



**Village of Johnstown  
Special Planning & Zoning Meeting Minutes  
Monday, April 25, 2016**

**CALL TO ORDER AND ROLL CALL:** Chairman Marvin Block called to Order the Special meeting of the Johnstown Planning & Zoning Meeting for Wednesday, April 25, 2016 at 6:30 p.m.

**Roll Call:** Ron Danne; present, Elizabeth Schwartz; present, Joseph Ethier; present, Chairman Marvin Block; present, Mayor Sean Staneart; present

**IN ATTENDANCE – STAFF:** Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Teresa Monroe-Clerk of Council

**IN ATTENDANCE – PUBLIC:** Terry Henson

Sean Staneart joined the audience and said he will abstain from conversation as a board member and the vote.

**PUBLIC COMMENT:** Sean Staneart, resident - 345 Buena Vista; said he is not advocating one way or the other on this application, he was asked to speak on behalf of some businesses and property owners about the parking and the trash.

**CONDITIONAL USE:** Application # 032816019 – 44 South Main Street

The applicant wishes to construct four apartments on the second story of this commercial location. The staff report is attached.

Terry Henson said his plan for the resident trash will be the dumpster that is currently behind the building in Post Office alley. Mr. Henson said that the required number of parking spaces is eight and he is in the process of buying the Pizza Burg building and residents would be able to park in the rear lot.

**Motion:** To approve Conditional Use application #032816019

Moved: Ron Danne

Second: Elizabeth Schwartz

Ron Danne;	Y
Elizabeth Schwartz	Y
Joe Ethier	Y
Sean Staneart;	A
Marvin Block;	A

Pass 3-0 with two abstentions

**OTHER BUSINESS:** None

**ADJOURNMENT**

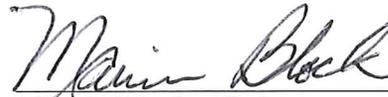
There being no further business, Mr. Ethier moved to adjourn. Ms. Schwartz seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 6:41 p.m.

Respectfully submitted

APPROVED AS PRESENTED



Teresa Monroe, Clerk of Council



Marvin Block, Chairman

# STAFF REPORT

## PLANNING & ZONING COMMISSION

44 S. Main Street - Conditional Use

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Application Number: 32816019  
Property Address: 44 S. Main Street  
Commission Date: 4.20.2016

Applicant: Terry Henson  
Zoning District: GCC-1  
Prepared by Jim Lenner, Village Manager

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### **Background:**

The applicant wishes to construct four (4) dwelling units on the second story of a commercial building pursuant to 1155.03 Conditional Uses.

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### **Planning Considerations:**

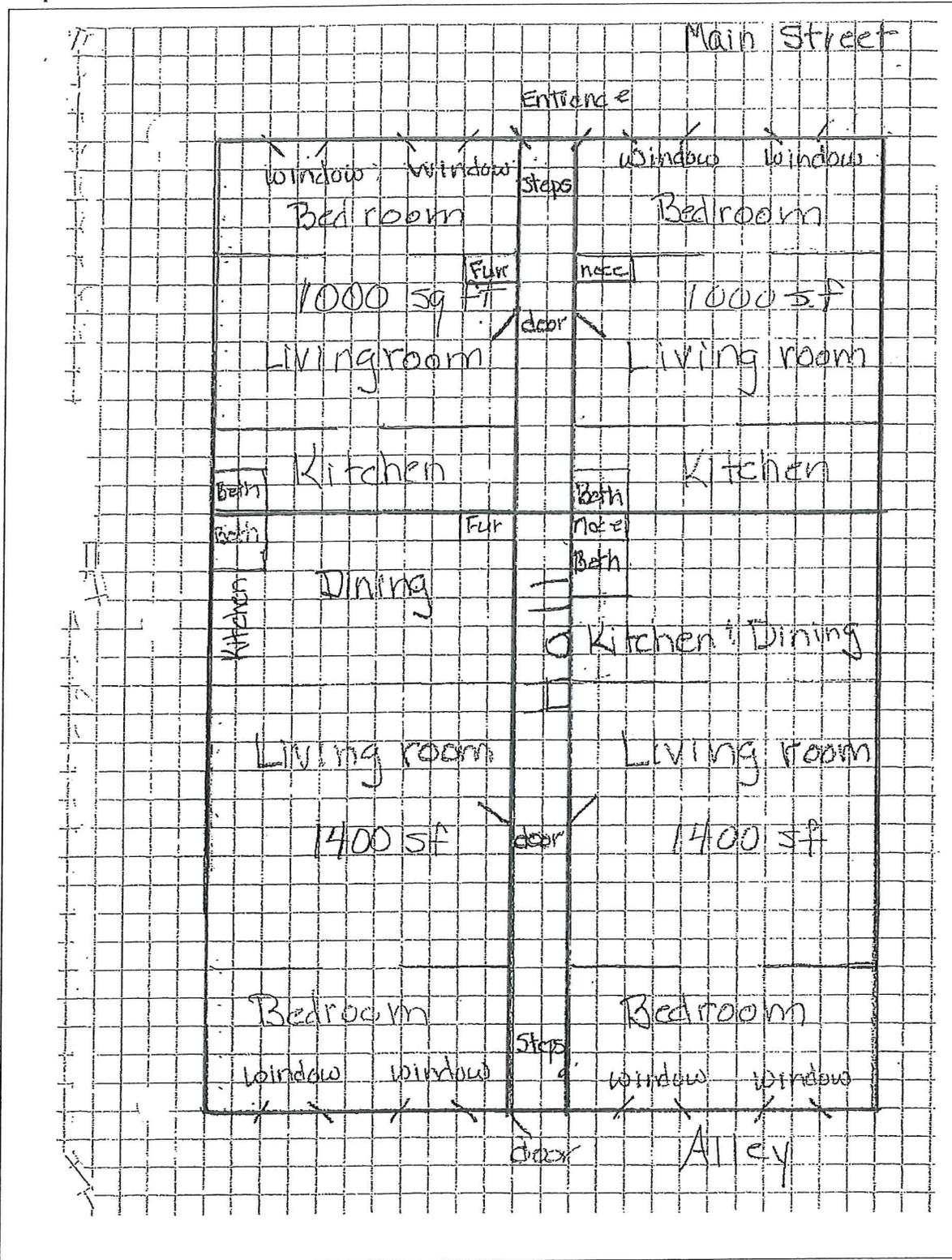
1. 1155.03 Conditional Uses permits Second Story Multi-Family and Single Family Dwelling Units Located in Commercial Structures
  
2. The Planning and Zoning Commission shall review the particular facts and circumstances of each proposed conditional use and shall approve the application for a Conditional Use Permit only when it has determined that there has been adequate evidence presented to show that such use at the proposed location:
  - (a) Is in fact a conditional use as listed in this Zoning Ordinance for the zoning district in which the site is located;
  - (b) Will be in accord with the general objectives, or with any specific objective, of the comprehensive plan and the Zoning Ordinance;
  - (c) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
  - (d) Will not be hazardous or disturbing to existing or future neighboring uses;
  - (e) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services;
  - (f) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;
  - (g) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
  - (h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and
  - (i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

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Staff Recommendation: Staff would recommend **conditional approval** of the conditional use pursuant to the items listed below and in addition to conditions set forth by the Planning & Zoning Commission:

1. The size and quantity of units is limited to four (4) and no less than 1,000 square feet in size.
2. All appropriate building code permits are approved.
3. All appropriate fire department inspections are conducted and approved.

Proposed Floor Plan



Application

VILLAGE OF JOHNSTOWN, OHIO

Condition Use Application

Number: 0328-16019

Certified letters to contiguous property owners: 4 @ \$6.70 Total: 26.80

Newspaper advertising, for one week: Fee: 40.00

Application fee: \$150 Total fee amount: 150.00 Paid: 216.80 Check/cash:

1. Applicant Terry Henson  
 Address 120 Tyler Place Johnstown Ohio  
 Phone Nr. (Home) 740-947-7939 (Business) 614-554-9328  
 Owner \_\_\_\_\_  
 Address 44 S. Main 2nd Floor (4) Apartments  
 Phone Nr. (Home) \_\_\_\_\_ (Business) \_\_\_\_\_
2. Property concerned: (Attach legal description if not platted) 44 So. Main St
3. Description of existing use vacant
4. Description of proposed conditional use apartments (4)
5. Present Zoning District CC1 JOHNSTOWN, OHIO

MAR 28 2016

Include and Attach:

PAID

6. A statement of the relationship of the proposed use to adjacent land use in terms of traffic, parking, noise, and other nuisances and general compatibility.
7. A list of the property owners and their addresses, contiguous to and directly across the street(s) from the property for which the conditional use is proposed.
8. A plan of the proposed site for the conditional use showing such information as the Planning and Zoning Commission may require to determine if the proposed conditional use meets the intent and requirements of this zoning Ordinance.
9. Any information the Planning and Zoning Commission may request to evaluate the request for a conditional Use Permit.

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

Date \_\_\_\_\_ Signature of Applicant Terry Henson

Date \_\_\_\_\_ Received by \_\_\_\_\_

10. Date of public hearing \_\_\_\_\_ (within 45 days of application)
11. Date of notice in local paper \_\_\_\_\_ (at least 7 days before hearing)
12. Date of mailed notice to interested parties and neighboring property owners \_\_\_\_\_ (at least 7 days before hearing)

Supplementary Conditions or Safeguards

1. use vacant space
2. I have dumpster
3. parking
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

Date (Approved Denied) \_\_\_\_\_

Commission Chairperson Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

(Form revised 8/1/03 ser)