



Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, March 1, 2017

CALL TO ORDER: Chairman Marvin Block called to order the Village of Johnstown Planning & Zoning Meeting for Wednesday, March 1, 2017 at 6:35 p.m.

ROLL CALL: Ron Danne; absent at roll call/came in at 6:50 pm, Chip Dutcher; present, Joseph Ethier; absent, Chairman Marvin Block; present, Mayor Sean Stanart; present

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

IN ATTENDANCE – PUBLIC: James Rader, Charles Rader

APPROVAL OF MINUTES: February 15, 2017

There were no additions or corrections to the minutes; Sean Stanart moved to approve and Chip Dutcher seconded. Chairman Block asked for those in favor to say aye; none were opposed. Motion passed 3-0 with one abstention.

PUBLIC COMMENT: None

LOT SPLIT – 95 S. OREGON APPLICATION # 022117025

The applicant, Charles Rader is selling a .070 acre portion of his .680 acre lot to the adjoining property owners, Richard and Sandra Ashbrook. The Board specified that the purchaser will combine the new .070 lot with their existing property to show as one lot. The Staff Report and parcel map is attached to these minutes.

Public Hearing: There were no comments either for or against the application.

Motion: To approve the lot split contingent upon Tract 1 (shown on the parcel map presented) being combined with Richard and Sandra Ashbrooks parcel (referenced as O.R. 664 PAGE 003) to form one parcel.

Moved: Chip Dutcher
Second: Sean Stanart

Chip Dutcher Y
Marvin Block Y
Sean Stanart Y

Pass 3-0

Ron Danne arrived; 6:50 p.m.

WORK SESSION - PUD ORDINANCE DRAFT: The Board and Staff worked to review and make changes to the PUD ordinance draft **through SECTION 10.06 g)**. Jim Lenner tracked revisions.

ZONING INSPECTOR REPORT: February 2017

Mr. Blair submitted his February 2017 report and is attached to these minutes.

OTHER BUSINESS

ADJOURNMENT

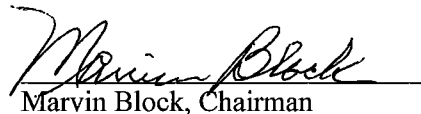
There being no further business, Mr. Block moved to adjourn; Mr. Staneart seconded and all were in favor **motion passed 4-0**. Thereupon, the meeting adjourned at 8:15 p.m.

Respectfully submitted

APPROVED AS PRESENTED



Teresa Monroe, Clerk of Council



Marvin Block, Chairman

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: 022117025
Property Address: 95 S. Oregon
Subdivision: NA
Commission Date: 03/01/2017

Applicant: James Rader
Zoning District: GCC-1

Background:

The applicant's father Charles A. Rader is the owner of the property at 95 S. Oregon. He is splitting his .680 acres to allow the sale of .070 acres to the adjoining property owners Richard & Saundra Ashbrook at 127 S. Oregon. The .070 acres adjoin the Ashbrook partial number 053-178266-00.000 and they own two partials. This partial is vacant property and is used as the sideyard by the Ashbrook's. The .070 split will attach to the Northeast corner. The .070 acres is 35' x 87'.

Planning Considerations (Chapter 1155 General Community Commercial GCC-1 District)

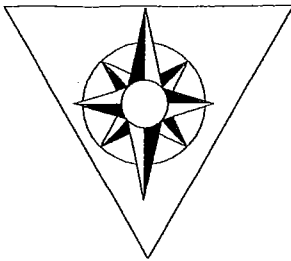
No Minimum Lot Size required

No Minimum Lot Width size required

Each lot will have a minimum setback of not less than 40 feet. By attaching this partial to the existing Ashbrook property this does not apply.

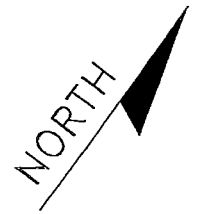
Remaining GGC1 lot restrictions do not apply in this situation because both properties involved are Single Family Residential.

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



H. Scott Harmon

PROFESSIONAL LAND SURVEYOR
 P.O. Box 29 ~ Granville, Ohio 43023
 (740) 587.2989
LOT SPLIT



Job Number - H7710
 Drawing by: CSH
 Date: 02-16-17



GRAPHIC SCALE
 1" = 50'

SYMBOL LEGEND

- IRON PIPE FOUND
- ⊗ 1/2" (#4) REBAR FOUND
- IRON PIPE SET
- ⊕ SURVEY NAIL SET
- CALCULATED POINT

WEST PRATT STREET

33' RIGHT OF WAY

REFERENCE P.O.B.

SOUTH OREGON STREET

33' RIGHT OF WAY

Situated in the State of Ohio, County of Licking, Village of Johnstown, being part of Lot Fifteen (15) Original Plat of 1813 as shown in Plat Book 2 Page 88, and being part of the same Parcel conveyed to Charles and Virginia Rader (as shown in D.R. 161 Page 545), Licking County Recorder's Records.

BRIAN & DEBRA
 GLOMB
 200704260010554

DEERFIELD LANDS INC.
 2005101000320123
 45.5698 ACRES

NO ID CAP

NO ID CAP

DAVID & KAREN
 WRIGHT
 D.R. 232 PAGE 882

Previous Reference
**CHARLES & VIRGINIA
 RADER**
 D.R. 161 PAGE 545
 PARCEL# 05217314800001

**RESIDUAL
 0.680 ACRES**

DAVID & KAREN
 WRIGHT
 D.R. 232 PAGE 882

S.36°29'28"E. 245.36'

3/4" IP SET W/ID CAP
 "HARMON 7659"-TYP

N.53°28'04"E. 87.00'

S.53°28'04"W. 16.50'

KEY DEVELOPMENT
 LLC
 D.R. 232 PAGE 882

N.36°29'28"W. 35.00'

**TRACT 1
 0.070 ACRES**

TRUE P.O.B.

S.36°29'28"E. 35.00'

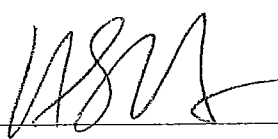
CRAIG HARDGROVE
 201512040026138

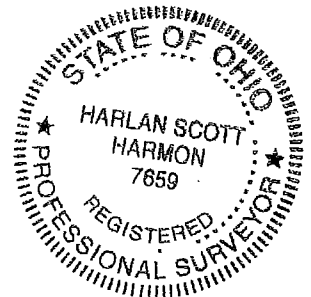
NO ID CAP

S.53°28'04"W. 87.00'

RICHARD & SAUNDRA
 ASHBROOK
 D.R. 664 PAGE 003

Bearings are based on the Centerline of South Oregon Street, as being South 36 degrees 29' 28" East, this is a True Azimuth obtained by GNSS in January 2017.

BY: 
 Professional Surveyor #7659
 HARLAN SCOTT HARMON





February 2017 Zoning Inspectors Report

02-01-2017 through 02-15-2017

218 Weeping Willow Run issued the building permits for another new Maronda home.

86 N Main inspected and approved fence postholes for a partial new fence.

93 W College there is pickup truck setting on jack stands for several weeks, a small utility trailer and trash scattered about the yard. I contacted the property owner this is a rental house. He said he would take care of it.

21 Glen Cliff issued a fence permit.

33 W Jersey this is a foreclosure, we were contacted by Omega Mortgage to see if there was any outstanding liens or unpaid water and sewer bills.

483 Lewis Court a Toyota was parked in the front yard with the front wheels on the public sidewalk. I left a ZVN on the windshield and talked with owner of the vehicle face to face. He was very polite and unhappy about removing the car. Later in the day, he sent me an email and told me I was wasting taxpayer money and that I needed to cease and desist handing out zoning violations notices.

50 Saratoga this is an empty house were both owners have passed away. The bank is taking the house most of the household goods were thrown into the rear yard. I have a commitment from the National Field Network the company assigned to maintaining the property that they will clean it up. Most recent follow-up date with National on 2.27.17 they are having a difficult time hiring someone local to do the work.

725 W Coshocton approved the sign permit for Evolution Fitness and Miller Family Fitness.

1065 Cheery Hill this house has been removed; the water tap and sewer connections have been secured. The basement block and floor were removed and the hole refilled with dirt. The area has been graded and will be farmed in the future.

93 E Jersey received an inquiry about installing an above ground pool. The house is for sale and in contract; the new owners are planning to install the pool.

49 Meadow Lane the very large dead tree has finally been removed after dropping a large limb in the street. The property owner finally cooperated and removed the tree.

101 Recreation Dr part of the new zoning change on this property from 2016 required a letter from the 103 Recreation Drive property owner. The letter states that the parking can be shared as needed between the two businesses. I received the letter and added to the address files on both properties.

429 E Coshocton St this addressed has been assigned to the property North East of Dollar General. I met with the new property owner Larry Troyer and reviewed the applications process, inspections, fees and Certificate of Appropriateness process. His building design is about 90% complete and he plans to start construction on the new building early spring 2017.

294 Eagles Nest issued a zoning permit for a new patio cover over an existing patio.

307 Middleburn issued the building permits for a new Neo Traditional home Brand Builders.

72 S Main talked with one of the owners about issuing a zoning permit and reviewed store signage Ordinances with him. They only plan on a door sign, with no exterior wall sign for now.

02-16-2017 through 02-28-2017

60 N Main a very large tree fell into the street. The property owner had the tree removed and has decided to replace the front sidewalk and driveway approach due to the damage from the trees root system. He asked me to meet with him to discuss what to do with several obstacles. The current slope of the approach is too steep, vehicles drag entering and exiting the driveway. The stump and root system under the existing sidewalk need to be removed down to 16" to allow the walk to slope down to the approach. This should allow the reshaping of the approach and solve several problems.

I received a call from a realtor that specializes in listing and selling properties to developers. He was meeting with a client that owns 79 acres contiguous to Johnstown. We discussed PUD zoning districts, water and sewer availability, traffic lights, schools, fire and police and connecting existing streets to new streets. The property owner is looking at his options, comparing selling the property for farming or for a development.

95 S Oregon received a lot split application and survey for a partial lot split. The application will be heard on March 1, 2017.

105 Jersey this is a vacant lot and was recently been listed for sale. I received two calls asking about building a two family residence. The zoning district UR2 does not allow anything but a single family home.

738 W Coshocton Trillium Farms had two Hiring Banners in front of their building. I stopped at the office and explained to the manager that the banners were not allowed by Ordinance, they have been removed.

250 S. Oregon received a voice message inquiring about adding a privacy fence to one side of the property. Responded by voice mail.

49 Maple this is a vacant lot, the property owner plans to build on the lot and is working on the prints. The proposed house will set on the corner of Maple and S. Kasson facing Kasson. The house that was on this lot was demoed, we agreed at that time to work with the property owner when it was time to build a new house.

Liberty Township I received several requests looking for the Liberty Township Zoning Inspectors contact information. Liberty is looking to hire a new person to take the position. The current zoning inspector has resigned, but is still trying to help until a new person is hired.

166 S Main is listed for sale. I received a request from a potential buyer for information about building a garage at this address. This lot has two SFD.

I met with an S Main St shop owner. She wanted to investigate having an outside antique sale once each month on Saturdays and Sundays during the summer months. The plan is to rent spaces in the businessmen parking lot. I pointed out to her several reasons why it probably would not be permitted. I suggested she look into renting spaces at the Farmers market as a trial program to see if there was any interest.

119 Meadow Ln. received a complaint about overflowing trashcans and miscellaneous trash built up beside the garage. I stopped at the house and talked with the property owner. The trash has not been emptied in a longtime. He said he could not afford to have it picked up and we was trying to get rid of it a little at time by taking it to his work. I gave him a week and told him I would be back to check on his progress.

39 S Main, the closed PNC bank, the potential buyer of the property ask me about reversing the flow of vehicles through the existing drive thru window. After inspecting the area and measuring the space, I contacted her and told her it would not work for several reasons. The lack of room for stacking cars and the angle of the building would prevent it from being approved. I also suggested that she should try to negotiate her car through the drive thru lane for confirmation.

Autumn Leaves Way received two complaints from a caller. There is an SUV parked in the grass beside a house at 161 Leafy Dell. I left a ZVN at this address. The second complaint was a white work van had been parked on Autumn Leaves for five months. I took pictures of the van and passed it onto JPD.

72 S. Main "Heart of Home" the new antique store plans to open Saturday March 4. I issued the zoning permit for the new business. They plan to have a grand opening in the next month and would like participations from the Mayor and Village manager.

23 S.Oregon received an inquiry about building a two-car garage at the rear of the building for storage for the Nationwide Insurance office.

738 W Coshocton there is an interested person I have been working with that wants to rent 600 square feet in this building. The building is only half rented by Trillium Farms; there is floor space and parking available. The proposed business would offer a specialized medical facility. The decision to approve the zoning is pending. I have asked for a specific letter from the Attorney representing the business that details the scope of the business before the zoning permit will be considered for approval.

Jim Blair