Planning & Zoning Commission Meeting
Tuesday, June 8, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
   a. May 25, 2021
5. Public Comment
6. Application Z-21-67
   a. Certificate of Appropriateness 670 Coshocton Street
7. Application 2021-216-Z
   a. Nonconforming Use Permit 120/140 Track Street
8. Design Review Districts and Standards Document - Commissioner review
   a. Document Draft
   b. Res 2021-21
9. Zoning Inspector
   a. Zoning Summary May 2021
10. Other Business
11. Adjourn

Planning & Zoning Commission
Tuesday, May 25, 2021 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Ryan Green called to order the Planning and Zoning Commission meeting for May 25, 2021 at 6:31 p.m.

2. Roll Call

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

   Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Abe Haroon - Chief of Police, Teresa Monroe - Clerk of Council

   Public present - James Estep, Bonnie Estep, John Luke, Mary Queen Cool, Ben Vause, Kim Littleton

3. Pledge of Allegiance

4. Public Comment

   (1) James Estep - Leafy Dell Condos.
   Said he came to emphasize three points regarding the new apartment complex plan for Leafy Dell; said they live in the existing condos and will be the closest to the apartment construction.

   - Concern for the safety of their access road, said there are 180 parking spots in the apartment complex and their existing access appears to be primary for entrance and exit from the complex; said they plan to stop that as they do not intend for their road to be used for apartment access; concern for safety because of the traffic.
   - Concerned about visual appropriateness of the apartments, they are being built in a manner that puts the back side of the buildings closest to their street and condos such that they would look immediately across the street to the backside of a megalithic apartment building.
   - Understands they own the property and have the right to build as they see fit but if it is in the power of the zoning board or city, they would like to get maximum setback from the access roadway, and possibly a noise abatement fence since the apartments will have industrial size air conditioners along the back which is what they will see. They understand the zoning is done and the apartments will be there, they are just trying to get the best deal they can arrange from this point on.

   (2) Mary Queen Cool - Leafy Dell Condo owner

Said she had some questions she would like to ask.

- Asked if zoning required a 25 foot setback from their property line for the front and back of the apartments if they are approved; said zoning requirements say 25 foot setback for the front and the back and a combined setback of 25 foot on the sides. Mr. Blair said if it says 25 foot then that is what it would be. Ms. Cool asked where it would start; Mr. Blaire said from the foundation.
- Asked if the village ever gives a variance for green space, the amount of space used for parking, the amount of space used for actual buildings or any variations from what the zoning regulations say. Mr. Blair said variance applications would be considered. Ms. Cool asked if they could ask for no green space; Ms. Klimchak said they could ask for it and it would go to Planning and Zoning and go through the procedure; Mr. Coppel said there would not be a good chance of that passing. Chairman Green said there would be wider debate on this as applications are made.
- Asked if they have applied for any permits or submitted anything to zoning yet; Mr. Blair said no. Ms. Klimchak said they have sent a preliminary plan which is the same as what the condo association has but they have not formally submitted anything to zoning. Ms. Cool asked if when something is submitted to zoning, would it be made available to them; Ms. Klimchak said yes it is all public record. Asked if there was a way to know something has been submitted; Mr. Blair said the property is already zoned so the first step would be a Certificate of Appropriateness. Mr. Lee said variances have been granted previously for parking but for him personally he promotes green space every chance he gets, referenced the Western Licking County Accord and said he believes that with any development green space needs to be part of the conversation and with that comes review of the structure, where it is located, where it is situated relative to its surroundings; so in terms of a variance for green space, there would be a lot of scrutiny.
- Asked if the County was involved when it comes to apartment buildings; Ms. Klimchak said the County is involved in all building permits for any use.
- Said the introductory plan shows quite a few of the buildings are sitting on easements and is there a chance they will be moved; Mr. Blair said he doesn't see that unless recommended by engineer.

Planner Bailey Klimchak reminded that the preliminary plan has not gone through engineering or surveying. Chairman Green and Jesse Coppell indicated they had not even seen the plan yet; Mr. Coppell said they cannot comment on it as they haven't seen it. Chairman Green said they will do as much as they can, green space and rural character are important to them, they will take a look at it as it unfolds.

- Ms. Cool added they would like the complex to install fencing; but if they had to apply for a permit how long it would be good for because wood is so expensive right now; Mr. Blair said one year but could consider extension. Ms. Cool was directed to the village website for Fence Ordinance Chapter 1185 and

requirements.

5. Approval of Minutes
   a. April 13, 2021
   b. April 27, 2021
   c. May 6, 2021 Special meeting
   d. May 11, 2021

ACTION: Benjamin Lee moved to Approve en bloc; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES: None
ABSTAIN: None

Passed 4 – 0

6. Application 2021-214-Z
   a. Zoning Map Amendment

Village Planner Bailey Klimchak said this an application for a parcel consisting of about two and a half acres located on US 62, currently zoned as Light Manufacturing, applicant is requesting that it be rezoned for General Community Commercial Two (GCC-2). The applicant has interest in opening a commercial retail store located on the property and this rezoning would allow them to do that. The Future Land Use Map identifies this parcel as Commercial so a map amendment would coincide with the future plans of the area. Currently the parcel is not being utilized and has no structures on it so it would not change any existing use. Staff recommendation is approval because it will generate some economic development in the village.

Ben Vause was present virtually on behalf of the property owners to answer any questions of the Commission.

Ben Lee said his biggest thing was noted on the plat which was the 0.7 acre access easement listed that allows access and utilities to be run to parcels immediately behind and then thereafter where some of the larger storage is, also to ensure 915, 923 and 919 W. Coshocton parcels are not landlocked; so as long as that access easement is recorded in such a way that it does not prohibit access to any of those parcels, that was his biggest question.

Mr. Lee referenced the Criteria for Review; asked if the plan was to use the current curb cut as is for ingress and egress for the building; Mr. Vauss said

yes, that their space planning works within the current curb cut and within the current easement restrictions, they do not plan to do anything with the easement at this time. Mr. Lee asked if there would be any issue allowing cross parcel access to the properties behind; Mr. Vauss said not in their mind at all, they could certainly document that if required. Mr. Lee said that would be his only suggestion, to make sure there aren't any restrictions to any of those parcels and no potential for them to be landlocked in any capacity.

Mr. Lee asked if the plan was to pave the access easement; Mr. Vause said paved to the point they need it, gravel for most of the area trying to limit pavement and concrete in general. With regard to shared driveways, Mr. Lee asked if there was any plan to have a written agreement with respect to co-maintenance of that space with the other property owners; Mr. Vause said he had not had that conversation but can bring it up with ownership.

Mr. Lee said for him otherwise the other criteria matches to move this forward; the only condition he would have would be to have the maintenance of that piece clearly defined to ensure the access easement maintains access to all four parcels. Jesse Coppell asked if there were current easements recorded for the properties; Jim Blair said yes. Chairman Green said the maintenance is not always recorded; Mr. Blair said John Neibarger said it was; discussion on verification that it was recorded; Mr. Blair confirmed it was listed in the survey.

Public Hearing: There were no comments from the public.

ACTION:	Ryan Green moved to Approve as written, with no condition; Jesse Coppel seconded and the vote was as follows:
AYES:	Ryan Green, Jesse Coppel, Jon Merriman, Ben Lee
NOES:	None
ABSTAIN:	None

Passed 4 - 0

Mr. Lee asked if staff knew what next steps would be after completion of this building for Ace; and the old Shull's Hardware location. Mr. Blair said he did not, that would be up to the family.

It was noted that the Horseshoe building has been leased and will be reopening, intention is to have a sports bar on the second floor and family dining on the first.

7. Design Standards
    a. Draft Document - begin page 77

Commissioners resumed review of the Design Standards draft document with bicycle parking on page 77. Discussions on lighting, open and usable space and streetscapes; Commissioners worked to make edits through page 85completing review of the standards. Discussion on Design Review Board and adoption process of the document as well as Codified Ordinances Chapter 1187, Design Review Administration and Regulations. Kim Littleton to update the draft and prepare a final document for review by Commissioners in two weeks; Ms. Klimchak asked for removal of the Design Review Board section and send to her as a separate document so she can then put it in the zoning ordinances.

Ben Lee said he enjoyed the visuals with respect to the signage and would like to incorporate that visual piece when they go through the zoning document; discussion to go to Finance Committee.

Further discussion on timeline for passage and Commission members being present for debate by Council to provide context.

8. Other Business: No further business.

9. Adjourn

ACTION:	Ben Lee moved to Adjourn; Ryan Green seconded and all were in favor.
AYES:	Ryan Green, Jesse Coppel, Ben Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 4 - 0

Meeting adjourned at 8:35 pm.

Certificate of Appropriateness · 12 – FI ADDITION

Expiration Date | Active

Z-21-67

Details
Submitted on May 20, 2021 8:58 AM

Attachments
2 files

Activity Feed
Latest activity on May 20, 2021

Applicant
Eric Zigo

0

Location
670 COSHOCTON ST, JOHNSTOWN, OH 43031

Timeline Add New

Permit Fee
Paid May 20, 2021 at 10:49am
Jun 02

Internal Review
Skipped May 20, 2021 at 3:38pm

Planning and Zoning Commission Review
In Progress

Permit Issuance
Document

Office Use Only

Application Received By

Date of P&Z Commission Hearing

06/08/2021

Additional Comments or requirements, reason approved or denied, conditions on approval:

Jim Blair Signature
☐

Ryan Green Signature
☐

Bailey Klimchak Signature
☐

General Information

Business Owner
Eric Zigo

Business Name
Flying Iron Axe Throwing

Principle Business Activity
axe throwing

Property Information

Zoning District
GCC-2

Existing Use of Property *
axe throwing

Square Footage of Proposed Building *
1,400

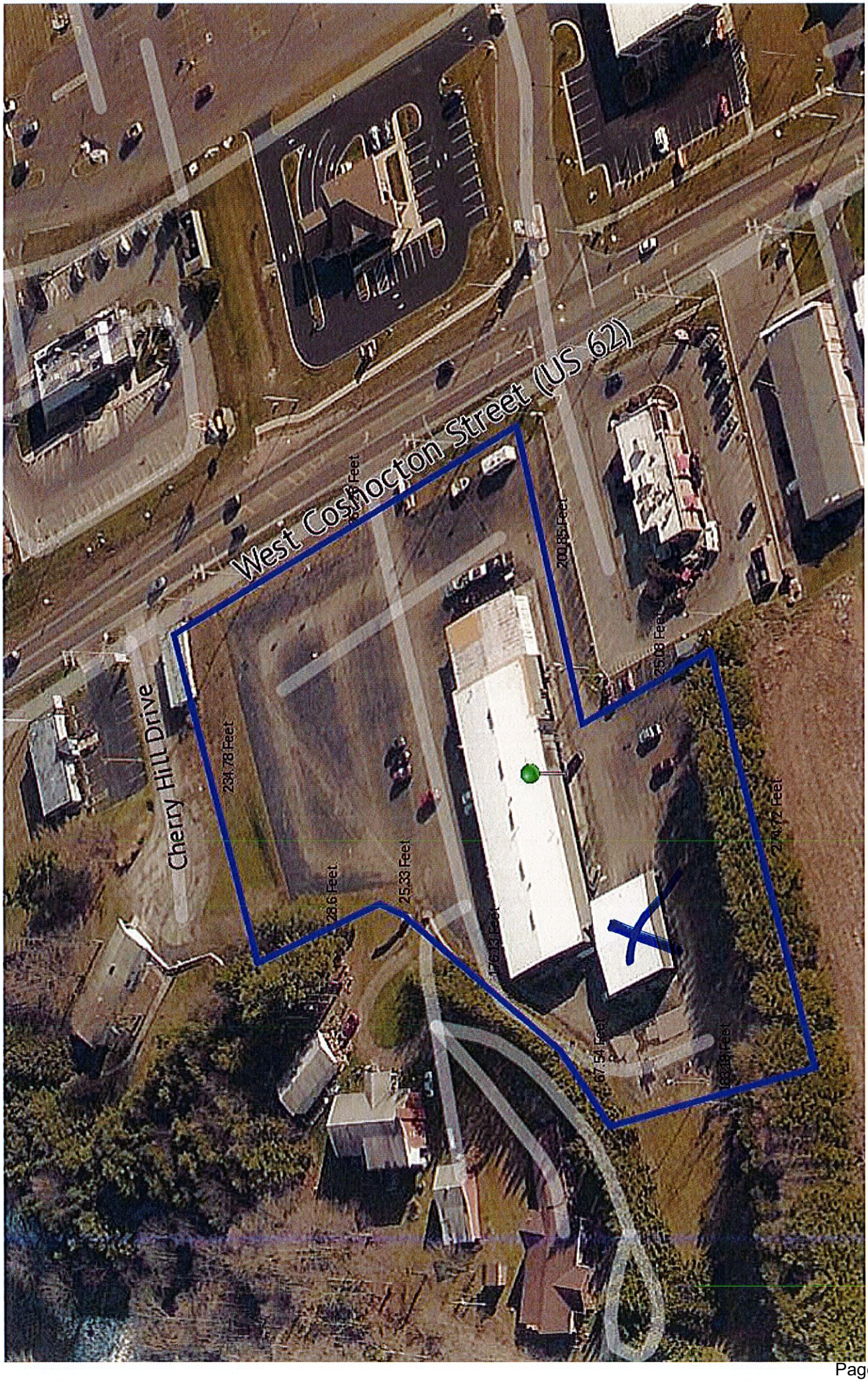
# of Off-Street Parking Spaces Proposed *
0

Description of Planned Project *
28'x50' extension

Authorization

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

Eric Zigo
May 20, 2021


West Coshocton Street (US 62)
Cherry Hill Drive
284.78 Feet
25.33 Feet
28.6 Feet.
67.54 Feet
247.72 Feet
200.85 Feet
25.08 Feet

OnTrac Property Map

May 20, 2021

N
W E
S

Street Number Only
Sales - 2021
Owner Name & Acres

Centerline Labels

Interstate/US/State Route
County Road

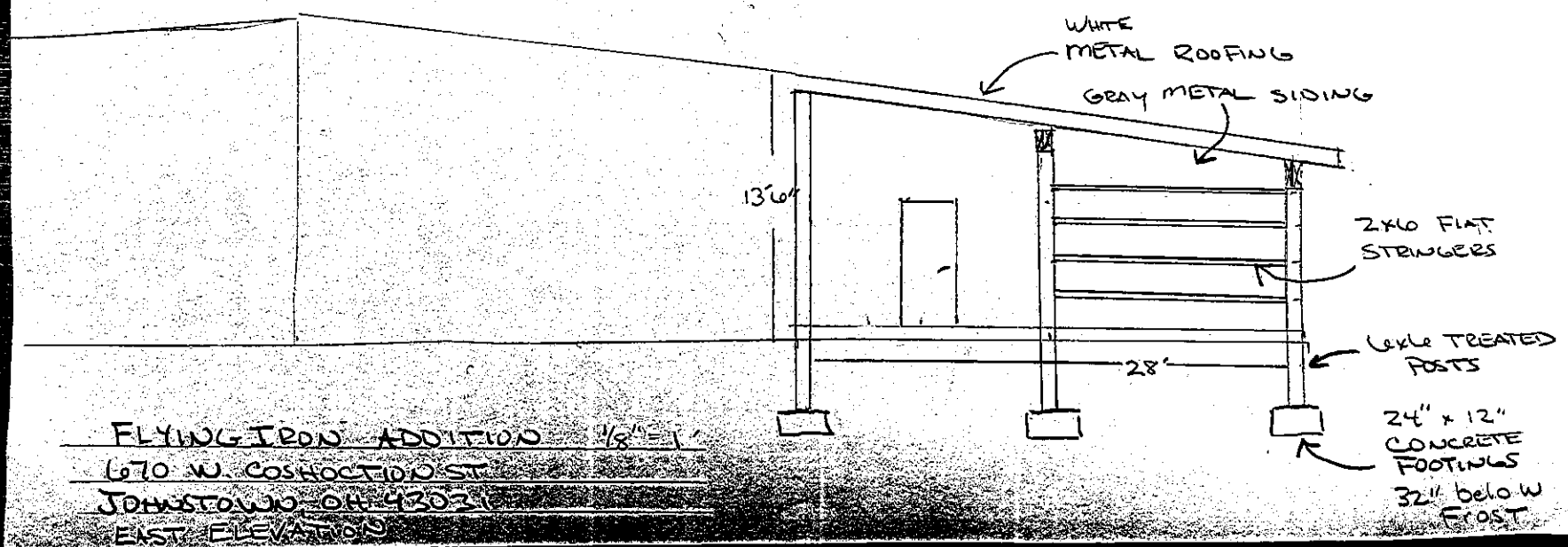
0 47 Feet
0 0.01 Miles

Township Road
Other Road Type
Driveway

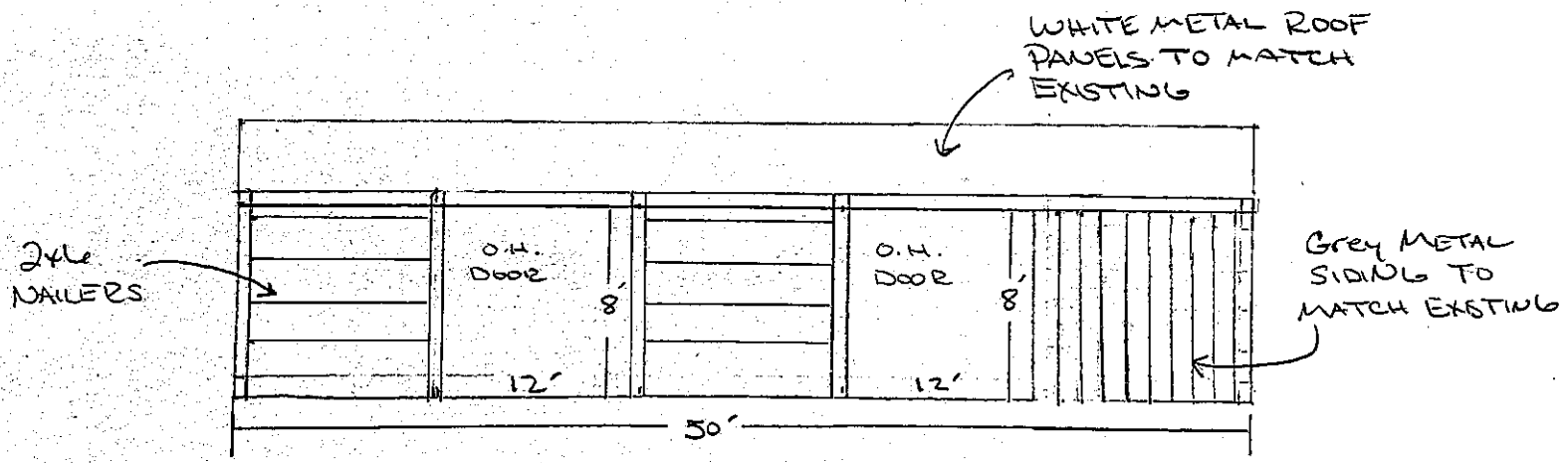
Interstates
Municipal Corporations
Jurisdictional Townships

Licking County Auditor GIS

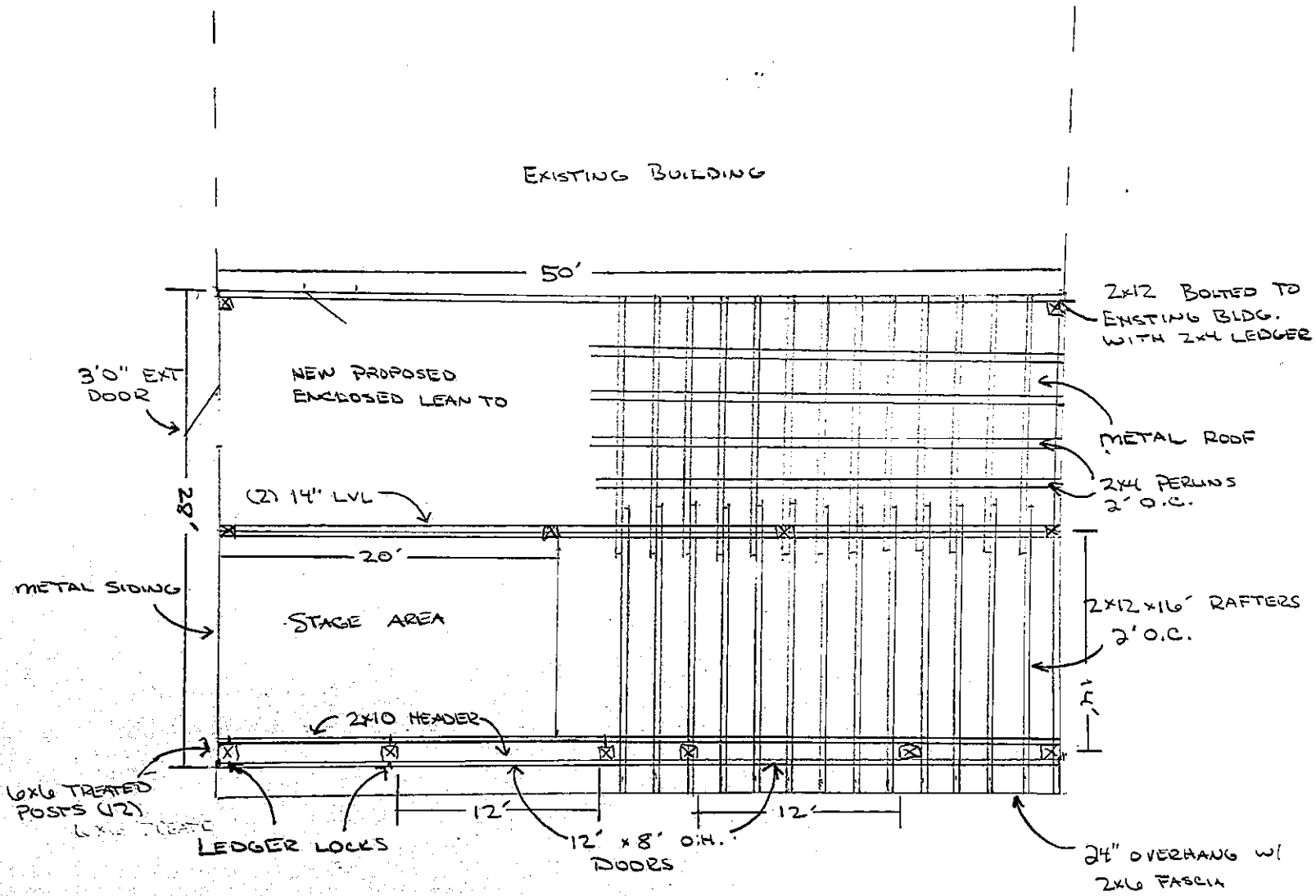
LICKING COUNTY TAX MAP



FLYING IRON ADDITION 1/8"=1'
670 W. COSHOCTON ST.
JOHNSTOWN OH 43031
EAST ELEVATION



FLYING IRON ADDITION
670 W. COSHOCTON ST. 1/8" = 1'
JOHNSTOWN, OH 43031
REAR ELEVATION



FLYING IRON ADDITION 1460 SQ FT 1/8 = 1'

6010 W. COSHOCTON ST.

JOHNSTOWN, OH 43031

REAR ELEVATION

SEATING AND STAGE AREA

Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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

Public Notice

The Village of Johnstown Planning and Zoning Commission will consider an application request for 120 and 140 Track Street for a Nonconforming Use Permit to allow a Dumpster and Hauling Company to operate in a (LM) Light Manufacturing Zoning District as found in Chapter 1181.07.

The Nonconforming Use Permit application will be heard on Tuesday, June 8, 2021 at 6:30 p.m. at 599 S. Main Street. (Auditors Pin# 053-177966-00.000 and 053-174912-00.000)

For more information contact:
Jim Blair
Johnstown Zoning Inspector
740.967.3177
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 Nonconforming Use Permit Chapter 1181

Application Number: 2021-216-Z Date: ~~April 30, 2021~~ May 14, 2021

Fees:
Certified letters to contiguous property owners: 7 @ $6.96 Total: 48.72

Circle one:
Single Family Residence base fee includes newspaper notices $200

Base fee All Other Uses include newspaper notices $500

Total fee amount: 548.72 Paid: MAY 24 2021 Check/cash: 3280

The undersigned is applying for Nonconforming Use 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 **Ordinance 1181.**

1. Applicant Name: Johnstown Leasing, LLC Phone: 614-989-0396

   Mailing Address: 5515 Clover Valley Road

   Zip code: 43031 City: Johnstown

   Email address: a1dumpsters@gmail.com; phb@olrblaw.com

2. Address of property to which permit applies: 2 parcels--whose newly assigned addresses are 120 and 140 Track Street Johnstown, Ohio 43031*

3. Business name if applicable: A-1 Dumpsters & Hauling, Inc.

4. Description of present or proposed nonconforming use: Rent, store and repair dumpsters; store and repair equipment and trucks

5. Present Zoning District: Light Manufacturing District

*These are Parcel Numbers 053-177966-00.000 (.715 acres) with original address of John Street (no number) and Parcel Number 053-174912-00.000 (1.395 acres), with original address of Pratt Street (no

6. Attach a statement of the relationship of the proposed nonconforming use to adjacent land use in terms of general compatibility

7. 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.

8. Attach a plan for nonconforming use showing such information as the Planning and Zoning Commission may need to determine if the nonconforming use, meets the intent requirements of the Zoning Ordinance.

9. Any information the Planning and Zoning Commission may request to evaluate for a nonconforming use permit.

10. What is the length, duration or time for which such nonconforming use has existed: October 2000 (the current storage use was also provided by the previous owner)

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

Applicant's signature: _____ Date: 4/30/21

Office use only
Date received in office: 5 / 14 / 21 by: Bailey

Planning and Zoning Commissioners hearing date: 6 / 8 / 2021

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

Permit was denied on date: ___/___/___

Commission Chairperson Signature: _____

Additional comments or requirements: _____

OnTrac Property Map

June 3, 2021

N W E S

- Street Number Only
- Sales - 2021
- Owner Name & Acres

Centerline Labels

- Interstate/US/State Route
- County Road

0 94 Feet

0.02 Miles

- Township Road
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TAX MAP

6. Statement of the Relationship of the Proposed Nonconforming Use of Adjacent Land Use in Terms of General Compatibility

Johnstown Leasing, through A-1 Dumpsters & Hauling, Inc. ("A-1 Dumpsters"), provides land use similar to some of its adjacent landowners, and has extensively improved the property from when both parcels were purchased. The primary actual use is to rent dumpsters to clients and also to store and repair dumpsters which are not in the process of being rented to clients. Secondary use is to store and repair equipment and trucks. In addition to cleaning and improving the land, which had extensive "junk" (all of which has been removed), A-1 Dumpsters has also added ~~twelve~~ 8-foot metal privacy fencing to block the view for its adjacent neighbors of the storage dumpsters and other storage items. No additional buildings have been added to the property. In addition, A-1 Dumpsters has cleared trees and other growth bushes and removed extensive debris that was in place on the property from the previous owner. The property is in better condition after A-1 Dumpsters began its operations on the property.

Adjacent land that is providing similar use to their property includes the following:

1. 160 Track Street, which is owed Bowling Equities and operated by Underground Innovations, LLC. They are located to the south, south-east of the Johnstown Leasing Property. Underground Innovations, LLC provides construction services and stores outside in its property extensive equipment, commercial vehicles, trucks and trailers and has extensive junk in its property. Pictures of the Johnstown Leasing property and the Bowling Equities Property are attached.

2. 145 East Pratt Street, which is located to the west and north of Johnstown Leasing Property. This is owned by 145 East Pratt Street, LLC and operated by Transportation Companies. They distribute school bus parts and supplies, store extensive semitrucks, buses, and semi-trailers on their lot.

The adjacent owners who are completely blocked by the ~~twelve~~ 8-foot fencing installed by A-1 Dumpsters include:

1. Bowling Equities (Underground Innovations) at 160 Track Street.

2. 145 East Pratt Street, LLC (Transportation Accessory Company) located at 145 East Pratt Street.

3. Jordan Spence and Hunter Reece—residential located at 169 East Pratt Street.

4. Scott Ashbrook located at 163 East Pratt Street.

The adjacent owners to the northeast and south of Johnstown Leasing Property are partially blocked by the ~~twelve~~ 8-foot fencing installed by A-1 Dumpsters include the following:

1. Tara Park Estates located on Yardner Street.

2. Health Realty Investments (Ohio Pack, LLC) located at 231 Commerce Street.

A-1 Dumpsters provides all of its storage of its dumpsters, trucks, trailers and equipment inside the ~~twelve-foot~~ 8 fence area on its property.

7. List of Property Owners' Names and Addresses Contiguous to and Directly Across the Street(s) From the Property for Which the Nonconforming Use is Proposed or Desired to be Continued

1. Bowling Equities, LLC ("Underground Innovations")
    a. Parcel No. 053-17708-00.000
    b. Pratt Street (160 Track Street)
    c. Located to the south/southwest of Johnstown Leasing Property.
    d. Acres—1.60
    e. Classification—499 other commercial structures
    f. Provides outside storage of commercial vehicles, trucks, trailers and equipment. (Bowling Equities is located outside the twelve-foot metal fence on Johnstown Leasing adjacent to their property.)

2. 145 East Pratt Street, LLC (Transportation Accessory Company, Inc.)
    a. Parcel No. 053-178110-00.000
    b. 145 East Pratt Street
    c. Located west and north-northwest of Johnstown Leasing Property
    d. Acres—3.44
    e. Classification—350 Industrial Warehouses
    f. Provides distribution of wholesale (and school) bus parts and supplies; plus outside storage of semi-trucks and semi-trailers. (145 East Pratt Street property is located outside the twelve-foot metal fence on Johnstown Leasing adjacent to their property.)

3. Tara Park Estates, LLC
    a. Parcel NO. 053-174312-00.000
    b. Yardner Street
    c. Located north/northeast of Johnstown Leasing Property
    d. Acres—9.67
    e. Classification—415 Trailer and Mobile Home Park
    f. Property stores multiple trailers and mobile homes.

4. A&E Properties, LLC (APEKS Supercritical)
    a. Parcel No. 053-172644-00.011
    b. 31-35 Greenscape Ct.
    c. Located east/northeast of Johnstown Leasing Property
    d. Acres—7.383
    e. Classification—350—Industrial warehouses
    f. Industry—provides metal work, machinery manufacturing and manufacture CO2 extraction equipment for the extraction of high-quality oil from plant-based biomass such as hemp and cannabis.

5. Health Royalty Investments, LLC (Ohio Pack, LLC)
    a. Parcel No. 053-174024-00.002
    b. 231 Commerce Street
    c. Located south/southeast of Johnstown Leasing Property
    d. Acres—28.566
    e. Classification—340 Manufacturing and Assembly.

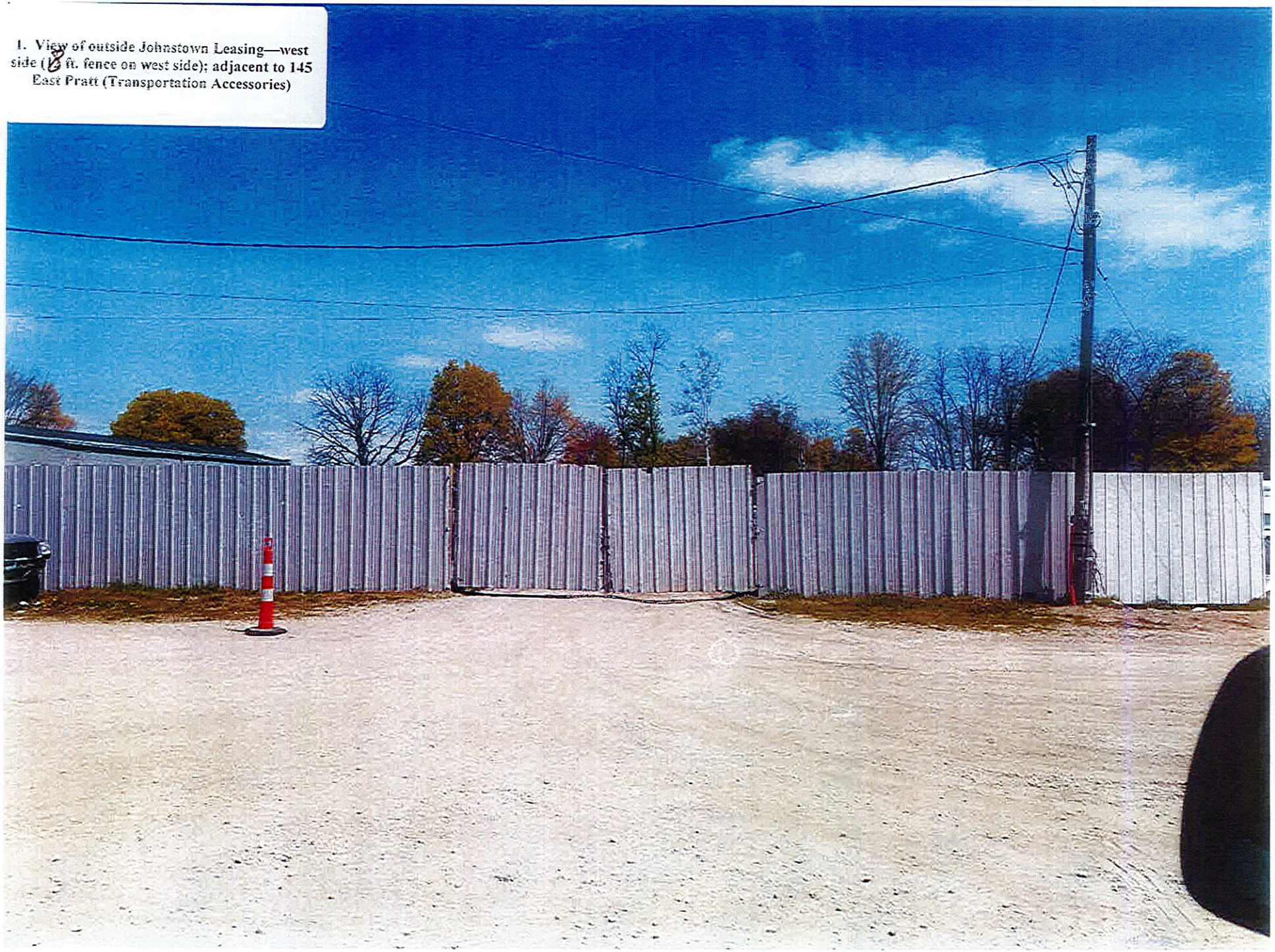
f. Manufacture of high-quality packaging.

6. Jordan Spence and Hunter Reece
    a. Parcel No. 053-181812-00.000
    b. 169 E. Pratt Street
    c. Location—north of Johnstown Leasing Property
    d. Acres--.35
    e. Classification—510 single-family platted lot
    f. Residence
    g. The twelve-foot metal fence on Johnstown Leasing Property is adjacent to the Jordan Spence/Hunter Reece property.

7. Scott Ashbrook
    a. Parcel No. 053-181806-00.000
    b. 163 East Pratt Street
    c. Location—north of Johnstown Leasing Property
    d. Acres—.34 acres
    e. Classification—510 single-family platted lot
    f. Residence
    g. The twelve-foot metal fence on Johnstown Leasing is adjacent to the Ashbrook property.

8. Plan for Nonconforming Use Showing Such Information That Meets the Intent Requirements of the Zoning Ordinance

The current zoning district is Light Manufacturing District. While supplying and storage of dumpsters is not specifically identified as "light manufacturing," the work performed by A-1 Dumpsters is similar to light manufacturing. A-1 Dumpsters rents dumpsters to clients and also stores dumpsters which are not being rented, and also stores some trucks, trailers and equipment. A-1 Dumpsters has also installed a ~~twelve~~ 8 foot metal fence around its property where it stores its dumpsters, trucks, trailers, and equipment, and has completely blocked its storage from adjacent property owners. Certain adjacent property owners also have extensive outside storage of multiple types of trucks, trailers, and equipment, which is not blocked by fencing. The primary use of the property is in Parcel No. 053-177966-00.000 (.71 acres) and partially (to the west) of Parcel No. 053-174912-00.000, which has all of the twelve-foot fencing. There is no fencing on the east part of Parcel No. 053-174912-00.000, which is not used for outside storage or operation of A-1 Dumpsters. If additional storage or use is required in the future in the east part of Parcel No. 053-174912-00.000, then A-1 Dumpsters will extend the installation of the ~~twelve~~ 8-foot metal fencing to block its storage of its dumpsters, etc. from its adjacent owners. Of seven adjacent owners, only two are residential, which are completely blocked by the ~~twelve~~ 8-foot fencing (along with other adjacent owners). In addition, the other five adjacent owners are all involved in manufacturing, some of which are involved in storage similar to that as Johnstown Leasing/A-1 Dumpsters.



1. View of outside Johnstown Leasing—west side (8 ft. fence on west side); adjacent to 145 East Pratt (Transportation Accessories)

VILLAGE OF JOHNSTOWN
STAFF REPORT

Application Number: 2021-216-Z
Property Address: 120 & 140 Track St
Zoning District: LM

Applicant: Johnstown Leasing LLC
Commission Date: 6/8/2021

Project Narrative:
The applicant is requesting a Non-conforming use permit to allow the operation of a business on the property. The applicant describes the business as one for the "rent, store and repair of dumpsters; store and repair equipment and trucks." The use is not listed in the permitted and conditional uses under Light Manufacturing. 140 Trach Street consists of .71 acres and 120 Track Street consists of 1.39 acres, totaling 2.1 acres. A fence has been built around the properties so the use is shielded and buffered from surrounding properties and uses.

By way of brief additional background, this property is the subject of a pending zoning enforcement action. On October 2, 2020, the Village filed a lawsuit against Johnstown Leasing, LLC (the title property owner), A-1 Dumpster Rental & Hauling (the name of the business), and Ronald J. McCarty (the member of the LLC) requesting a preliminary injunction, permanent injunction, and a declaratory judgment.

Since the lawsuit was filed, the landowners have been cooperating with the Village and indicated their desire to pursue a nonconforming use permit, which is their right to do. If the application is granted or granted with conditions, the lawsuit would be moot. If the application is denied, the Court has preliminarily set an injunction hearing for September 13, 2021 to determine the merits of the case.

The pending lawsuit does not impact the landowners' ability to request a nonconforming use permit, nor should it be a factor when considering the request.

Chapter 1181 - Nonconforming Uses
1181.11 MATTERS FOR REVIEW.
The following conditions shall be considered in the public hearing and employed in the review of an application for a nonconforming use permit.

a) Whether the nonconforming use is in conformity with the general objectives and specific objectives of this Zoning Ordinance;
b) The duration and nature of the nonconforming use;
c) Whether the nonconforming use will be constructed, operated or maintained so as to be compatible and appropriate in appearance with the existing or intended character of the neighborhood and zoning district;
d) Whether the proposed nonconforming use will create an undue burden of public facilities and services and whether it will be detrimental to the economic welfare of the community;

e) Whether the proposed use will be hazardous or disturbing to existing or future of permitted uses or entail a use, structure or condition of operation that constitutes a nuisance.

1181.12 PERMIT ISSUANCE.
The Planning and Zoning Commission has the authority to deny, grant or grant with restrictions a nonconforming use permit which shall be effective ten days after the issuance by the Commission. The nonconforming use permit shall authorize at most only the conditional use applied for and such conditional use permit shall automatically continue unless terminated as set forth herein.

1181.13 DURATION.
Nonconforming uses once granted for commercial, industrial or business purposes only, shall not inure to the benefit of the heirs, successors, assigns or purchasers or a nonconforming use permit holder unless the same is applied for as provided herein.

Zoning District (LM)

CHAPTER 1159
Light Manufacturing LM District

1159.01 PURPOSE.
It is the purpose of the Light Manufacturing LM District to designate appropriate areas for the establishment and development of manufacturing activities to supply regional needs.

1159.02 PERMITTED USES.
In a LM District the following uses are permitted:

a) Pottery and Figurines. Using previously pulverized clay and kilns fired only with gas or electricity.
b) Novelties. Including musical instruments, toys, rubber or metal stamps and other small rubber products.
c) Appliances. Electrical and electric appliances, instruments, and devices, television sets, radios, phonographs, electric and neon signs, billboards and other commercial advertising structures, refrigerators and stoves.
d) Light Sheet Metal Products. Including heating and ventilating equipment, cornices, eaves and the like.
e) Grain Elevators and Mills.

1159.03 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS
In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangement and development of land and buildings are applicable to the LM District:

a) Lot Requirements.
    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 LM 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 LM 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.

b) Building Requirements. No structure shall exceed forty feet in height.
c) Site Requirements.
    1. A traffic and parking system plan shall be required that details point of ingress and egress into the property, parking spaces, access drives and pedestrian walkways, shown. The plan shall be so designed as to minimize conflict points between pedestrians and vehicular movements.
    2. Outdoor trash systems shall be sufficient to prevent an overflow and screening shall be provided to enclose such containers and hide them from view.
    3. Storm drainage and runoff collection shall be sufficient to prevent any standing water.
    4. Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses are encouraged, therefore the minimum distance between curb cuts shall be 120 feet except that each lot is permitted a minimum of one curb cut. No curb cut shall be more than thirty-five feet in distance.
    5. Lots of greater than two and one-half acres shall contain a fire hydrant plan which has been approved by the Johnstown-Monroe Fire District Fire Chief and approval by the Manager.
    6. Outdoor storage and display of merchandise on public sidewalks shall be prohibited.

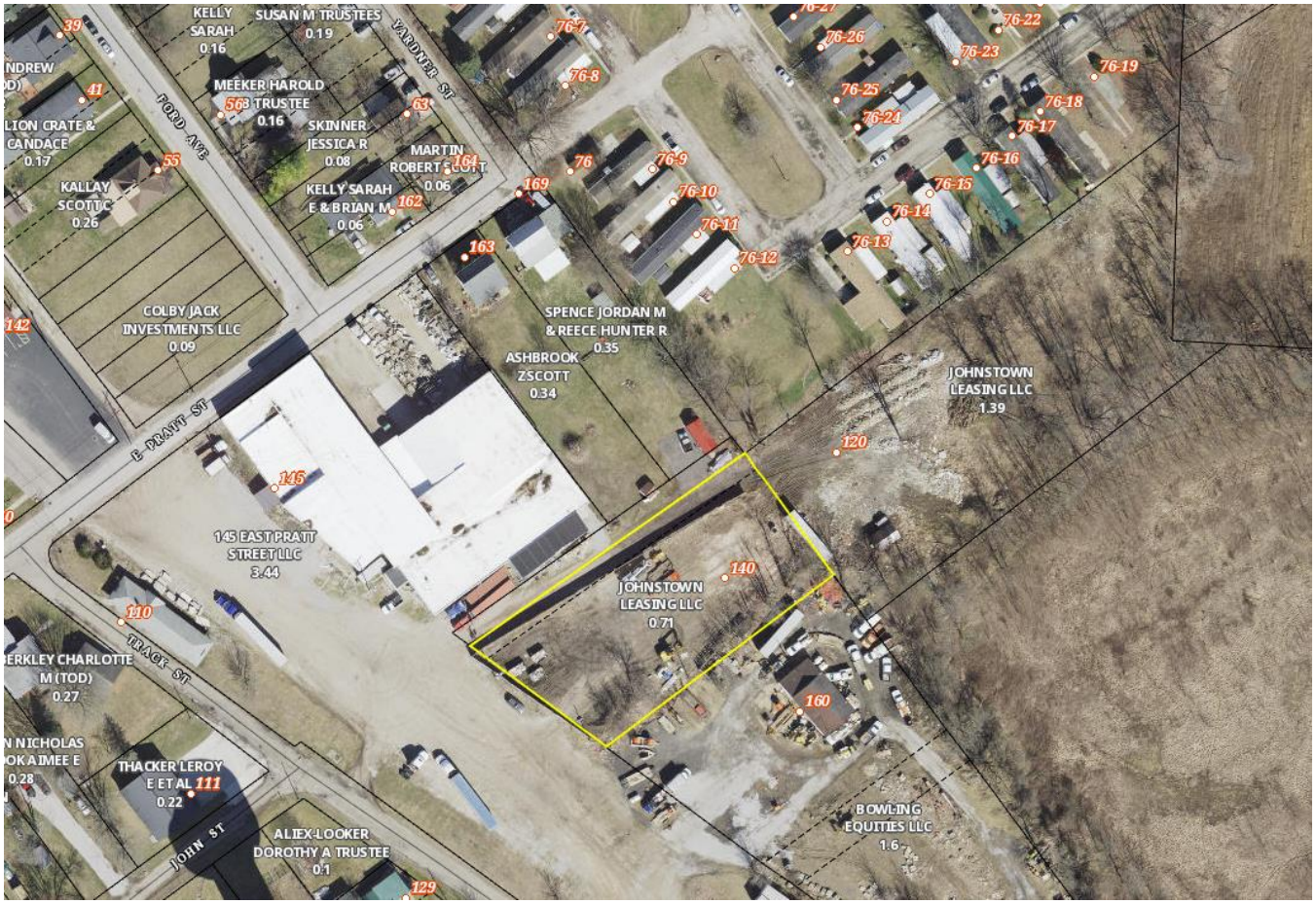
1159.04 CONDITIONAL USES

In a LM District the following uses are allowed as conditionally permitted:

a) Medical Cannabis Cultivation. Medical Cannabis Cultivations businesses as defined in Section 1121.02(a)(43).

b) Fire Station
c) Police Station
d) Emergency Medical Services
e) Food Products. Bakery goods, candy, light meat packing, sausage making, canning, milk products and the like, excluding fish products, slaughterhouses, sauerkraut, vinegar, yeast and rendering and refining fats or oils.
f) Pharmaceuticals. General pharmaceutical products, cosmetics and toiletries.
g) Products for the following previously prepared products: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planning mills are employed and yarns.
h) Laboratories. Experimental, film or testing laboratories, provided no operations shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
i) Individual, public commercial storage units, provided such units are located only in the boundary area northeast of Pratt Street and Ford Street, with an imaginary straight line at Ford extending to Douglas Street.
j) Medical Cannabis Processing. Medical Cannabis Processing businesses as defined in Section 1121.02(a)(89)

Parcel Map:



Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

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Johnstown, Ohio 43031
Telephone: 740-967-3177
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RESOLUTION 2021-21

A RESOLUTION TO ADOPT THE PROPOSED DESIGN REVIEW DISTRICTS AND STANDARDS AS PRESENTED

WHEREAS, the purpose of the Design Review Districts and Standards is to provide direction and guidance to Village agencies, other public agencies, private individuals, and organizations as they prepare detailed plans for future growth and development in Johnstown; and

WHEREAS, the Village has devoted considerable staff, Commission, and public attention to the development of the Design Review Districts and Standards; and

WHEREAS, Public Hearings were held June X, 2021 at Planning and Zoning and June X, 2021 at Village Council; and

WHEREAS, at the June X, 2021 Planning and Zoning meeting, the Commission voted X-X in favor of forwarding to Village Council for review and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO; A MAJORITY OF THE MEMBERS CONCURRING THAT:

Section 1: That the draft plan as approved at the June X, 2021 Planning and Zoning meeting; public hearing with any amendments finalized by the Village Council on June X, 2021 be adopted as the Design Review Districts and Standards for the Village of Johnstown.

Section 2: It is found and determined that all formal actions of this Village Council, concerning and relating to the recommendation of adoption of this Resolution, were approved in an open meeting of this Village Council, and that meetings resulted in such formal action where meetings were open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Charter for the VILLAGE OF JOHNSTOWN.

Introduction/Public Hearing/Vote:

By:

_____
Chip Dutcher, Mayor

ATTEST TO:

_____
Teresa Monroe, Clerk of Council

APPROVED AS TO FORM:

_____
Yazan Ashrawi, Law Director

DRAFT

VILLAGE OF JOHNSTOWN OHIO

May 2021 Zoning Inspector Summary

Total new homes permitted as of May 2021: YTD (58)

Total new homes permitted in April 2021: (16)

Total permit applications processed by type in May 2021: (45)

1. Zoning Certificates: 16
2. Curb cut, COA, Sidewalk 16
3. Certificate of Appropriateness: 0
4. Fence: 4
5. Decks: 3
6. Shed: 1
7. Preliminary Plat Plan: 0
8. Signs: 1 (Crow Works)
9. Variance: 0
10. Zoning Map Amendment:1
11. Lot Split 0
12. Food Trucks 2
13. Building addition 1

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

1. Trash cans left at road ongoing issue needs defined Ordinance language for enforcement.
2. Garage sale and lost dog signs removed.
3. Two South Williams St. properties are scheduled for property code violations in Johnstown Mayors Court on June 10, 2021.
4. Parking in yard. 2
5. Disabled Vehicle. 2
6. Tent garage in front yard.
7. Food concession Trailer stored in front yard.
8. Grass. 16 enforcement actions by phone calls or certified letters.
9. Large dead trees in front yard.
10. Boat in yard.
11. Commercial sign upgrade. Pending

Other actions:

1. Received one call to discuss a new business.
2. 14 inspections completed sidewalks, deck framing and fence post holes.
3. Final occupancies permitted issued. 1

Jim Blair
Johnstown Zoning and Property Code Official