



Village of Johnstown
Planning & Zoning Meeting Minutes
Tuesday, April 9, 2019

CALL TO ORDER: Vice Chairman Matt Lyons called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, April 9, 2019 at 6:33 p.m.

ROLL CALL: Pat Schlagheck; absent, Matt Lyons; present, Sharon Hendren; present, Joe Ethier; absent, Mayor Benjamin Lee; present

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

IN ATTENDANCE – PUBLIC: Jackie Solomon, Ralph Wise, Teri Wise

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: None

APPROVAL OF MINUTES: March 26, 2019

Motion: Mayor Lee moved to approve as written; Ms. Hendren seconded and the vote was as follows:

Matt Lyons; Y
Sharon Hendren; Y
Ben Lee; Y

Minutes passed 3-0

APPLICATION # 2019-054-Z Conditional Use Permit, 155 Commerce Blvd./Solomon Cultivation

Solomon Cultivation has received a medical marijuana processing license from the State of Ohio; consideration tonight is on a conditional use permit from Johnstown for processing at the soon to be built facility. Mr. Lenner said there are two aspects, processing and a guard house within the front setback. Jackie Solomon was present for the application and reviewed the facility layout, access points and security with the board, she said the guard house would be a modular unit that would come pre-built and would match the processing plant with charcoal gray metal. The plans currently show a ten foot fence around the facility but will need to be updated to reflect eight foot to comply with Johnstown height restriction. Mr. Blair said he did not combine both the processing and the guard house under this application, tonight the only consideration is for the conditional use. The Variance for the guard house setback and the Certificate of Appropriateness would be considered at a later date if the Conditional Use is approved tonight. Mr. Lenner said from staff perspective conditions recommended tonight are the eight foot high chain link vinyl fence, the test pit between our sanitary and the facility, and that all State regulations are followed. Mayor Lee asked if the processing license was the only license Ms. Solomon had, she said currently yes.

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

Motion: Mayor Lee moved to approve application 2019-054-Z Conditional Use permit for 155 Commerce Blvd. Solomon Cultivation with the following conditions:

- An eight foot vinyl fence as previously approved in a similar Conditional Use for a similar business in the area
- A sample pit to be able to test the waste water exiting the facility to ensure that it meets requirements for processing by our current plant
- Continue to follow all applicable regulations at the State level.

Matt Lyons seconded the motion and the vote was as follows:

Sharon Hendren; Y
 Ben Lee; Y
 Matt Lyons; Y

Application# 2019-054-Z approved 3-0

ZONING INSPECTOR REPORT: March 2019

Mr. Blair answered questions from the Board on his report; report attached.

OTHER BUSINESS: General discussion

Mr. Lenner discussed Taco Bell’s interest in the property at the corner of US62 and Oregon Street, previously looked at by Tim Horton’s/Donatos; saying they do not wish to go down the same path of difficulty and are doing their due diligence meeting with staff to review ideas, design expectations and traffic flow; Mr. Lenner said a traffic study would be required. Taco Bell owners are looking for Board opinion on going forward at this location as they do not want to invest time and money if interest is not there. Mr. Blair said this would be a two to three million dollar investment in the center of town, expectations were shared on brick or stone exterior, possible gable roof, something that would blend with the historical area downtown; the building would be approximately 1800 square feet. There was further discussion on how traffic could enter and exit, lighting, buffer from residential etc. Mayor Lee said he would say there is cautious optimism to move forward with discussion but that there would be a lot of things to hammer out for that space that came to light after the last conversation. There was continued discussion of traffic flow and parking, Mayor Lee said he does not think we can say no to a business coming into town and exploring Johnstown as a home, that is not the right path, however there is a tremendous amount more sensitivity with this parcel and where it is located because of the downtown space and the focus of the downtown being a main factor in the identity of what makes Johnstown, Johnstown, so that is the “cautious” part for him. Mr. Lenner said tonight’s conversation is good feedback; he will take the notes back to them.

Mayor Lee said the next areas of focus for zoning code draft review would be parking minimums and open space requirements relative to developer agreements. Next work session should start working on some parking information and review of Article 34 of the proposed code. Mr. Lenner said some communities are doing away with parking minimums; there was some discussion on examples of overly large parking lots.

Mr. Lenner said he thinks the Michaelson property is on the verge of going into contract with a single family home developer. There was discussion on the sale of the Coughlin Ford property and upcoming lot split as well as potential for a phase two on US62 near the Wendy’s traffic light. Mr. Blair discussed several potential property purchase interests. Mr. Lenner said US62 turn lane project construction was scheduled to start May 15th but utilities are behind and will push that construction start date.

ADJOURNMENT: There being no further business, Mayor Lee moved to adjourn; Ms. Hendren seconded and all were in favor; motion passed 3-0.

Thereupon, the meeting adjourned at 7:28 pm

Respectfully submitted



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Joe Ehler, Chairman



March 2019 Zoning Inspector Report

March 1, 2019 through March 31, 2019

Preserve at Racoon Creek Pulte changed their plans and now plan to build the model home further down Bigelow and to the west side of the street. Lot sales will start in April. Lots will be sold from another Pulte development until the model is completed along with the street.

192 Commerce Blvd, Bleckman is expanding their warehouse space taking over the area that was used by Rock Box. They also plan to open an Employee's only store in a portable building located at the end of their parking lot on Phillips Dr. They have plans to fence off an outside area at the rear of the building to allow employees a place to eat or smoke outside when they are at lunch or on break.

129 E Coshocton the front of the building is for lease received an inquiry about leasing the space for a dental lab.

323 Green Acres issued a building permit for another new Maronda value 316,970.

320 Green Acres issued a temporary occupancy permit to allow the new home owners to move in.

26 W College received complaints about trucks and cars parked long term on the street. Ongoing issued with this property, turned complaint over to JPD.

231 Commerce Ohio Pack installed a new wall sign, updated the existing monument sign and two directional signs without any permit. After contacting them they filled out the proper permit application and provided the sign size and data. The permit will be issued pending receiving payment.

842 W Coshocton in the Kyber Center received a sign permit for a new wall sign. The new business is known as B&T Nails. There is still a lot of unfinished work to do before the shop can open.

451 E Coshocton Steel Ceilings Armstrong Division received a call about adding second story offices within the building. Referred the caller to Licking County Building Codes for permitting. Later LCBC contacted me for Village approval.

11 Lewis Drive received an inquiry looking for some help with neighbor's water runoff from 17 Lewis. There is a very significant elevation change between the two properties. The 17 Lewis downspouts empty into the yard. The water then runs down and through the large mulch bed that belongs to the 11 Lewis Drive property. There a very steep hill between the two properties. The water washes away the mulch and exposing the roots of the plants on the hill. A very difficult and tight area, no simple solution. Notified the residents at 11 Lewis we could not help them.

155 Commerce future site of Solomon Cultivation, met with Jackie Solomon and her Architect to discuss the new building, fencing, parking, water and sewer, lot drainage, guard house, security plans and permitting.

Received a call with regards to the Trailer Park that is listed for sale. The caller has interest in purchasing the AR1 zoned property to build apartments.

210 Weeping Willow Run issued a fence permit.

320 N Main received a call from the Architect that has designed the new Babcock Library Addition. He dropped off two sets of prints and a Zoning Permit application. After reviewing the prints and confirming the 2000 square feet addition will be a match to the current all brick structure the Zoning permit was issued. The project is valued at \$700,000 the funding for the project is all from community donations. Prints were also delivered to JFD for their safety review.

435 Park Lane inspected post holes for a new privacy fence.

81 S Oregon the former Beauty Shop at this location closed. A new person plans to reopen the shop; she called to discuss signs and benches.

670 W Coshocton the former Coughlin Ford property. Received and inquiry about opening a new business in a smaller attached building at the rear of the main building. After researching the proposed type of business, we told the caller the zoning could be approved.

410 Buena Vista approved permits for a new Schumacher Home value \$377,325.

S Main Pizza Shack contacted the property owner about loose temporary banners on the front of the building. They were removed the same day.

206 Weeping Willow Run permitted two unattached small decks being connected to an existing deck.

93 E Coshocton Subway received a call from Kessler Sign about replacing a sign that was destroyed by a recent wind storm. Pending

39 S Main Ghostwriter / Crow Works working with the Tekton Engineering on what is the best plan for a trash enclosure, at the rear of the building or to request approval for a site at the back of the Municipal parking lot.

Received an inquiry about building a drive-thru restaurant on the empty lot at N Oregon and W Coshocton St. A future meeting is planned to discuss the proposal.

47 Williams received a complaint about storm damage on the rear of this house. Inspected the property, there is extensive damage, missing siding, open holes into the exposed attic. I contacted the homeowner. Her son contacted me and said he was getting estimates on the damage. Pending.

Plaza Properties property, at Bigelow and W Coshocton recently many loads of blacktop fines was dumped along with large slabs of concrete. The Plaza property owners were unaware and had not given anyone permission to dump on the site. There are gates at the entrance. Plaza agrees that no dumping is allowed with the exception of clean fill dirt. Pulte has interest in straightening up the area. They have been discussing it with Plaza.

Zoning office fact: The zoning office receives numerous phone calls each week from new property owners, realtors and contractors that are planning to build in Monroe, Liberty and Jersey Townships. Because these properties have a Johnstown address they think Johnstown controls their zoning. Most often they have no idea what township they are in and I refer them to the proper Township contacts.

155 Commerce received completed applications for a Conditional Use permit, Certificate of Appropriateness, Zoning Certificate and Community Reinvestment. The Conditional Use application will be heard by the P&Z Commission on April 9, 2019. Contiguous letters and newspaper ad were completed.

52 Northview issued a deck permit and above ground pool permit.

180 Crestview received a call about a left over stump from a recently removed large pine tree. The caller asked about underground utilities they are getting the stump removed. Referred her to contacting OPS.

410 Buena Vista received a call prior to starting excavation asking if Johnstown required contractors to register.

Tyler Station Bike Path entrance, received a request to add stone to a culvert pipe infeed that runs under the bike path connector. Johnstown now owns the responsibility to maintain the bike trail connector.

A farmer that owns the adjoining property to the Maronda development located behind the lots on Green Acres came in to complain about a plugged drain tile on Maronda property that was causing his property to flood. The tile was installed two years ago by Maronda to drain the area and recently it was covered up when the area was graded. Contacted the Maronda Superintendent to get the tile drain opened up. He will uncover it once it dries up enough to get a dozer to uncover it to the wet area.

129 E Coshocton Galena Brewing approved food trucks for April 13 and April 27. Roll out for two new beers.

82 Central Station Place approved fence permit. Inspected post holes and rejected them for being too shallow.

Kyber Run Center most of the parking lot, the two main entrances and strip center other than the Kroger Store, filling station and some of the parking lot has sold. The new owner is Filmore Property Management from Cleveland Ohio. They are considering at a later date building on the property, maybe using part of the parking lot.

62 N Oregon received a complaint from the homeowner about a very large pile of brush against the rear of her property. The property owner at 63 N Main removed a large tree and has temporarily stored the brush behind his garage. He is cutting it up for firewood and will haul the rest away when he is finished.

Coughlin Ford the property has sold and it will be repurposed into several new businesses or existing relocated businesses. The new owner has not closed on the property yet and only purchased the building and part of the lot. This is contingent on approving a lot split.

227 W Jersey car parking in the front yard on weekends. This was a problem with the previous tenants. Contacted the property owner and they agreed to take care of it.

Jim Blair