2021-142-Z Variance for sign

   a. 450 South Main Street

   Cameron Colvin was present for applicant Johnstown Baptist Church; 450 S. Main Street. Working to update the church sign that is in poor condition. Don Haight was also present from Morrison Sign and provided a rendering and dimensions of the electronic message sign requested.

   Village Planner Bailey Klimchak said the variance request is needed because the church is in an SR-1 zoning district and sign regulations for the district do not allow this type of sign. Staff recommends approval as it will not face any homes and would be a good use of the property.

   Commissioner and staff discussion and review of the application.

   Ben Lee stated he has concern for the precedent this would set in allowing this type of sign in a residentially zoned area and if there is concern that the church is not zoned appropriately then that is where the conversation should start; once it is zoned appropriately, if moved from SR-1 to a zoning district that allows this type of sign then he thinks the village removes itself from setting a precedence with a variance. Mr. Lee said relative to the practical difficulty questions, he does not see where this application meets any of those to make this variance allowable from his perspective; he reviewed the test questions. Another concern stated was how dynamic this sign might be relative to a designated school zone. Mr. Lee again stated that if this area is not zoned properly then they should look at validity of moving it from SR-1 to something else to make it allowable.

   Chairman Green said he sees both sides; he thinks this is just an update of the current sign, he sees other signs along the road, and other churches on the same road have these

similar new signs. His said his only concern on this was the setback from the road, brightness at night and whether it would distract drivers; based on something conditional that would hold those parameters, he would be able to approve this but he does understand where Ben's coming from and could see the need for a change of zoning.

Ron Danne asked if the sign were in UR-1 would the illumination and size of the sign be allowed; Mr. Blair said he would have to look that up. Mr. Danne said he shares Ben's concern that this would set a precedent.

Mr. Lee reiterated that he does not have anything against the sign itself or the idea of having a sign there; it is the precedence that it sets in a residential area. Added that UR-1 still does not permit internally illuminated signs.

Jesse Coppel said with the passage of the new Future Land Use Map it is important to progressively encourage parcels to update the zoning district they are in to fit the new design, this is a perfect example. His recommendation is also that the applicant apply for rezoning of the parcel.

Public Hearing

1. Ken Colvin; 271 Fairview Drive.
Church attendee of twenty six years said the current sign is sixty years old and has to be changed manually, desire is not for flashy, just ease of changing the message; the sign has also become pretty dilapidated.

2. Lewie Main; 132 N. Main Street.
In support of the sign as a citizen, other churches have gone electronic; they are not asking to do anything other churches haven't done.

Ben Lee noted that all the other locations are in GCC districts, this is not. Mr. Main referenced Ordinance1103.01; discussion on interpretation. Mr. Lee said he wanted to make clear that this has nothing to do with churches in general; it is the specific location and the specific zoning that this parcel is under relative to the sign variance that is being discussed.

3. Marvin Block; 225 Edwards Road.
Asked how long it takes to rezone a parcel. Ms. Klimchak said if the applicant requests it, it comes to Planning and Zoning first then it goes to Council, and then it takes thirty days for it to be recorded if Council approves.

Mr. Block said his suggestion is that the applicant have the property rezoned, do away with this application and come back in two months to get this sign permit.

Discussion on procedure and cost for rezoning as well as crediting the variance fee paid toward the application for rezoning. Mr. Lenner said if the application were tabled, they

would not lose anything done tonight and the commission could then accept the application for rezoning.

ACTION:	Chairman Green moved to table to allow time to come up with a decision, Application 2021-142-Z ; Jon Merriman seconded and the vote was as follows:
AYES:	Jesse Coppel, Jon Merriman, Ben Lee, Chairman Green, Ron Danne
NOES:	None
ABSTAIN:	None

Motion to Table Passed 5 - 0

Ben Lee asked for clarification that they would move forward with a credit toward the future application for rezoning. Chairman Green said the applicant would need to make their decision on whether to withdraw or to proceed with this current application; if they decide to withdraw then yes they would get credit.

8. Application 2021-143-Z Preliminary Plat
   a. Concord Crossing East

   Village Planner Bailey Klimchak provided background saying this is an application for Preliminary Plat for the buildout of Concord Crossing East. Concord Crossing East is a neighborhood that was approved a while ago; Phase One has Schlabach Builders building on it and Phase Two is ready for Preliminary Plat. Ms. Klimchak said Phase Two has had some challenges with the EPA which is why a lot of wetlands are shown on the plat provided; she added that applicant Joe Ciminello could provide more detail on how many lots were in the original Preliminary Plat and how many lots are in the new Preliminary Plat due to the wetlands.

   Ms. Klimchak said she is in the process of creating a development report and is waiting for some water and sewer numbers before it is ready but will share when it is, this will show impact on water and sewer, impact on schools, taxes etc.

   Applicant Joe Ciminello was present for the application; he brought with him the original Preliminary Plat dated January 14, 2004.

   Chairman Green said a lot of time has passed, it is a PUD and said as he reads, there is a stipulation that they have two and a half years to build or it goes back to the original zoning; Jim Lenner said that is open to interpretation. Village Planner Bailey Klimchak said she was not here when Phase One began but her interpretation is that this is Phase Two of a project and that Phase One is being constructed now; she said she believes the time to argue that PUD zoning ran out was the time Phase One construction started, she believes

this is just a continuation of a project.

Chairman Green said this project has gone well over two years at this point and asked Law Director Ashrawi if the PUD still holds up or if it should go back to the original zoning. Mr. Ashrawi said he agrees with Ms. Klimchak's interpretation in terms of the phased approach, the automatic revert provisions are a gray area in zoning law because it is a zoning change that is not necessarily requested by the owner; number two, as he reads the provision, it states that if no construction has begun within two years, the application may be revoked so it is not a mandatory revocation and based on the phased approach, he does not think that provision automatically triggers a revocation of the PUD.

Mr. Ciminello said the original Preliminary Plat was approved by zoning in 2004 and believes construction was commenced in 2006 or 2007 and agrees the time to argue that was at the time of initial construction because all utilities were put in contemplating future phases. He added that 84 Lumber bought the right to build one hundred lots from them and they put those lots in as well as the community center; design was originally for three hundred and thirteen lots total; the detention basin was put in and he was advised to not only take care of the lots out there but future phases. They started selling homes but hit 2007/2008 and have been stagnant since.

Chairman Green said a lot of things have changed since early 2000's; properties have changed hands, builders have changed, some design has changed, EPA standards have changed and part of this has a lot of water. There is a lot that has happened on this property since it was originally designed and he thinks it needs to be looked at; said his main question is, do we have to start over.

Mr. Ciminello said the original preliminary plat approved was for three hundred and thirteen lots, the current plan is two hundred and seventy five with what 84 Lumber developed and what they are proposing now. He said he believes the ability to revoke it is if construction had not been commenced; they have been working with staff on this for two years, some of the wetlands issues were caused by commercial development but they are owning up to it; nothing has changed on the land further to the east where there are wetlands, they are trying to preserve what they can and still have the ability to connect the streets they need to. He said the street pattern is pretty much identical to the preliminary plat, he believes they will meet the minimum square footage requirements in the original zoning and thinks the homes will start north of $300,000. Mr. Green asked about the house square footages, Mr. Ciminello said he could get back to him on that but that they would meet the minimums in the zoning.

Law Director Ashrawi commented that he has not had opportunity to review the history on this piece of property; tabling this application may be appropriate in order to have further discussion.

Ben Lee said he said the history of it is what is confusing, the history is going to determine how this discussion moves forward, if there is an already accepted preliminary plat from

2004 that is over three hundred parcels, he would like to see it and compare it to what is being presented now; if pieces were sold off from the original plat, it has not been approved in its final form because there isn't anything platted for the sixty four acres. The uniqueness of this property requires further deliberation and a staff report on impact to water and sewer, schools, usable open space, lift station upgrades, parcel frontages and other considerations. Chairman Green and Ron Danne expressed their agreement.

Public Hearing

1. Marvin Block; 225 Edwards Rd.

- Provided some history; said Concord Road was supposed to be done, it wasn't and the project was abandoned.
- Dump truck loads of dirt have been dumped at the site since then and this has been an issue with the EPA, unsure if that is straightened up.
- If that many houses are built, all cars will be coming out of one entrance, what about a traffic study; a lot of things have changed since this was done.
- Nothing has been done over there for a long time, why should we just ignore the zoning requirement of two and a half years.
- If that land is built on, where all that dirt was dumped, who is going to accept responsibility for the streets and the water and sewage lines; it wasn't compacted down, he doesn't think Council wants to accept responsibility for streets falling in and water and sewer lines breaking. Thinks there are a lot of things to consider and more discussion needed before talking about a plat plan.

2. Lewie Main; 132 N. Main.

- Questioned when this area was annexed, was it zoned PUD and what was the Ordinance number.
- Said there are requirements in 1105.04(a), questions that have to be answered before a vote can be taken.
- Concern for one ingress and egress for the one hundred and seventy four lots. Still a lot of unanswered questions.

Ben Lee added that the way he reads it, PUD is not a zoning district in and of itself but an agreed upon deviation from a standard district; referred to 1179.04 about the two and half years and that the permit shall expire. Still questions that need to be answered. Law Director Ashrawi clarified his earlier statement and noted a more specific expiration provision in 1179.08 which also says shall.

Chairman Green said the PUD is unique, that it is more akin to a Conditional Use Permit than it is to zoning; in this situation the people that we had the permit with are gone, the people we made the permit with are gone, he thinks it all needs to be looked at again.

Mr. Lenner said it was recorded as annexed in July 2000.

Mr. Ciminello noted that the ordinance says "if no construction has begun within two and a half years" but obviously there is construction there and obviously that clause was not invoked prior to them starting construction; reviewed some history of the phases with different builders and addressed wetland area history with the EPA. Mr. Block said there are a lot more problems with that property than is being .said; they are not out of the woods with the EPA yet.

Chairman Green moved to table. Mr. Lee said in the interest of satisfying Mr. Ciminello's request for specific feedback he could summarize if appropriate; Mr. Green said that it was; Mr. Lee seconded the motion and then provided his list of items to address as follows:

1. Traffic study on Concord Road and one ingress/egress for one hundred and seventy four new homes
2. Water and Sewer capacity, where this proposed number of homes would put the village.
3. Whether or not lift stations would need to be upgraded or added and who would pay for that.
4. Open space, desire that green space is usable and maintained, and maybe addition of a playground.
5. Conformity to UR-2 and logic behind deviations from street frontage requirements. Mr. Ciminello said that all lots would be fifty five foot minimum lot frontage and that they also plan to work with the HOA to upgrade the community facility with more amenities, playgrounds and to significantly improve that community space.
6. Northern border requirement for a buffer zone; the homes would be against an active manufacturing and industrial zoned space with callout relative to noise that the village continues to work with businesses on.
7. Storm water management is a paramount concern; as the development of these parcels are being looked at, they are key to the stormwater management of a large portion of this side of town. Borings, compaction analysis, when the streets may be turned over to the village.

Ryan Green added his concerns as follows:

1. The EPA aspect
2. Compaction of the dirt brought in
3. Square footage of houses and setbacks; directed staff to look at 1179.08
4. The ingress and egress with the one entrance to a road that is not going to accept a lot of traffic.
5. The density and how it works with our current zoning versus other neighborhoods

Ron Danne commented as follows:

1. Confusion with the lot numbering; shows lots 1-11 in the old section and lots 1-11 in the

proposed, if the engineers could clear that up.
2. Concern for the fifty five foot lots, most of the lots in the existing built section are seventy foot, the ones that are fifty five foot are the Neo-traditional; lots shown in the Northeast corner are fifty five foot.
4. Reserve B in the Northwest corner is inaccessible
5. Asked for consideration on connecting the second cul-de-sac to the walking path also
6. Concern that when complete, well over two hundred houses will be emptying out onto one egress on Concord Road.

Mr. Ciminello said that Reserve B is preserving a wetland and connection to the path from the other cul-de-sac may disturb a wetland, may be able to do a path around. Ben Lee noted connection to the bike path is permission given by the TJ Evans Foundation.

Chairman Green opened again for any further public comment:

1. Lewie Main

- Would be beneficial if original minutes and plans could be reviewed, said one thing guaranteed by Roger Hatch was that Douglas Street was to be improved and used as an additional ingress/egress. Clerk to research.

2. Marvin Block

- Asked if the wetlands are accepted as green space.
- Again referenced 1179.08 and asked Law Director to clarify; Mr. Ashrawi said yes there is an automatic revert after two and a half years with no construction.

ACTION:	Ryan Green moved to table the application; Benjamin Lee seconded and the vote was as follows:
AYES:	Jon Merriman, Ben Lee, Chairman Green, Ron Danne, Jesse Coppel
NOES:	None
ABSTAIN:	None

Motion to Table Passed 5 - 0

Mr. Ciminello asked about timeline; Ms. Klimchak said the Commission has thirty days to make a decision but before that she would like to consult Law Director opinion on best next steps and decisions that need to be made and by who.

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9. Zoning Ordinance Update

a. Zoning Code Draft - Article 18 review

Chairman Green said there is a need to double up on meetings in April and May to get through this.

Commissioners and staff continued review and edits beginning with Section 18.01 and worked through Section 20.

Special Planning Commission scheduled for next Tuesday, March 30th at 6:00 - 8:00 pm to focus on Design Guidelines.

10. Other Business

    Nothing to note.

11. Adjourn

ACTION:	Ryan Green moved to Adjourn; Benjamin Lee 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 9:00 pm.

Village of Johnstown
Administrative Offices
www.villageofjohnstown.org

VILLAGE OF JOHNSTOWN, OHIO

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

Public Notice

The Village of Johnstown Planning & Zoning Commission will consider an Application for a Zoning Map Amendment for 450 South Main to amend the zoning district from SR-1 (Suburban Residential) to GCC-1 (General Community Commercial) as required in Johnstown Ordinances Sections 1135 and 1137.

The application will be heard on Tuesday April, 13 2021 at 6:30 p.m. This will be a hybrid meeting available through the Johnstown Village website. Meeting attendees are required to wear masks and social distance. (Auditors Pin# 053-177526-00.000)

Within thirty 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

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

Application for Zoning (Map) Amendment Chapter 1137

Application Number assigned by Zoning: 2021-171-Z **Date submitted:** 3.29.2021

Fees: office use

Certified letters to 9 **contiguous property owners @ $6.96 each total:** 62.64

Base fee: $500.00 NO FEE, applied 500 FROM VARIANCE

Cost for Newspaper Ad for one week: 127.50

If Applicable Acres: NA **@ $10 per acre:** NA

Total fee amount: $190.14 **Paid:** _____ **Check/cash:** _____

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

   Property Owners Name if not applicant: -

   Mailing Address: 450 S. Main St.

   Zip code: 43031 City: Johnstown

   Email address: Ccolvin@preferred-sales.com

2. Address of property to which permit applies: 450 S. Main St.

   Johnstown, Ohio

3. Business name if applicable: Johnstown Baptist Church

4. Description of the property to which Amendment would apply if enacted, attach the legal description and plat : Church + personage

5. Present Zoning District: SR-1 Proposed Zoning District: CC-1

6. Present use of property: Church

7. Attach a vicinity map that shows the property lines, streets, existing and proposed.

8. 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

9. Attach: a list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the nonconforming use is proposed or desired to be continued.

10. 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.

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

Applicant's signature: Cam J Cole on behalf of Johnstown Baptist Church Date: 3 / 26 / 21

Office use only

Date received in office: 3 / 26 / 21 **by:** J. Blem

Planning and Zoning Commissioners hearing date: 4 / 13 / 21
(minimum 20 days after application)

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

Permit was denied on date: ____ / ____ / ____

Commission Chairperson Signature:

_____

Additional comments or requirements:

_____

_____

Johnstown Baptist Church answer regarding the 8th point on the Zoning Amendment document:

There should not be any impact on the community.

Michael L. Smith
Auditor, Licking County, Ohio

JOHNSTOWN BAPTIST CH
450 S MAIN ST

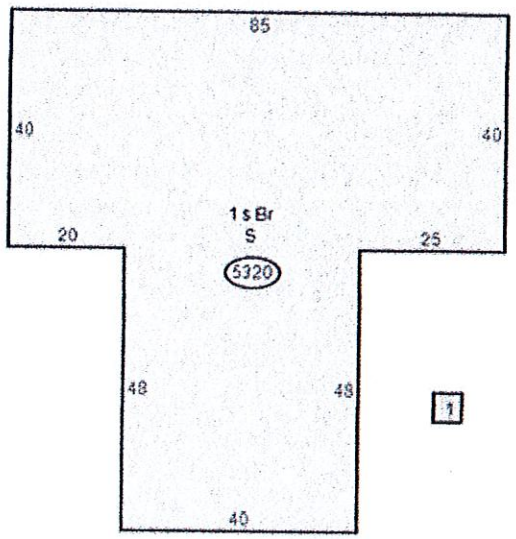
Tax District: 053 - MONROE T-JOHTN V-JOHTN-MNR LSD
School District: JOHNSTOWN MONROE LSD
Neighborhood: 07200 Johnstown
Classification: 685 Churches, etc
Acreage:
Property Desc: LOT 3 3.00 AC

Parcel #: 053-177526-00.000
Rt #: 053-166.06-026.000
1 of 2

ON

ATTRIBUTES

Story Height:	1
Exterior Wall:	Brick
Heating:	
Cooling:	
Basement:	
Attic:	
Total Rooms:	
Bedrooms:	0.0
Family Rooms:	
Dining Rooms:	
Full Baths:	0.0
Half Baths:	0.0
Other Fixtures:	0.0
Year Built:	1963
Finished Living Area:	
Fireplace Openings:	0.0
Fireplace Stacks:	0.0
Basement Garage(s):	0.0
Basement Finished:	No



AREA

First Floor:	
Upper Floor:	
Attic:	
Half Story:	
Crawl:	
Basement:	

VALUES (by tax year)

		Land	Improvement	Total
2017	Market	180,000	200,000	380,000
	CAUV	0	0	0
2016	Market	180,000	200,000	380,000
	CAUV	0	0	0
2015	Market	180,000	200,000	380,000
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner

IMPROVEMENTS

	Description	Yr Built	SqFt	Value
1	PV3 - Paving Concrete	2012	14,000	22,100

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	0.00	0.00	0.00
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	0.00	0.00	0.00
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	0.00	0.00	0.00

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

Text of Ad:

Public Notice

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For more information contact:
Jim Blair Zoning Inspector
740.281.7405
jblair@johnstownohio.org
(NAD,Apr5,'21#4671951)

Property Owner's

- Jack & Janice Chrysler 450 S. Main St. (living address: 4103 Bremo Recess New Albany, OH 43054
- Johnstown Monroe Schools- 441 S. Main St. Johnstown, OH 43031
- Bishop of Catholic Diocese of Columbus Campbell Frederick F.- 501 S. Main St. Johnstown, OH 43031
- Bishop of the Roman Catholic Diocese of Columbus- 555 S. Main St. Johnstown, OH 43031
- Johnstown Church of God- 9081 Concord Rd. Johnstown, OH 43031
- Robert K. & Ruth P Garee- 284 Central Station Dr. Johnstown, OH 43031
- Stephen H. & Janice L Schroeder Trustees- 481 Tyler Station Dr. Johnstown, OH 43031
- David Krause & Paulette Ivan- 471 Tyler Station Dr. Johnstown, OH 43031
- Molly McCartney & Robert Lyle Dotson- 455 Tyler Station Dr. Johnstown, OH 43031

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RECEIVED MAR 26 2021

JOHNSTOWN, OHIO
MAR 25 2021
PAID

ck # 11021
$300.00

Certificate of Appropriateness for Design Review

Codified Ordinance: Chapter 1187

Application Number: 2021-167-Z **Date app. submitted:** MARCH 25 2021

Fee: $ 300.00 *Paid: check number:* _____ *Cash:* _____

Business Name: GHOSTWRITER PUBLIC HOUSE

Principal Business Activity: RESTAURANT

Applicants E-mail address: dennis@crowworks.com

Business Address: 49 1/2 S. MAIN ST.

Business Owners Name: DENNIS BLANKEMEYER Phone: 614.580.4687

Applicant's name: DENNIS BLANKEMEYER Phone: 614.580.4687

1. Property address: 49 1/2 S. MAIN ST. Johnstown, Ohio
2. Existing Use of Property: RESTAURANT / OFFICE
3. Square footage of proposed building or business: 1,779 S.F.
4. Zoning District: GCC-1 Number of Off-Street Parking proposed: ϕ
5. Estimated cost of improvements: $100,000

The following items must accompany this application:

Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation.

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

Applicant's signature: _____ Date: 03/18/2021

Planning and Zoning comments:

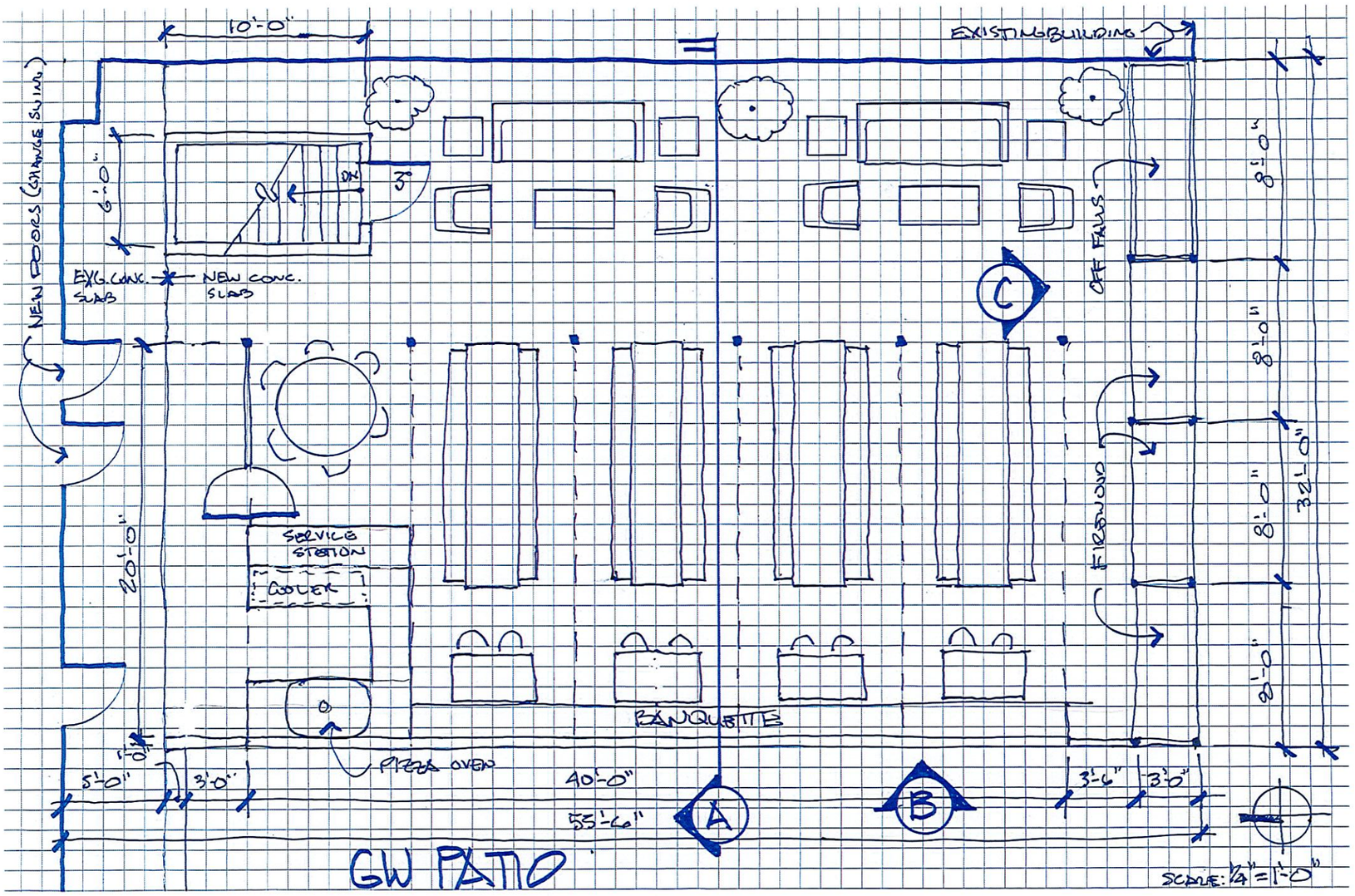
Date of Planning and Zoning Commission Meeting: 4.13.2021

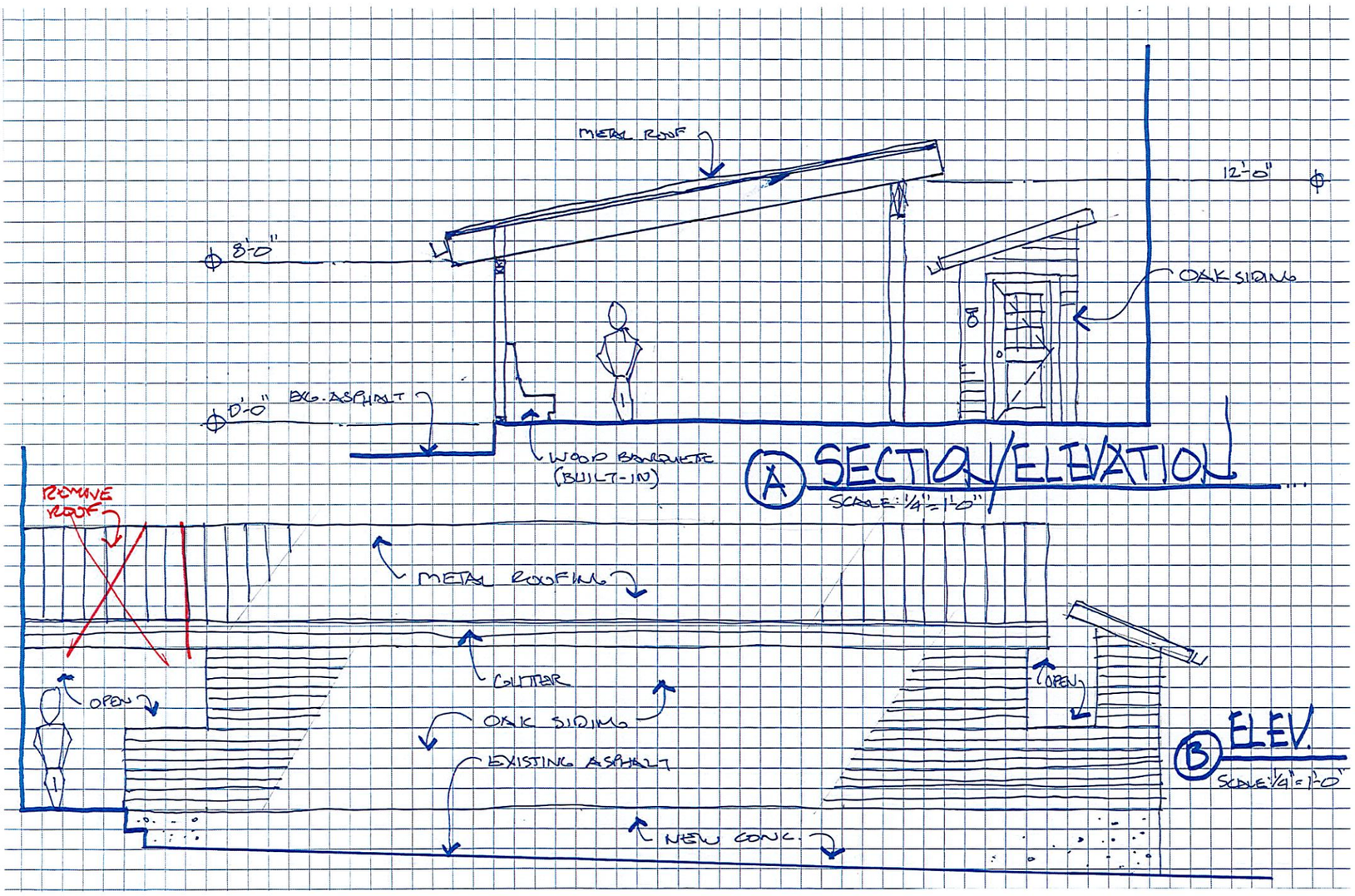
Date approved or denied by Planning Commission: _____

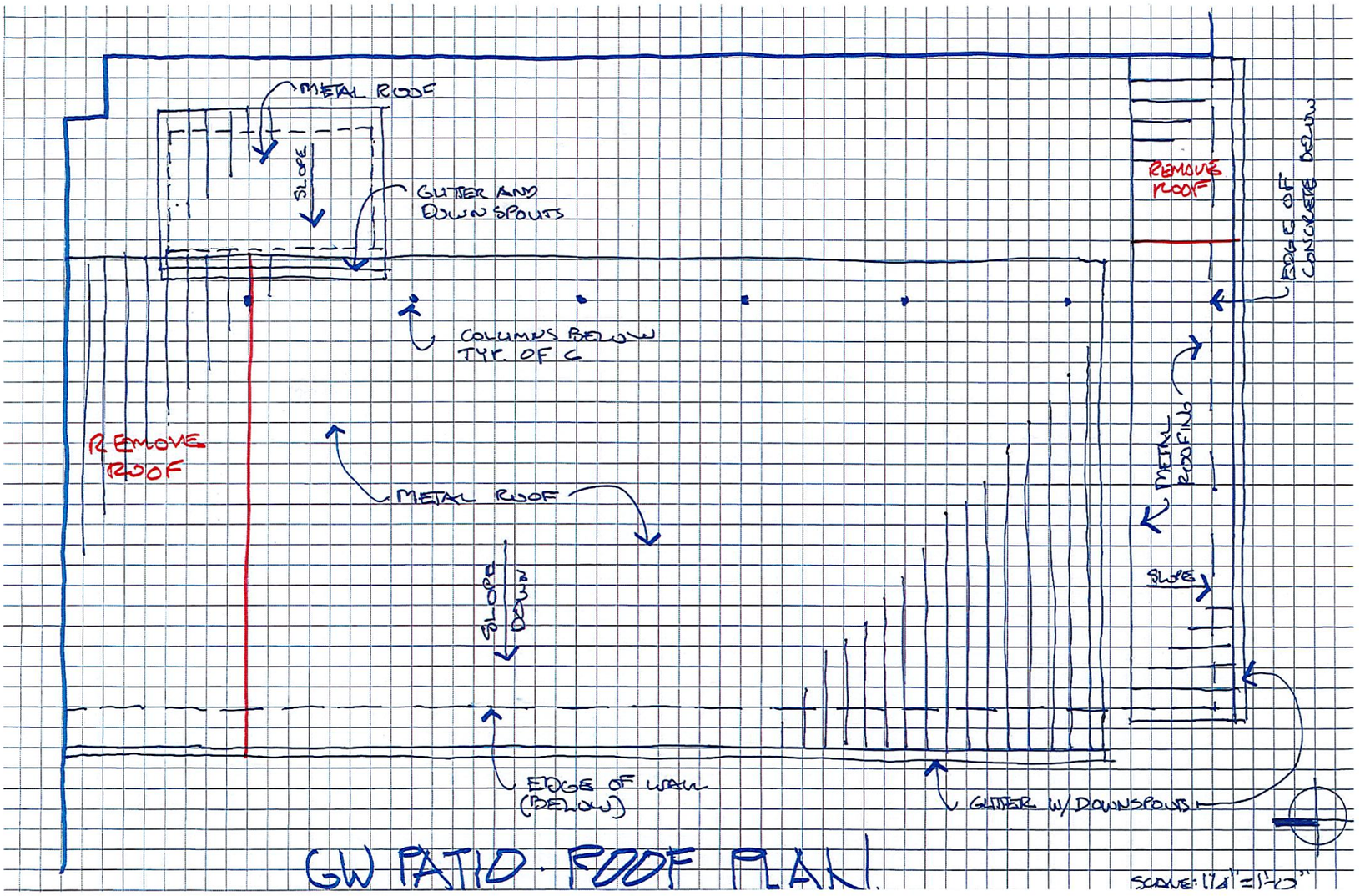
List conditions necessary for approval or if denied list the reasons.

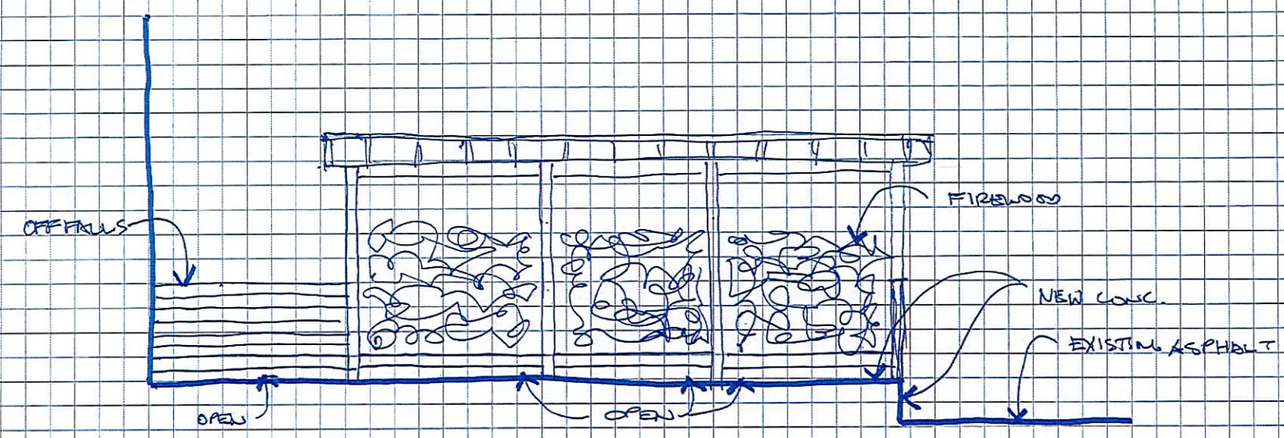
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Chairperson Planning Commission Signature: _____


10'-0"
EXISTING BUILDING
NEW DOORS (OVERHANGE SLIDING)
6'-0"
DN
EXG. CONC. SLAB
NEW CONC. SLAB
OFF FALLS
8'-0"
8'-0"
8'-0"
8'-0"
32'-0"
FIREWOOD
SERVICE STATION
COOLER
20'-0"
BANQUETTE
PIZZA OVEN
5'-0"
3'-0"
40'-0"
55'-6"
3'-6"
3'-0"
A
B
C
GW PATIO
SCALE: 1/4" = 1'-0"


METAL ROOF
12'-0"
8'-0"
OAK SIDING
0'-0"
EXG. ASPHALT
WOOD BANQUETTE (BUILT-IN)
A SECTION/ELEVATION
SCALE: 1/4"=1'-0"
REMOVE ROOF
METAL ROOFING
OPEN
GUTTER
OAK SIDING
EXISTING ASPHALT
NEW CONC.
OPEN
B ELEV.
SCALE: 1/4"=1'-0"


METAL ROOF
SLOPE
GUTTER AND DOWN SPOUTS
COLUMNS BELOW TYP. OF C
REMOVE ROOF
METAL ROOF
SLOPE DOWN
EDGE OF WALK (BELOW)
REMOVE ROOF
EDGE OF CONCRETE BELOW
METAL ROOFING
SLOPE
GUTTER W/ DOWNSPOUTS
GW PATIO · ROOF PLAN
SCALE: 1/4" = 1'-0"



(C) ELEVATION

SCALE: 1/4" = 1'-0"

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

Certificate of Appropriateness for Design Review

Codified Ordinance: Chapter 1187

Application Number: 2021-172-Z **Date app. submitted:** 3.29.21

Fee: *$ 300.00* ***Paid: check number:*** _____ ***Cash:*** _____

Business Name: **Cheer Pack North American, LLC**

Principal Business Activity: **Manufacturing**

Applicants E-mail address: **nwrightsel@ohiopack.com**

Business Address: **231 Commerce Blvd, Johnstown, Ohio**

Business Owners Name: _____ Phone: _____

Applicant's name: **Nick Wrightsel** Phone: **774-329-9793**

1. Property address: **231 Commerce Blvd, Johnstown, Ohio**
2. Existing Use of Property: **Factory and Industrial**
3. Square footage of proposed building or business: **339.3 sq ft**
4. Zoning District: **LM** Number of Off-Street Parking proposed: **172**
5. Estimated cost of improvements: **$534,893.00**

The following items must accompany this application:

Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation.

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

Applicant's signature: _____ Date: 03 / 23 / 2021

Planning and Zoning comments:

Date of Planning and Zoning Commission Meeting: 4.13.2021

Date approved or denied by Planning Commission: _____

List conditions necessary for approval or if denied list the reasons.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Chairperson Planning Commission Signature: _____

3.25.2021 14:19

Reference Silos at Sister Plant Location

Jim Blair

From: Nicholas Wrightsel <nwrightsel@ohiopack.com>
Sent: Tuesday, March 16, 2021 3:43 PM
To: Jim Blair
Subject: RE: Ohio Pack/Cheer Pack Silo Instillation

Good Afternoon Jim,

For planning, who would we make the check out to once everything is completed?
Thank you for the time,
Nick

From: Nicholas Wrightsel
Sent: Friday, March 5, 2021 4:46 PM
To: 'Jim Blair' <JBlair@johnstownohio.org>
Cc: Bailey Klimchak <BKlimchak@johnstownohio.org>; Mathew Giampietro <mgiampietro@ohiopack.com>
Subject: RE: Ohio Pack/Cheer Pack Silo Instillation

Jim,

Working with the supplier we were able to adjust our plan to shorter tanks.
Please see the below new dimensions.

Attached is the application for zoning and a supporting drawing to show the location planned. Silo pad information can be seen on page S1.1B.
Please let me know if you have any questions.

Tank Dimensions
Tank Diameter:12-0"
Eave Height: 36'-0"
Overall Height: 36'-10 15/16"
Cylinder Height: 27'-10 ½"
Usable Capacity: 3,230 Cu. Ft.
Hopper Angle 45°
Discharge Diameter: 1'-0"
Discharge Clearance: 2'-6"
Interior Design Pressure: 0.50 PSI
Exterior Design Pressure: 0.03 PSI Vacuum
Roof 10°=3/16 Carbon Steel
Hopper 45°= 3/16 Carbon Steel
Cylinder 1= 36'-0" 10 GA Carbon Steel

Tank Loads
Code Name: IBC 2015
Risk Category: II
Seismic Importance Factor:1.00
Soil Class: D
Roof Load (Snow Load): 30.000 PSF
Wind Speed: 115.00 MPH

Wind Exposure: C
Tank Weight (Dead Load): 11,500 Lbs.
Material Load (Live Load): 113,050 Lbs.
Material Characteristics
Material Name: Plastic Resin Pellets
Density: 35.00 Lbs. per Cu. Ft.
Angle of Repose: 30°
Internal Friction: 22°
Pressure Coefficient: 0.33

Thank you,
Nick

-----Original Message-----
From: Jim Blair <JBlair@johnstownohio.org>
Sent: Tuesday, March 2, 2021 11:35 AM
To: Nicholas Wrightsel <nwrightsel@ohiopack.com>
Cc: Bailey Klimchak <BKlimchak@johnstownohio.org>; Mathew Giampietro <mgiampietro@ohiopack.com>
Subject: RE: Ohio Pack/Cheer Pack Silo Instillation

Nicholas,

Due to the height of the proposed Silos a Johnstown Height Variance is required. Johnstown Ordinance 1159.03 (b) Building requirements "No structure shall exceed forty feet in height". The Variance application can be found on the Johnstown Village web page, under Zoning forms however I have attached a copy for you. With the application we will need answers to the seven practical difficulties questions found on the application and a list of contiguous property owners names and addresses as found on the Licking County Auditors web page. We will send the Certified letters and post a public notice of the hearing date in the Newark Advocate paper. We will also need a print that shows the actual detailed location of the Silos on the property and color picture of what they will look like. Please provide a PDF with this information. After the newspaper ad is placed and the certified letters are sent I will notify you of the total fees.

Jim Blair
Johnstown Ohio Zoning Department

From: Nicholas Wrightsel [nwrightsel@ohiopack.com]
Sent: Tuesday, March 02, 2021 7:22 AM
To: Jim Blair
Cc: Bailey Klimchak; Mathew Giampietro
Subject: RE: Ohio Pack/Cheer Pack Silo Instillation

Jim,

Attached are the photos as JPGs. Please let me know if you are still having issues.
As Matt had mentioned these silos are the same design but shorter.

Thank you,
Nick

From: Jim Blair <JBlair@johnstownohio.org>

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

JOHNSTOWN, OHIO
MAR 09 2021
PAID

Pd. in Full
3.9.2021
J. Blair

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 7958 CAWERTON 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: ____/____/____

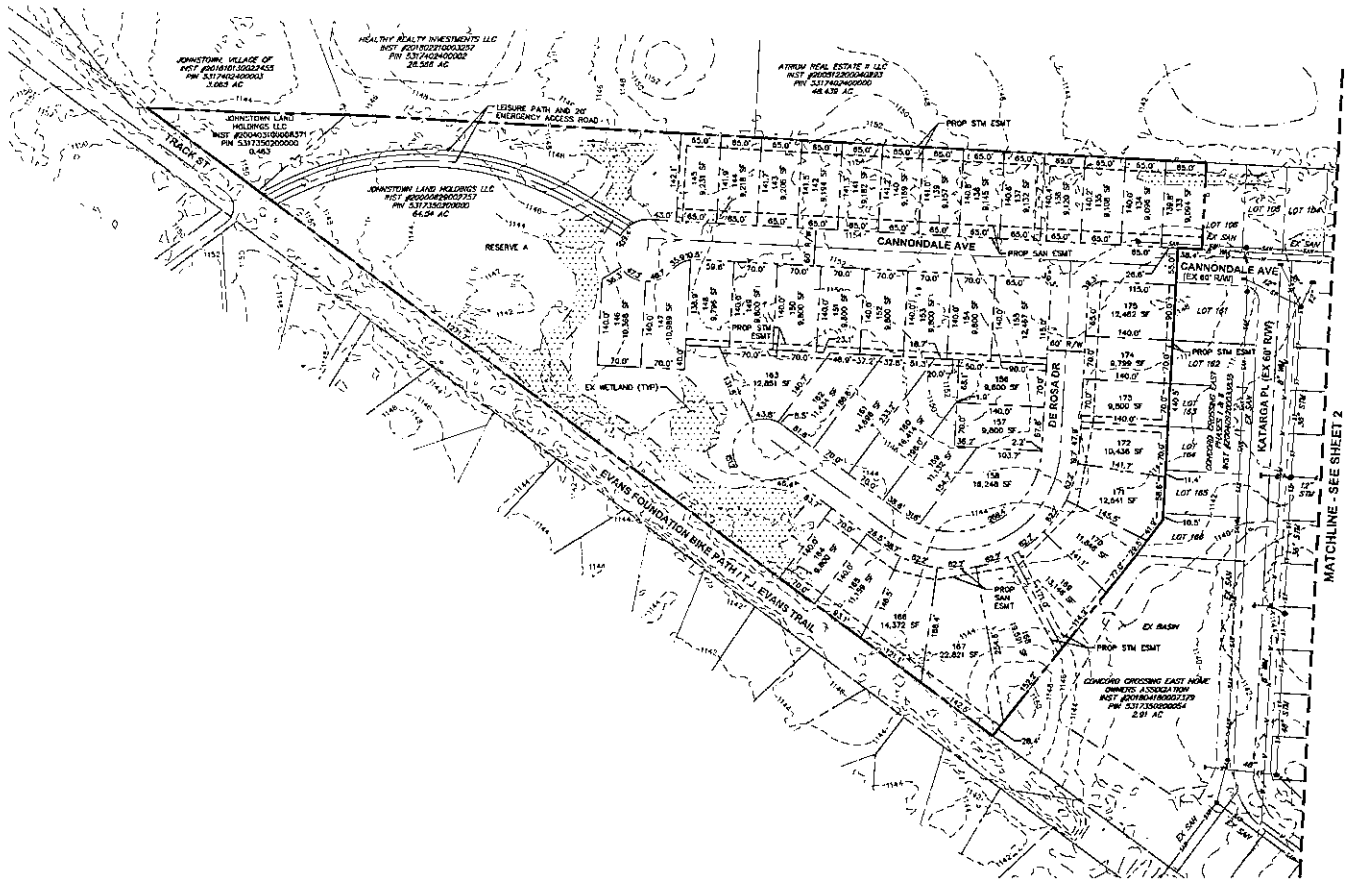
Commission Chairperson Signature:

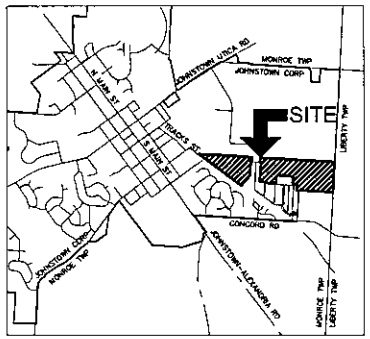
_____

Additional comments or requirements:

_____

_____





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 313
LEWIS CENTER, OH 43035

DEVELOPER:
JOE CIMINELLO
367 LAZELLE RD
WESTERVILLE, OH 43081
TEL: (614) 207-7607
EMAIL: CIMINELLOJ@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

OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2021

DATE

No.	REVISIONS	DATE	BY	APP. DATE	APP. BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MDR
DRAWN BY: TJH
CHECKED BY: MDR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
03/09/2021

KHA PROJECT NO.
190017003

SHEET NUMBER
1
OF 2

Drawing name: C:\Users\toddmacnair\Desktop\Desktop\Temp\%AcPublish_1856\Preliminary Plat.dwg Layout: Mar 09, 2021 - 11:31am by toddmacnair
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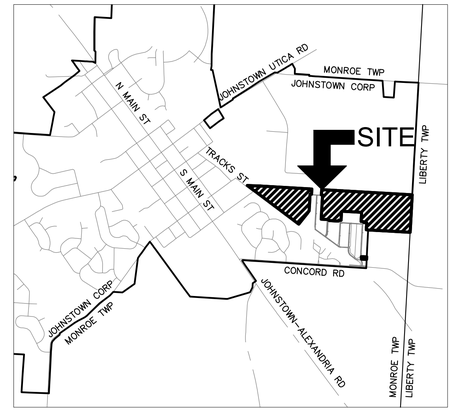
CONCORD CROSSING EAST
JOHNSTOWN, OHIO
PRELIMINARY PLAT
Kimley»Horn
ORIGINAL ISSUE: 03/09/2021
KHA PROJECT NO. 190017003
SHEET NUMBER 2 OF 2
NO. REVISIONS DATE BY APR DATE APR BY
SCALE: AS NOTED
DESIGNED BY: MGR
DRAWN BY: TJH
CHECKED BY: MGR
GRAPHIC SCALE IN FEET 0 50 100 200
NORTH
LEGEND
EXISTING PROPERTY 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
MIDDLEBURN ST (EX 60' R/W)
BOTTECCHIA BLVD (EX 90' R/W)
HANEBRINK AVE (EX 60' R/W)
BONTRAGER ST (EX 60' R/W)
MANDARIC ST (EX 60' R/W)
TOMMASO AVE
CINELLI CT
MATCHLINE - SEE SHEET 1



VICINITY MAP
SCALE: 1"=2000'

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

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

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

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OHIO LICENSED PROFESSIONAL ENGINEER E-75300 DATE
MY LICENSE EXPIRES ON 12/31/2021

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: MCR | DRAWN BY: TJH | CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
03/09/2021

KHA PROJECT NO.
190017003

SHEET NUMBER
1
OF 2

Drawing name: K:\CLB_LDEV\190017003_Ciminello_Concord_Crossing_East\2 Design\CAD\PlanSheets\Preliminary Plat\Preliminary Plat.dwg Layout1 Mar 23, 2021 10:55am by Mike.Reeves
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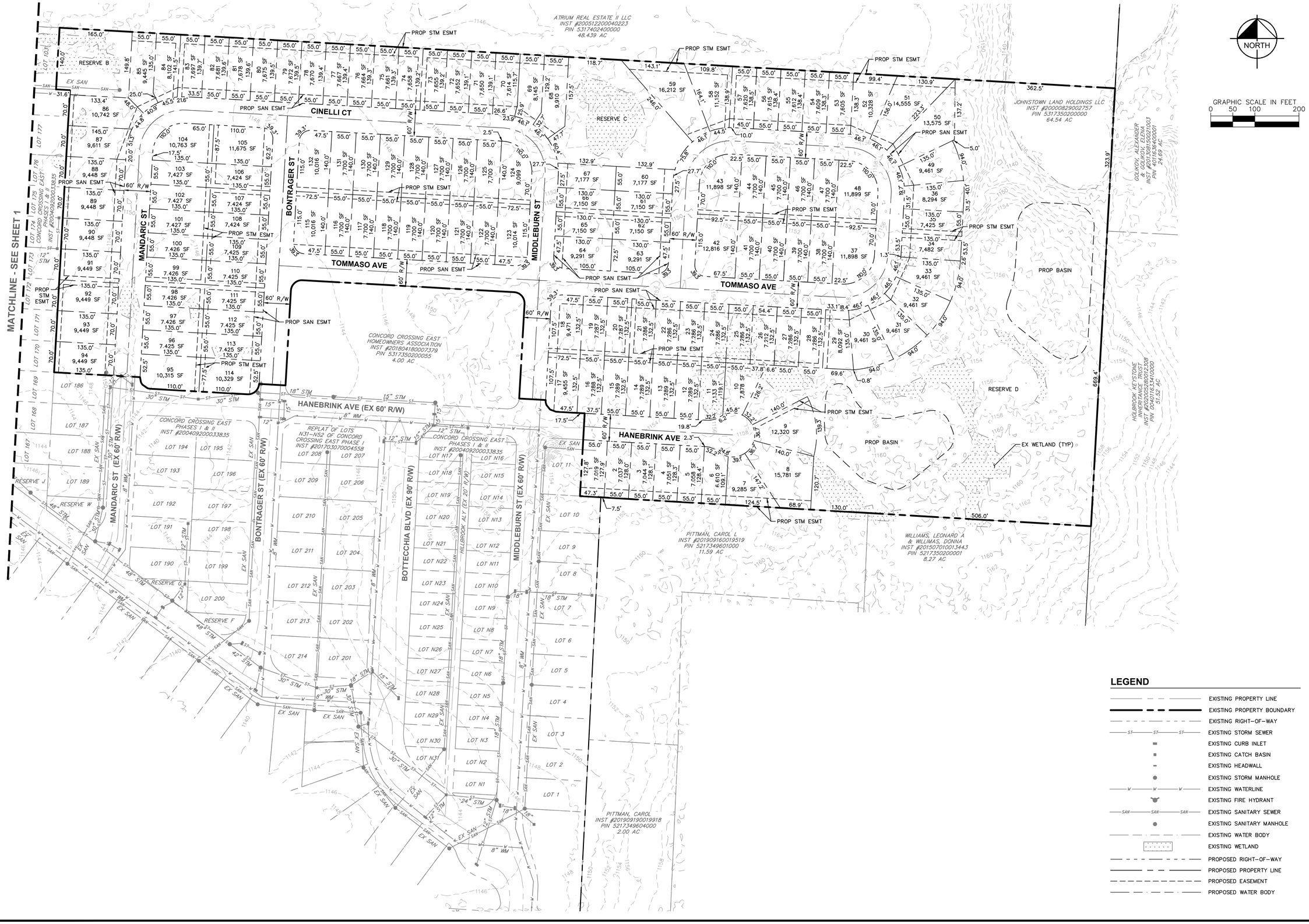

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No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614.846.4500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCR
DRAWN BY: TJH
CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
03/09/2021

KHA PROJECT NO.
190017003

SHEET NUMBER
2
OF 2

VILLAGE OF JOHNSTOWN OHIO

March 2021 Zoning Inspector Summary

Total YTD new homes permitted as of March 2021 (36)

Total new homes permitted in March 2021, (8)

Total permits by type in March 2021, (47)

1. Zoning Certificates: 13
2. Sidewalk: 8
3. Curb cut: 8
4. Certificate of Occupancy: 8
5. Certificate of Appropriateness: 2
6. Fence: 2
7. Decks: 1
8. Shed: 1
9. Preliminary Plat Plan: 1
10. Signs: 1
11. Variance: 1
12. Zoning Map Amendment: 1

Complaints, Property Maintenance Code Violations, ongoing, resolved or in process.

1. Too many dogs tied up in back yard, some in standing water. JPD and L County Animal control involved.
2. Junk and trash in yards (2). Cleaned up
3. Parking in yard (1) Removed
4. 40 disabled cars behind Auto restoration business, piles of tires, auto parts a disorganized mess. Certified letters sent to property owner (Business owner contacted me he has decided to move out of Johnstown rather than clean it up, will be gone by May 1)
5. Edwards Rd. Van parked in front yard. Removed
6. Edwards Rd. Mattress and trash has not been picked up for three weeks. Cleaned up
7. Prohibited advertising banner at auto detailer. Removed
8. Unpaved commercial parking lot. Issued was brought forward in 2014(pending Johnstown legal counsel research)
9. Undetermined red water from yard drains causing a slippery public sidewalk. Repairs in process
10. Prohibited off premise real estate sign. Removed
11. Trash and dog smell behind business. Cleaned up
12. Height of fence. No action planned
13. Parking in yard and property maintenance. (Court case scheduled for April 22)

14. Contacted a business at the Johnstown Square Center and asked them to remove their off premise sign. Removed
15. Reported to JPD a Honda parked on the street for one year per complainant with expired tags. Removed.
16. Issued a Stop Work order to stop framing-in and enclosing a back porch deck. The homeowner did not realize a Zoning permit and Licking County inspections were required. The contractors cooperated and packed up their tools and left. The homeowner was very upset and later called me to apologize, which is very understandable.

Miscellaneous actions:

1. Assigned address to Creekside sanitary sewer lift station.
2. Received calls to discuss three new potential businesses in Johnstown.
3. Several calls and discussions about room additions.
4. Approved Zoning for addition to the Johnstown Intermediate School as a Licking County requirement. No Zoning permit required.
5. Researched utility easements for two lots at 168 N Main.
6. Issued a Zoning permit for a Fountain to be installed at the Redwood Living storm water pond. Followed up to make sure County inspections were planned.
7. Helped to resolve tree removal for a homeowner around a utility pole in her yard.
8. Completed numerous inspections for CO's, sidewalks, fences and decks.
9. Met informally with two ODOT Realty Specialists to discuss the W Coshocton turn lane in front of 670 W Coshocton.

Jim Blair
Johnstown Zoning and property Code Official