



**Village of Johnstown  
Planning & Zoning Meeting Minutes  
Wednesday, August 3, 2016**

**CALL TO ORDER AND ROLL CALL:** Vice Chairman Joe Ethier called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, August 3, 2016 at 6:31 p.m.

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

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

**IN ATTENDANCE – PUBLIC:** John and Sharon Johnson, Laura Comek (later)

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES**

**Motion:** To approve the **March 16, 2016** minutes

Moved: Sean Stanart  
Second: Elizabeth Schwartz

Elizabeth Schwartz    Y  
Joe Ethier                Y  
Sean Stanart;            Y

Pass 3-0

**Motion:** To approve the **June 15, 2016** minutes

Moved: Sean Stanart  
Second: Elizabeth Schwartz

Joe Ethier                Y  
Sean Stanart;            Y  
Elizabeth Schwartz    Y

Pass 3-0

**Motion:** To approve the **July 20, 2016** minutes

Moved: Sean Stanearth  
Second: Elizabeth Schwartz

Sean Stanearth;	Y
Elizabeth Schwartz	Y
Joe Ethier	Y

Pass 3-0

**LOT SPLIT:** Application #072816075 – 66 Douglas

Applicant at 66 Douglas desires to sell a portion of his L shaped property to his neighbor at 70 Douglas. Staff report is attached to these minutes.

**Motion:** To approve the Lot Split application with the condition that the .195 acre must be removed from 66 Douglas and combined with 70 Douglas and recorded as one property.

Moved: Sean Stanearth  
Second: Joe Ethier

Elizabeth Schwartz	Y
Joe Ethier	Y
Sean Stanearth;	Y

Pass 3-0

**DISCUSSION:** Thirty-One property

There are two options for accessing the mastodon site property being donated to the village from Thirty-One; Sara Wallace with the TJ Evans foundation has given the village permission to access the property through lease at the trailhead, or they would deed a triangle piece of the property to the village for which we would be responsible to pay the survey and recording fees etc. approximately \$800.00. The Planning and Zoning Board agree that it would be best to survey the property and deed it to the village.

**ZONING INSPECTOR REPORT:** July 2016

Mr. Blair reviewed his report with the Board; a copy is attached to these minutes.

**INFORMATIONAL UPDATE & DISCUSSION:** Tim Horton's

Laura Comek is a development attorney and came on behalf of the real estate broker for 18 West Coshocton Street looking for direction on what the village is looking for in the design of a commercial Tim Horton's building at this location; at this time Johnstown has no specific design standards for guidance. Building design and site plan options with parking and traffic flow were discussed; Ms. Comek said she will continue working with the architects and the Board to find

common ground and when presenting designs will provide material samples. There is no new application at this time however her plan is to file for Conditional Use, Certificate of Appropriateness, and a Variance for the rear yard.

**OTHER BUSINESS:** None

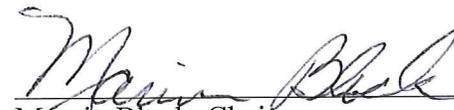
**ADJOURNMENT**

There being no further business, Mayor Stanart moved to adjourn. Ms. Schwartz seconded and all were in favor **motion passed 4-0**. Thereupon, the meeting adjourned at 9:10 p.m.

Respectfully submitted

APPROVED AS PRESENTED

  
Teresa Monroe, Clerk of Council

  
Marvin Block, Chairman

# VILLAGE OF JOHNSTOWN

## STAFF REPORT

Application Number: 072816075  
Property Address: 66 Douglas  
Subdivision: NA  
Commission Date: 08/03/2016

Applicant: John and Sharon Johnson  
Zoning District: UR1

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### Background:

The applicant's property is L shaped. A 0.195 acre piece of his property adjoins the rear of his neighbor's property at 70 Douglas. The applicant is selling the 0.195 piece to the owner of the 70 Douglas property. The 0.195 piece is 97.22 X 88.24. The agreement to sell the property was made many years ago and the property owner at 70 Douglas has maintained it as part of his yard.

### Planning Considerations (Section 1147 Urban Residential Low Density UR-1 District)

Minimum Lot Size: 9500 square feet

Both lots meet this requirement

Minimum Frontage: 70'

Both lots meet this requirement

Minimum Setbacks:

Both lots meet requirements.

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Recommendation: The staff recommendation is to **APPROVE** the requested split.

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## JOHN JOHNSON

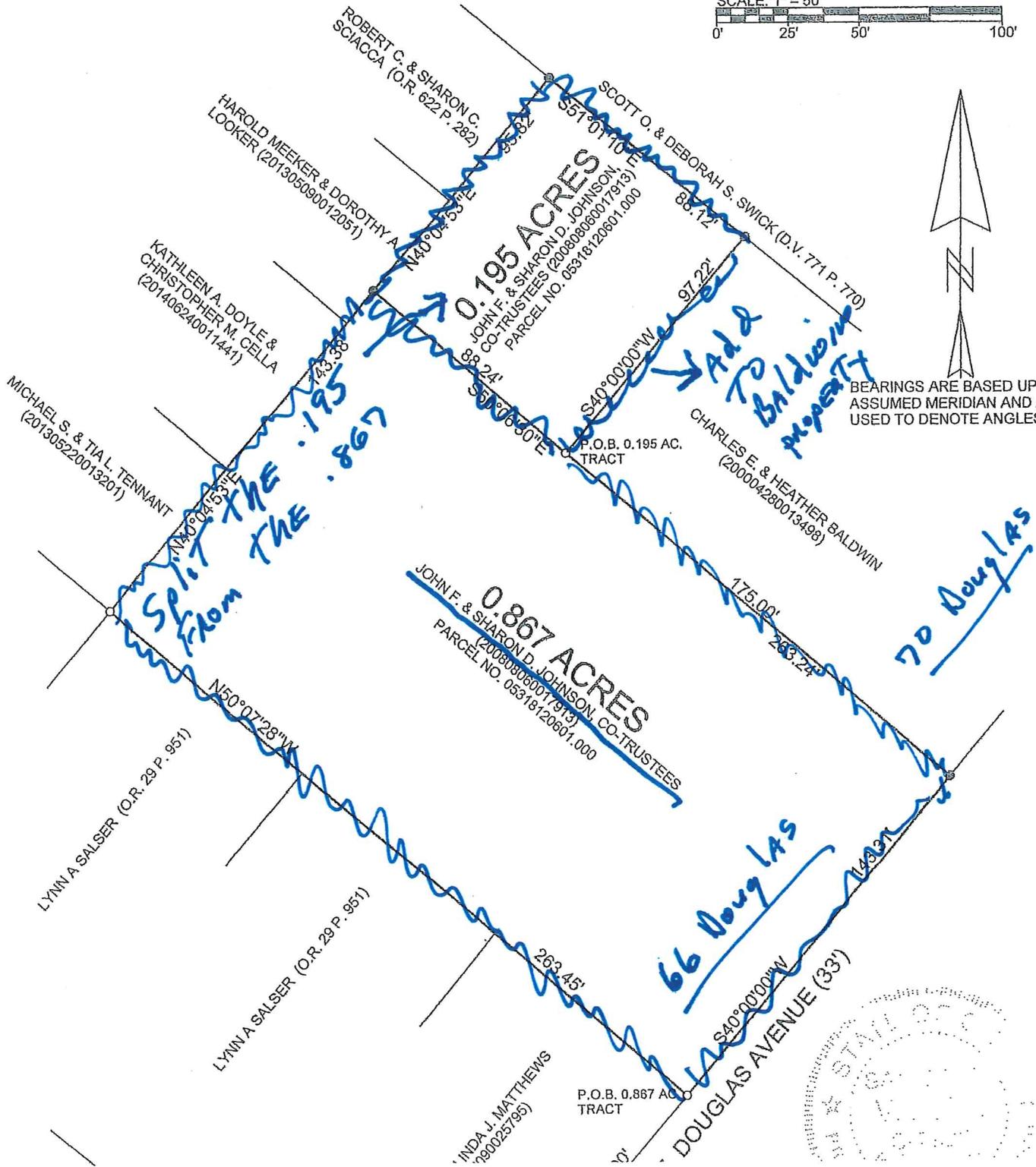
PART OF OUTLOT 17 (OLD OUTLOT 8)

VILLAGE OF JOHNSTOWN, LICKING COUNTY, STATE OF OHIO

SCALE: 1" = 50'



BEARINGS ARE BASED UPON AS ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY





## July 2016 Zoning Inspectors Report

### 07-01-2016 through 07-15-2016

Commerce Blvd. 5.44 acres vacant property owned by NONAG Corp. has not been mowed this year, I sent the owner a certified letter it has been cut.

18 W Coshocton I met with a property attorney Laura Macgregor Comek she was recently hired by the real estate listing agent, for this property. She wanted to discuss the proposed project status between Tim Horton's and the Johnstown Planning and Zoning Commissioners. She plans to move the project forward working with the real estate agent, the Tim Horton's group and Johnstown.

200 and 211 Weeping Willow Run issued Johnstown permits for two new Maronda homes.

52 N Main discussed an additional shed/carport request for this property, there are already two accessory buildings the request was denied.

365 S Main issued a privacy fence permit for this corner property,

Concord Crossing East I met with a potential developer and his financial backer they are interested in purchasing the development from 84 Lumber.

143 W Maple Issued a zoning permit (no fee) for the new front entrance planned for the American Legion building. The new entrance will be permitted and inspected by LCBC.

150 and 152 Oregon two new homes under construction. When the sewer and water lines were installed, we received a complaint about dirt and dust on Oregon St. After contacting the contractor, he tried to clean the area. The rain took care of the dust. A follow up call was made to the complainant; they appreciated the follow-up and the cleanup.

W. Coshocton in front of the Park National Bank received a complaint from two eyewitnesses that a certain individual allowed his dog to do its business on the public sidewalk. They had witnessed this same event many times and wanted something done

about it. I passed the information onto the JPD. A JPD officer went to the person home and discussed it with his wife. It will not happen again.

105 E Jersey the house has been torn down. The new property owner could not save it. The area was filled in and planted with grass. Comment: This was a public service to the neighbors and to the Village.

49 Northview a disabled pickup truck with expired tags has been parked at the street end of the driveway for months. I left a Zoning Violation Notice the truck has been moved.

188 Commence new addresses have been assigned suite A is Atrium, suite B is Bleckmann and suite C is Rockbox.

281 and 305 Elm talked with the property owner about vacating the property, it is up to Village Council and should be finalized August 2, 2016.

Received a concern about a very old Pace Arrow motor home parked at the Kyber Run Shopping Center. JPD is aware and Kroger said it was okay to have it parked on their lot.

W Coshocton received a call from a potential buyer of the storage units that are for sale on W Coshocton. She had many questions and was doing her due diligence prior to making the purchase. The property purchase is complicated do to the driveway easement and a septic system.

797 W Coshocton CVS Store, I contacted the store manager after receiving public complaints about the neglected weedy grass, landscaping and the weeds growing against the retaining wall on Clark Drive. There are also weeds growing in the parking lot. He stated that CVS would not give him the funds to treat the yard, weed or mulch. I plan to write him a letter to pass on to his corporate contact.

267 N Main Champion Senior Living, received a complaint about the landscaping and grass. Weeds 4 weed tall in and around the parking lot. I stopped and talked to the receptionist, the next day the grass was cut. They said they are looking for a local person to takeover maintenance of the yard.

49 Maple I talked with the property owner after sending a certified letter about his unmowed vacant lot. It is now mowed.

Grassy Knoll after meeting with the property owner about building onto the rear of his home, I advised him due to the rear setback requirement to first request an approval from his HOA and then to file a Variance with the Johnstown P&Z.

203 Crestwood issued a zoning permit for a patio roof and sent the person to LCBC for a building permit.

111 Butternut Cove issued a fence permit.

365 S Main inspected postholes for new privacy fence. Later in the month approved the final inspection.

86 Ford a large tree fell from this property into the yard at 63 Yardner. The tree fell on to the shed roof where the renters kept their mowing equipment. They ask for our help their landlord would not help. I talked with the property owner of the 86 Ford rental house. He finally and reluctantly removed the tree and cleaned up the area.

162 Pratt there is a boat on a trailer setting in the yard and a disabled SUV with expired tags in the driveway the property is a mess. I sent a certified letter to the renter I was unable to locate the property owner. The renter called after I received the signed certified letter card back from the post office with his name on it. He said he never signed for the letter. I had also left him a zoning violation notice in his front door. Pending.

218 Sunset issued a shed permit

236 Sunset the property owner had stated framing a front porch on the house. I stopped at the house; he did not have a Johnstown Zoning or LCBC building permit. I told him he could not proceed with the construction. I also explained through an interpreter what he needed to do. He came in to the office with an interpreter and I issued the zoning permit. The work that he had done does not meet code. I explained to him what he needed to take with him to receive a LCBC permit. The work has stopped.

366 Hillview a VW was parked in the center of the front yard. I left a ZVN and it has been removed.

436 Lakeview a ford pick-up was backed over the sidewalk into the front yard. I left a ZVN twice; the owner finally removed the truck.

70-72 S Main the trash has not been picked up since May 31. There is a trash storage room in the side of the building on Pratt. The trash storage room has overflowed onto the sidewalk; rats were seen coming out of the room. The door has also been damaged and a refrigerator was left setting on the sidewalk. The Johnstown service department removed the refrigerator door. This is a very difficult situation there are multiple problems with this property and the owner. The two first floor businesses are in process of being evicted on July 25. Teresa contracted Local Waste to empty the trash room; the driver started emptying the room and then refused due to the unhealthy conditions, he told his dispatcher I am paid to pick up trashcans. After several lengthy phone calls with the property owner, he has cleaned the room out himself. Not sure, what is going to happen next to the property the first floor businesses are gone and the trash room is full.

143 and 145 Edwards the three buildings at this location have shared the same address number of 143. A new address has now been assigned to the vacant bowling alley building, the address number is 145. The 143 address is now for the pool and skating rink only. Notified the Post Office, L County Auditor, County Engineer and Johnstown Fire Department all were notified by mail of the address changes.

### **07-16-2016 through 07-29-2016**

93 Central Station issued a sidewalk permit, inspected the forms and approved the final. A fifty-dollar deposit was returned from the permit fee of \$125.

184 Edwards Rd and 268 Fairview the two property owners are building a privacy fence together. I issued two separate permits, inspected the postholes and approved the final inspection.

214 N Main the vacant land at the rear of the property bordering the rear yards of Leafy Dell homes has not been mowed this year. After several confusing emails, the property was mowed. There was a misunderstanding of the lot lines and who mowed what. This is the first year that the two properties were not owned by a single property owner. The property was split in 2015.

327 Concord Crossing a tree limb is blocking the stop sign at Concord Rd. The Village Service Dept. has since trimmed the tree.

47 Parkdale issued a Zoning Permit for a Patio roof. They are removing the existing deck replacing it with a concrete patio and adding a roof. A LCBC permit is required due to the roof construction.

S Main Birds of a Feather Too met with the business owner and discussed the location of her sandwich board sign. We also discussed setting items for sale on the sidewalk and the proposed Café Seating Ordinance, and keeping the ADA passageway open for pedestrians.

48 S Main the Pub, received two complaints about the amount of cigarette butts on the sidewalk, in the flower pots and curb basically all around the front of the building especially after Friday and Saturday nights. After I inspected the area, I contacted the business owner. He had purchased several cigarette butt containers and they were stolen. To get control over the situation, he now schedules an employee to sweep the areas each night after closing.

161 E Coshocton issued a fence permit for a six-foot privacy fence along Ford St across from Mayday Muffler. Inspected the fence postholes.

100 Weeping Willow Run issued a fence permit for a four-foot board fence, inspected the postholes and approved the final.

133 Elm issued a fence permit for a chain link fence, inspected the postholes.

854 W Coshocton the new Fiesta Del Rio signs have been installed. I have contacted the owner. He informed me that this would be the family's second restaurant. They own Fiesta Mexicana in Mt Vernon Ohio and have been in business for 20 years. They do not have a target date for opening but want to be open by the end of August. They are a family style restaurant and operated by family members. As of this date, they just received their liquor license.

501 Westview a disabled car is parked in the driveway with expired tags. I have notified the owner, there has not been any response. I plan to send a second letter. The car has three-year-old expired tags.

215 Sunset a disabled station wagon is parked in the driveway with expired tags. I sent a certified letter to the property owner, the car has not been removed and the owner has not contacted me. Pending

147 Parkdale issued a fence permit and inspected the postholes.

17 Lewis car parked in the front yard, I have been here before and the owner was watching for me. As I approached, the house he came out got in the car and backed it over the curb and sidewalk. I once again explained to him there was an Ordinance against parking in the yard; he asked me what he was supposed to do with the car. There was room in the driveway for the car? I told him to widen his driveway or park it on the street. He wanted to know what the fine was going to be if I take him to court. He just wants a confrontation. I left. Next time there will be no discussion, he will receive a summons.

235 Weeping Willow Run I met with the homeowner after several phone discussions. They are having an in ground pool installed after reviewing the plans for the pool I issued a zoning permit. She plans to apply for a LCBC permit herself, for the pool, to help the pool contractor and to expedite the installation. The property is already fenced off. This will be the second in ground pool in Leafy Dell.

201 Crestview the Village Service Department removed the junk from the backyard, the house is abandoned and rear yard has not been cut for at least three years. The Village had to provide the dumpster at a cost of \$436.00 and the Village employee's labor, a lien will be placed on the property.

66 Douglas received an application for a lot split.

Jim Blair