Planning & Zoning Commission Meeting
Tuesday, April 27, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
   a. April 8, 2021 Special meeting
   b. April 22, 2021 Special meeting
6. Application 2021-193-Z
   a. Lot Split - Vacant Parcel
7. Legislation Draft Review & Recommendation to Council
   a. **ORDINANCE 18-2021** AN ORDINANCE AMENDING CHAPTERS 1155 AND 1157 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES
8. Work session - Design Standards
   a. Design Standards Draft; begin Page 54
9. Other Business
10. Adjourn

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

Special Planning & Zoning Commission
Thursday, April 8, 2021 - 6:00 PM
MINUTES

1. Call to Order

   Chairman Ryan Green called to order the Special Planning and Zoning Commission meeting for April 8, 2021 at approximately 6:00 p.m.

2. Roll Call

   Present - Chairman Ryan Green, Benjamin Lee, Ron Danne
   Absent - Jon Merriman, Jesse Coppel

   Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector

   Public present - Kim Littleton

3. Design Standards

   a. Start page 24

      Commissioners continued review of Design Standards and began the work session with page twenty four and review of the Urban Neighborhood District and worked on edits through page fifty one completing Section II.

      Commissioners to check if schedules allow for a Special meeting/Work session on April 22, 2021.

4. Other Business

   None

5. Adjourn

ACTION:	Ben Lee moved to Adjourn; Ron Danne seconded and all were in favor.
AYES:	Chairman Green, Ron Danne, Ben Lee
NOES:	None
ABSTAIN:	None

Passed 3 - 0

Meeting adjourned approximately 7:45 pm.

Special Planning & Zoning Commission
Thursday, April 22, 2021 - 6:00 PM
MINUTES

1. Call to Order

   Committee Chair Ryan Green called to order the Special Planning and Zoning Commission meeting for April 22, 2021 at 6:08 p.m.

2. Roll Call

   Present - Chairman Ryan Green, Ron Danne, Benjamin Lee
   Absent - Jesse Coppel, Jon Merriman

   Staff present -Bailey Klimchak - Village Planner, Teresa Monroe - Clerk of Council

   Public present - None

3. Work Session: Zoning Code Ordinance

   a. Sections 21, 23 and 24

      Commissioners resumed review and edits of the Zoning Code Ordinance draft beginning with Article XXI General Commercial District, Section 21.

      Article XXIV Limited Industrial District & General Employment District Section 24; skipped for now, Ms. Klimchak to separate chapters highlighting items and bringing back to Commission to decide what to keep.

      Article XXVII Flood Plain District Section 27; is jurisdiction at the County level, Bailey Klimchak to check and see if this section needs to be included, Commissioner preference is to remove and leave it with the County.

      Article XXVIII Design Review Overlay District & HDR Historic Design Review Overlay District Section 28; decision to remove and reference the new Design Review Districts and Standards.

      Commissioners stopped at Article XXIX Planned Unit Development, will wait for all members to be available for review of PUD, Section 28.

4. Other Business

   1. Discussion on review schedule for draft documents; decision to focus on completion of the Design Standards draft before continuing with the Zoning Ordinance draft.

5. Adjourn

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

favor.

AYES:	Ryan Green, Ron Danne, Benjamin Lee
NOES:	None
ABSTAIN:	None

Passed 3 - 0

Meeting adjourned at 7:33 pm.

Village of Johnstown
Administrative Offices
www.johnstownohio.org

EMAILED
4.14.21

VILLAGE OF JOHNSTOWN, OHIO

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

JOHNSTOWN
APR 14 2021
PAID

Johnstown Ohio Application for Lot Splits: Chapter 1103

Application number: 2021-193-Z **Date received:** 4/12/2021

Fee: $100 plus $50 per new lot created by the lot split. Paid on: 4/12/2021
Cash: _____ **Check number:** 18990 **Zoning District:** GCC-2

Provide seven copies of the survey required with the legal description

Property Owner: Johnstown Kyber Run LLC Phone: 216-342-9301 (Jeremy Sousin (owners legal council))

Applicant: George W. Schweitzer, P.E. (agent for owner) Cell phone: 614-419-5475

Mailing Address: 3331 East Livingston Avenue City: Columbus, Ohio 43227

Applicant Email address: gschweitzer@geo-graphicsinc.com Cell phone: 614-419-5475

Lot location address: Vacant parcel (no address assigned) Johnstown, Ohio
Check one, for contact person: property owner: _____ applicant: X other: _____

****

Each Proposed Lot is part of Lot 69 of Countryview Estates Re-Plat

To be completed by surveyor **Date of survey:** 4/6/21

Parcel information: Township: Village of Johnstown Area of parcel: 0.962 and 0.064 Acre
Street name: Johnstown-Utica Rd (US Route 62) Frontage: 50.47' Depth: 55.00'
0.962 depth 206.37' Fri 143.41 0.064 Acre
Is any part of the parcel in a flood hazard zone? Yes: X No: ____
Distance of nearest driveway from. North: _____ East property line: _____
Distance of nearest driveway from. South: _____ West property line: _____
0.962 ac access drive along easterly P 0.064 ac access drive apron at southeast corner of lot
Surveyor, print name: Kevin N. Beechy Signature: Kevin Beechy

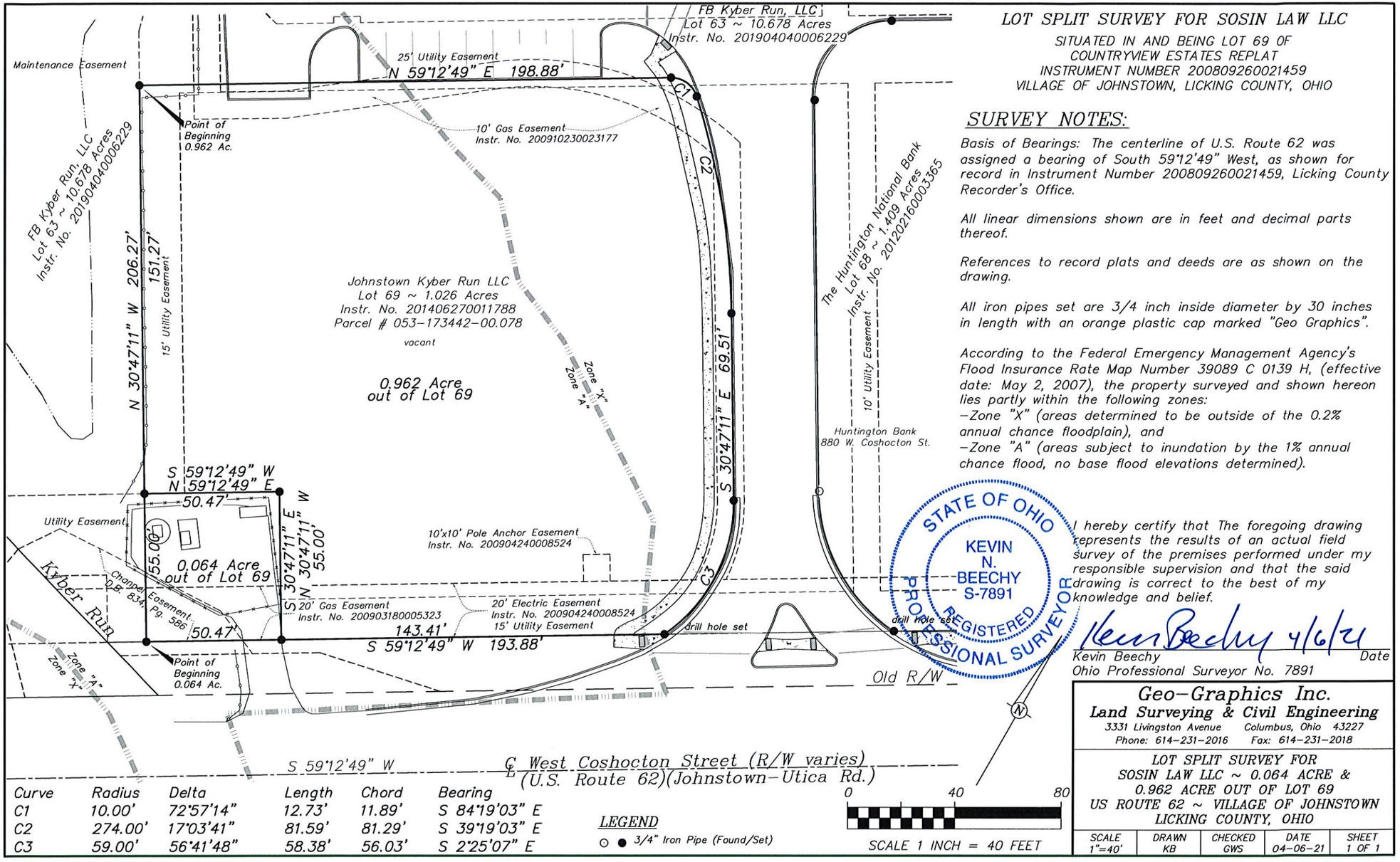
****

Planning & Zoning office use

Date: 4/27/2021 **Variance required: Yes:** ___ **No:** X **Minimum frontage/acreage:** _____ **Water and Sewer service available: Yes:** X **No:** ___ **P&Z hearing date:** 4/27/2021

Approved: ___ **Disapproved:** ___ **Comments:** _____

Johnstown Planning and Zoning chairman signature: _____



Curve	Radius	Delta	Length	Chord	Bearing
C1	10.00'	72°57'14"	12.73'	11.89'	S 84°19'03" E
C2	274.00'	17°03'41"	81.59'	81.29'	S 39°19'03" E
C3	59.00'	56°41'48"	58.38'	56.03'	S 2°25'07" E

LEGEND

○ ● 3/4" Iron Pipe (Found/Set)

LOT SPLIT SURVEY FOR SOSIN LAW LLC

SITUATED IN AND BEING LOT 69 OF
COUNTRYVIEW ESTATES REPLAT
INSTRUMENT NUMBER 200809260021459
VILLAGE OF JOHNSTOWN, LICKING COUNTY, OHIO

SURVEY NOTES:

Basis of Bearings: The centerline of U.S. Route 62 was assigned a bearing of South 59°12'49" West, as shown for record in Instrument Number 200809260021459, Licking County Recorder's Office.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39089 C 0139 H, (effective date: May 2, 2007), the property surveyed and shown hereon lies partly within the following zones:
–Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain), and
–Zone "A" (areas subject to inundation by the 1% annual chance flood, no base flood elevations determined).

STATE OF OHIO
KEVIN N. BEECHY
S-7891
REGISTERED
PROFESSIONAL SURVEYOR

I hereby certify that The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 4/6/21

Kevin Beechy — Date
Ohio Professional Surveyor No. 7891

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

LOT SPLIT SURVEY FOR
SOSIN LAW LLC ~ 0.064 ACRE &
0.962 ACRE OUT OF LOT 69
US ROUTE 62 ~ VILLAGE OF JOHNSTOWN
LICKING COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=40'	KB	GWS	04-06-21	1 OF 1

N:\2017\17038\17038exhLot69.dwg, 4/7/2021 12:09:36 PM, kbeechy, 1:40

VILLAGE OF JOHNSTOWN
STAFF REPORT

Application Number: 2021-193-Z
Applicant: George Schweitzer
Parcel #: 053-173442-00.078
Zoning District: GCC-2
Property Address: outlot next to Huntington Bank, no address assigned
Commission Date: 4/27/2021

Background:
The parcel owner currently owns one lot on W. Coshocton Street, located next to Huntington Bank. The existing parcel is 1.03 acres and is currently vacant other than a lift station located in the lower corner, near US 62. The Village currently has an easement to access the lift station. Part of the parcel is in the floodplain, making development challenging. The applicant would like to split the parcel, creating a new parcel consisting of .064 acres. The proposed lot split includes the small area in the corner of the property that is part of the floodplain as well as the land holding the lift station. If the lot split is approved, the larger parcel will no longer be part of the floodplain and can be developed. The land is zoned GCC-2. The new parcel will not be able to be developed due to the floodplain and the lift station being located on it.

Minimum Lot Standards for GCC-2 District (Section 1157.04)

The district development standards in a GCC-2 District shall comply with Section 1155.04.

Minimum Lot Standards for GCC-1 District (Section 1155.04)

1. No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these additional district development standards.
2. No minimum lot width is required; however, all lots shall abut a public street and have sufficient width to provide the yard space required by these additional district development standards.
3. Each lot shall have a front setback of not less than forty feet. Parking areas shall be at least fifteen feet from the street right-of-way.
4. Each lot shall have a rear setback of not less than twenty-five feet. A structure to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide. A rear setback shall not be required on structures whose rear wall is fireproof and contains no windows, door or other openings, except that a rear setback of forty feet is always required should such GCC-1 District lots rear abut any residential lot.
5. For permitted and conditional structures there shall be a total side setback of not less than thirty-five feet with a minimum on one side of fifteen feet. A side setback shall not be required on a structure's side wall that is fireproof and contains no windows, doors or other openings, except that a side setback of fifteen feet is always required should such GCC-1 District lot's side abut any residential lot.
6. Permitted and conditional structures, pedestrian sidewalks and parking areas shall not cover more than ninety percent (90%) of the lot. The remaining ten percent (10%) of the lot shall be landscaped with natural vegetation.

Recommendation: The lot split will conform to the GCC-2 zoning requirements. Village staff recommends **APPROVAL** of the requested lot split.

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VILLAGE OF JOHNSTOWN

599 S. Main Street
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Fax: 740-967-3519

ORDINANCE 18-2021

AN ORDINANCE AMENDING CHAPTERS 1155 AND 1157 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

WHEREAS, Chapter 1155 of the Village of Johnstown Codified Ordinances (the "Codified Ordinances") governs the General Community Commercial 1 (GCC-1) District in the Village of Johnstown; and

WHEREAS, Chapter 1157 of the Village of Johnstown Codified Ordinances (the "Codified Ordinances") governs the General Community Commercial 2 (GCC-2) District in the Village of Johnstown; and

WHEREAS, By a X-X vote at the April 27, 2021 meeting, the Planning & Zoning Commission voted in favor of forwarding this Ordinance for Council consideration; and

WHEREAS, after review of all uses, the Council of the Village of Johnstown desires to amend Codified Ordinance Sections 1155.04 Conditional Uses in the General Community Commercial 1 GCC-1 District and 1157.04 Conditional Uses in the General Community Commercial 2 GCC-2 District.

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

Section 1. That Section 1155.04 is amended; additions are *italicized*

1155.04 CONDITIONAL USES.

The following uses shall be permitted in the GCC-1 District, subject to approval by the Planning and Zoning Commission in accordance with Chapter 1131:

(a) Fast food and carry out operations, providing that such uses are in association with and in conjunction with eating establishments with on-site, sit-down dining facilities.
(b) Second story and multi-family and single family dwelling units located in commercial structures.
(c) Vehicle fueling stations

Section 2. That Section 1157.04 is amended; additions are *italicized*

1157.04 CONDITIONAL USES.

The following use shall be allowed in the GCC-2 District, subject to the approval of the Planning and Zoning Commission in accordance with Chapter 1131:

(a) Multi-family dwelling structures up to eight units per gross acre, provided that such housing otherwise complies with Section 1151.04 and provided that such housing meets the following additional requirements:
    1. Public frontage shall not exceed 100 feet; and

2. All buildings must be set back at least 400 feet from the main public street where the primary entry point of the project is or will be established.

(b) Nursing Home.

(c) Assisted Living Facility.

(d) Vehicle Fueling Stations

Section 3. It is found and determined that all formal actions of this Village Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this Village 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 VILLAGE OF JOHNSTOWN.

Date of Introduction: May 4, 2021
Public Hearing/Passed: May 18, 2021
Effective:

By: _____

_____
Charles Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

_____
Teresa Monroe, Clerk of Council

_____
Yazan S. Ashrawi, Law Director