



# STAFF REPORT

## Zoning Map Amendment

Application #: Z-24-9  
 Meeting Date: June 24, 2024  
 Prepared By: Angela Farley, Development & Design Manager

Monroe Township Zoning Commission  
 (Application from Corey Kidwell, Owner AAA Storage of Johnstown, LLC)

APPLICANT/PROPERTY OWNER: Monroe TOWNSHIP Green Chapel and U.S. Route 62 ROAD

Zoning Map Amendment: Suburban Residence District (R-1) to Light Manufacturing District (M-1)

DESCRIPTION  
 Article 6: Amendment and Section 6.5: Submission to County Planning Commission of the *Monroe Township Zoning Resolution* and Section 519.12 Amendment of the *Ohio Revised Code*

SECTION / REGULATION  
**BRIEF SUMMARY OF REQUEST:**

The Monroe Township Zoning Commission has submitted an application for a request for a non-binding recommendation to the Licking County Planning Commission (LCPC). Said request is in accordance with Section 6.5 of the *Monroe Township Zoning Resolution* and Section 519.12 (E) of the *Ohio Revised Code*. The request is for a non-binding recommendation on a Zoning Map Amendment. The proposal is to rezone 13.92 +/- acres on the north side of U.S. Route 62 from Suburban Residence District (R-1) to Light Manufacturing District (M-1).



PERMITTED USES	CONDITIONAL USES	COMPREHENSIVE PLAN	SURROUNDING USES & ZONES
<b>Suburban Residence District</b> Single Family Dwellings; Churches; Public and Private Institutions, Nursery, Nursing Homes, Clinics; Schools; Public Parks and Playgrounds; Governmental Buildings; Cemeteries; Clubs, Golf Courses; Nursery, Plant Materials, and Sales; Accessory Uses and Structures.	<b>Suburban Residence District</b> Home Occupations; Portable Storage Unit.	<b>Plan Monroe</b> <b>Adopted:</b> June 2024 <b>Future Land Use Map:</b> The area in question is identified as Local Business (B-1)	<b>Uses</b> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Residential</li> </ul> <b>Zoning Districts (Monroe Twp.)</b> <ul style="list-style-type: none"> <li>Suburban Residence District (R-1)</li> <li>Local Business District (B-1)</li> </ul>
<b>Light Manufacturing District</b> Agriculture; Public Parks and Playgrounds; Small Item Manufacturing; Paper, Printing, and Associated Products; Cleaning, Dyeing, and Similar Services; Food Products; Poultry (excluding slaughter/packing houses), Horticulture, and Forestry Facilities; Machinery, Office Equipment, and Furniture Manufacturing; Fiber and Clothing Goods Manufacturing; Utility Facilities; Non-Metallic Goods Manufacturing; Sales and Repair of Household Appliances; Vehicle Service and Maintenance; All Permitted Uses as Specified in Local Business District; Research Activities.	<b>Light Manufacturing District</b> Metal Can and Container Manufacturing; Lumber Yards; Contract Construction Storage of Machinery and Materials; Buildings Materials (General Retail); Portable Storage Unit		

### Staff Recommendation: NON-BINDING RECOMMENDATION OF DENIAL

**Staff Recommendation and Basis:** To provide the Monroe Township Zoning Commission with a non-binding recommendation of **DENIAL** for the proposed map amendment (Z-24-9). The basis for this recommendation is that the proposed zoning map amendment is not in conformance with either the *Monroe Township Comprehensive Plan* and/or *Future Land Use Map for Monroe Township*. Therefore, this rezoning is not in good planning practices and is not compatible with the existing land uses in the area.

### PLANNING CONSIDERATIONS

#### Situational Conditions

- Parcel owners:**  
AAA Storage Of Johnstown LLC:  
 052-172722-00.000
- Street Address:** 12416 Johnstown-Utica Rd  
 Johnstown, Oh 43031
- Total Acreage:** 13.92 ± acres
- Location:** North side of U.S. Route 62, at the intersection with Clover Valley Road, South of Duncan Plains Road
- Total Frontage:**
  - 1,072 ± feet on U.S. Route 62

#### Existing Zoning District

- Suburban Residence District (R-1)**
- Suburban Residence District Lot Standards
  - Minimum Lot Area – 1.6 acres
  - Minimum Lot Width – 150 feet
  - Required Setbacks (One- and Two-Family)
    - Front – 40’\*
    - Side – 15’ each side
    - Rear – 45’
  - Other Permitted Uses
    - Front – 40’\*
    - Side – 20’ each side

(\* ) Or 70 feet from the center line of the road if no right-of-



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way has been established.

### Proposed Zoning District

- **Light Manufacturing District (M-1)**
- Light Manufacturing District Lot Standards
  - Minimum Lot Area – 1 acre
  - Minimum Lot Width – 200 feet
  - Required Setbacks (One- and Two-Family)
    - Front – 50'
    - Side – 40' each side
    - Rear – 40'

### MONROE TWP. ZONING MAP

#### Light Manufacturing – Definition

Per the Monroe Township Zoning Resolution, Light Manufacturing is defined as:

*“Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.”*

#### Surrounding Zoning Districts & Land Uses

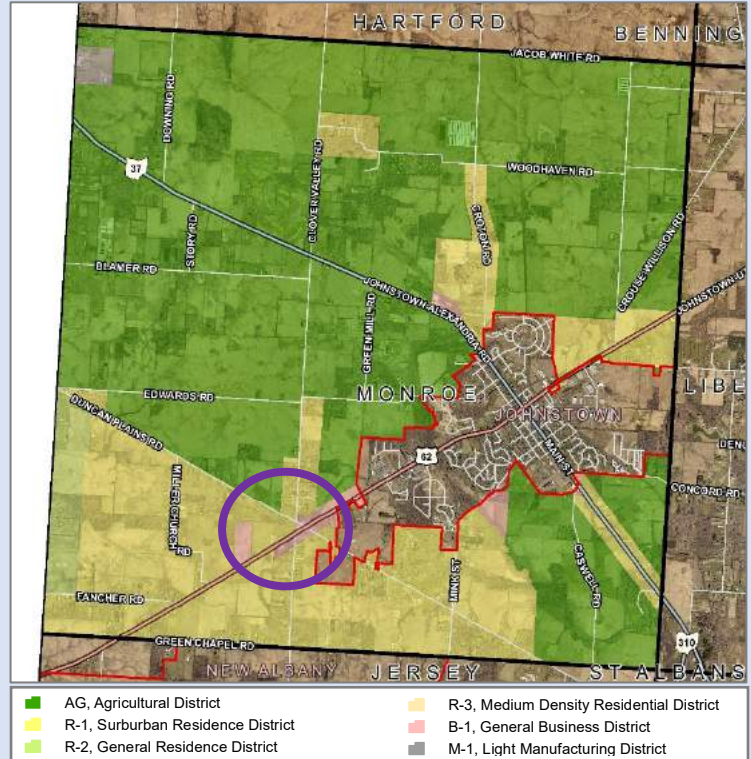
- According to the Monroe Township Zoning Map, the surrounding parcels in proximity to the parcel in question include the following zoning districts:
  - Suburban Residence District (R-1)
  - Local Business District (B-1)

#### Comprehensive Plan & Future Land Use Map

- The Monroe Township Comprehensive Plan (*Comprehensive Plan*), and Future Land Use Map for Monroe Township, show this area as Rural Residential District. This area is bordered to the north and east by the Farm Village Overlay District.
- The text of the *Comprehensive Plan* describes these uses as follows:

#### Rural Residential

*Suburban Residential (R1) - is to promote a degree of development of a single family rural non-farm nature in areas not expected to have public facilities in the near future, along water courses and land of unusual or irregular topography, or subsurface characteristics where site development generally results in a certain amount of openness.*



#### Manufacturing District (M-1)

*The purpose of the Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy manufacturing uses and other less intense business and residential uses.*

*Light manufacture zoning includes manufacturing practices and spaces that don't use capital-intensive machinery or production equipment. Activities in light industrial zones are generally more consumer-focused than heavy industry, producing products for end-users rather than as intermediaries for uses in other industries. They have lower allowed amounts of noise and pollution as compared to Heavy Manufacturing (M2).*

Examples of light industrial uses include:

- Small scale construction shops
- Factories making food products and other fast-moving consumer goods
- Machinery, office equipment and furniture manufacturing





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- *Non-metallic goods*

General Recommendations should include:

- *Shall not be located adjacent to residential districts unless situated on a collector or arterial road.*
- *Uses adjacent to residential shall provide significant mounding and buffering.*
- *Located on sites with a minimum of (3) acres with access to public utilities including water and sewer.*

The purpose of the Heavy Manufacturing District is to allow for more intense manufacturing that includes wholesale and retail sales of construction materials/products that are produced by surface mining, or any materials/products requiring onsite storage of aggregates or chemicals.

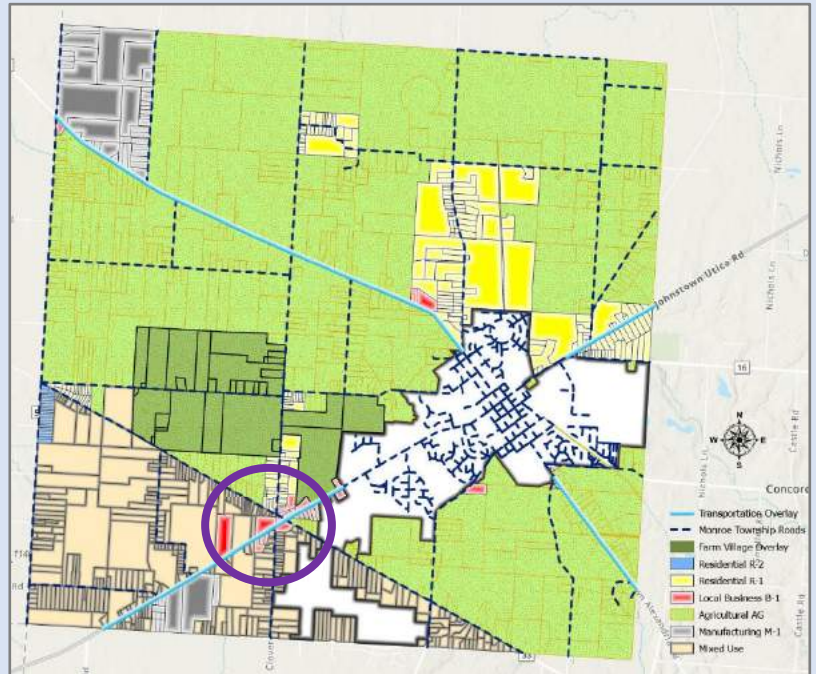
Heavy Manufacturing districts generate the most noise, pollution, and other noxious uses out of all districts. They were originally designed for power plants, chemical plants, and foundries, but now tend to house recycling facilities, cement production and asphalt production.

General Recommendations should include:

- *Allows for any uses under Light Manufacturing.*
- *Shall not be located adjacent to residential districts unless situated on a collector or arterial road.*
- *Uses adjacent to residential shall provide significant mounding and buffering.*
- *Located on sites with a minimum of (20) acres with access to public utilities including water and sewer.*
- *Developed as Planned Unit Development (PUD).*

### Local Business

The Business District are intended to promote a convenient and efficient distribution of a broad range of retail goods and services, as well as: • *Meet consumer demands.* • *Satisfy commercial land use space requirements.* • *Achieve a stable and compatible land use pattern, and* • *Encourage a visually satisfying urban environment. The property development of commercial areas is not only a right under the current Zoning Resolution, but a responsibility to the entire Township of Monroe. Because these commercial areas are subject to public use, which is a matter of important concern to*



### **MONROE TWP. FUTURE LAND-USE MAP**

*the whole community, they should provide an appropriate appearance, ample parking, controlled traffic movement, and suitable relationship to adjacent areas.*

General Recommendations should include:

- *Shall not be located adjacent to residential districts unless situated on a collector or arterial road.*
- *Uses adjacent to residential shall provide significant mounding and buffering.*
- *Located on sites with a minimum of (1) acres with access to public utilities including water and sewer.*
- *Developed as Planned Unit Development (PUD).*

### **PLANNING ANALYSIS**

#### Access & Roadway

**U.S. Route 62** is under the jurisdiction of the Ohio Department of Transportation (ODOT). As of June 5, 2024, and as per a statement by Brian Bosch with ODOT District 5, there are no imminent plans for upgrades on SR 62 within proximity to this site. ODOT is in the early stages of completing a study of the corridor.



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### Terrain & Floodplain

Kiber Run, a tributary of Raccoon Creek, runs through the eastern portion of this parcel. This **stream and floodplain act as a natural buffer** between the existing residential and commercial uses. The 100-year floodplain covers more than 3 acres of this parcel. This natural, wooded stream buffer between the incompatible uses would be lost with the proposed rezoning because business uses would exist on the west side of the stream.

### Public Water & Wastewater

Southwest Licking Community Water & Sewer District (SWLCWSD) was contacted regarding whether or not there are any plan to extend public utilities to this area of Monroe Township. As per a response from Chris Gilcher with SWLCWSD, these parcels are *within an overlap with the City of Columbus Regional Facilities Planning Area (RFPA) and the Licking County Commissioners/SWLCWS District Facilities Planning Area (FPA) in accordance with State Water Quality Management Plan pursuant to section 208 of the Clean Water Act (208 Plan).*

*Per the 208 Plan, "The western portions of Monroe and Jersey townships drain in a westerly direction to the Scioto River and are part of the Metro Columbus Regional Facility Planning Area (map 25-3). The City of Columbus is the management agency within this portion of western Licking County (see the Franklin County listing for additional information)."*

*The District does not have any immediate plans to service this area.*

The following is the response received from Alana Shockey, Assistant Director, with the City of Columbus with the Department of Public Utilities and Office of Sustainability:

*A portion of the site is in an overlapping Facilities Planning Area (FPA) meaning that it is in both the FPA for the City of Columbus and Southwest Licking. The northeast corner of the site is only in the Southwest Licking FPA.*

*In 2015, Ohio EPA, Columbus, Southwest Licking, and New Albany clarified which utilities have 208 authority to serve in the overlapping area.*

*The September 16, 2015 amended prescriptions to Appendix 9-1 regarding overlapping provide:*

- *Areas within the Columbus FPA that are annexed to Columbus shall be provided wastewater collection and treatment by*

*Columbus exclusively;*

- *Areas within the Columbus FPA that are annexed to New Albany shall be provided wastewater collection and treatment by Columbus and New Albany exclusively;*
- *Areas within the Columbus RFP and Southwest Licking Community Water and Sewer District/Licking Community Water and Sewer District and Sewer District/Licking County Sewer District No. 9 Contract FPA that are not annexed to New Albany or Columbus may be provided wastewater collection and treatment service by Southwest Licking.*

*This means that in the area you outlined, Southwest Licking has authority to serve the whole area, but I understand from the email below that they don't have current plans to extend services.*

*Columbus does not currently have the authority to serve and Columbus has no current plans in place to extend sewers to serve these parcels. Sewer service would need to be extended from the northwest. Even if the infrastructure was in place, Columbus could not serve the portion of the parcels in the Columbus FPA without (1) an amendment to the service contract between New Albany and the City of Columbus adding the properties to the New Albany service area and annexation of the parcels to New Albany or (2) annexation of the parcels to Columbus. To serve the portion of the parcels not currently in the Columbus FPA, a minor boundary adjustment to the Columbus FPA would have be obtained from Ohio EPA.*

Staff reached out to the City of Johnstown as well but has not obtained a response by the time this report was completed.

Without the availability of public utilities to this site, development options may be limited.

### Compatibility of Zoning Districts

- The applicant has not provided a specific use for this proposed rezoning.
- An application was submitted for a rezoning of this parcel in 2017 (application # 2017-008-Z). the application was a request to rezone from R-1 to B-1 (Local Business District). **LCPC staff recommended denial** of the rezoning based upon



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the surrounding land uses, Monroe Township Comprehensive Plan, and availability of commercially zoned property in the vicinity. **The LCPC Board recommended approval of this rezoning but it was denied at the township level.**

➤ The same zoning map amendment request was proposed on this parcel in 2012. The request was to rezone from R-1 to B-1 and the intended use was also self-storage. The staff report from that application (2012-006-Z) highlighted similar concerns as this report. **The LCPC Board voted unanimously to recommend denial** of the rezoning request and subsequently, the applicant withdrew the application to the township.

- The new Monroe Township Comprehensive Plan (adopted in June of 2024) now shows this parcel as Local Business (B-1). This now fits with the previous rezoning requests. Staff may now recommend approval if the request were for B-1 zoning.
- The request to rezone to M-1 did not correspond with the previous comprehensive plan or the recently adopted plan.
- The City of Johnstown Growth Framework, completed in 2023, recognized this area of the township for job-centric growth.
- The Western Licking Accord (adopted in 2017/2018), which predates the announcement of the Intel development, indicates this area as commercial within the Village of Johnstown planning area.
- All of the surrounding area within Monroe Township is zoned Suburban Residence District (R-1) or Local Business District (B-1).

### The vision of the Future Land Use Plan

The proposed rezoning does not align with the current *Monroe Township Comprehensive Plan*, *Plan Monroe* and *Monroe Township Future Land Use Map*. The map shows the nearest Manufacturing Districts to the southwest of this parcel in an area that was recently before the LCPC Board for rezoning (application # Z-24-5) and in the far northwest corner of the township, north of SR 37.

### Property Available in Zoning District

Currently, there is only one small area of property zoned M-1 in the Township. This area includes a total of five (5) parcels and can be found along County Line Road NW in the far northwest corner of the Township.

Monroe Township approved the rezoning of 135 acres between U.S. 62 and Green Chapel Road from R-1 to M-1 on June 17, 2024. The LCPC Board considered this request in April of 2024 and provided the township with a non-binding recommendation of denial because it did not align with the old comprehensive plan and the new one was not available to the county and not yet adopted by the township. This rezoning aligns with the new comprehensive plan.

### **LCPC STAFF RECOMMENDATION**

- This parcel is within a rapidly growing part of Licking County and has made two previous attempts to rezone. The current request, for M-1, does not align with the current Future Land Use Map or surrounding zoning. Based on the recently adopted Monroe Township comprehensive plan, the two previous requests to rezone this parcel to B-1 will now comply. However, it is difficult to know if B-1 will meet the applicant's desire for development on the parcel as the applicant's plans for development have not been shared with the LCPC.
- The proposed map amendment, as it relates to both the current Comprehensive Plan and the Future Land Use Map, will not comply with either document.
- The proposed map amendment does not appear to be in conformity with the surrounding area with regard to the Comprehensive Plan and existing zoning.
- Additionally, without the availability of public water and sewer to this site, development options will be limited.

As the various details contained in the staff report above have indicated, the proposed rezoning request from R-1 to M-1 does not appear to comply with the *Monroe Township Zoning Resolution*, *Monroe Township Comprehensive Plan*, *Plan Monroe*, and *the Future Land Use Map*. Based on these factors, it would appear that the proposed zoning change would not comply. Additionally,





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water and sewer are not available or planned for this area at this time, which would be needed to support many of the uses in the M-1 District. The area would need to be annexed to obtain water and wastewater.

It is because of the details in this report that staff is recommending a **Non-Binding Recommendation of Denial** back to the Township.

June 24, 2024

## ZONING – MAP AMENDMENT

Z-24-9

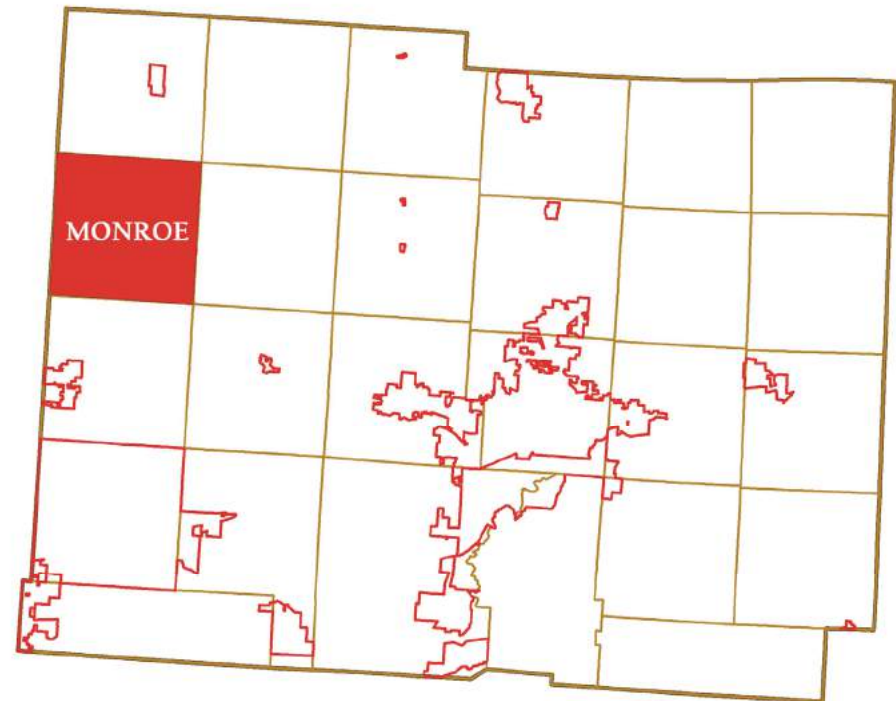
Monroe Township Zoning Resolution

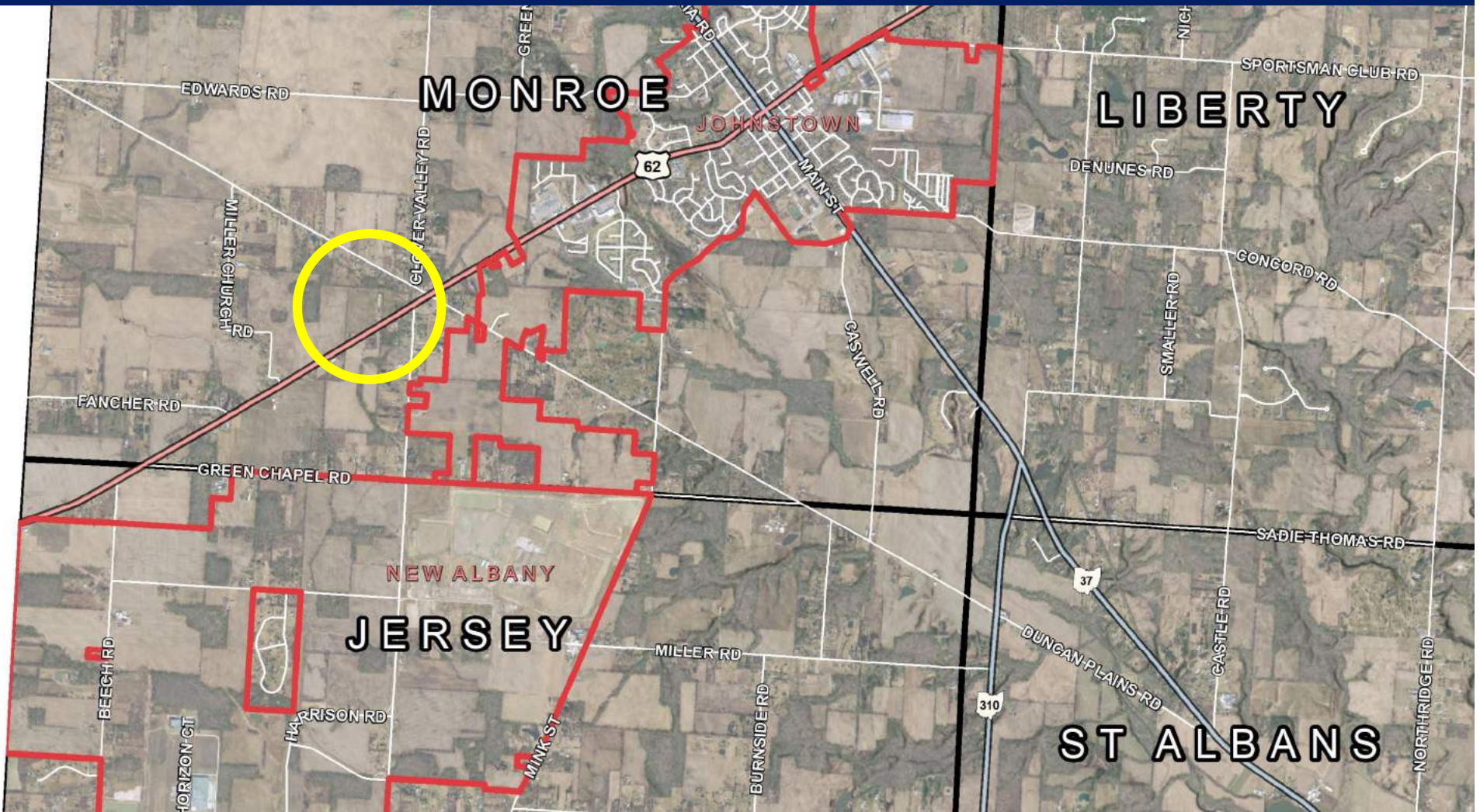
-Suburban residential District (R-1) to Local Business (B-1)

- 12416 Johnstown Utica Rd.
- (Parcel ID# 052-172722-00.000)

### APPLICANT

AAA Storage of Johnstown LLC  
(c/o Monroe Township Zoning Commission)

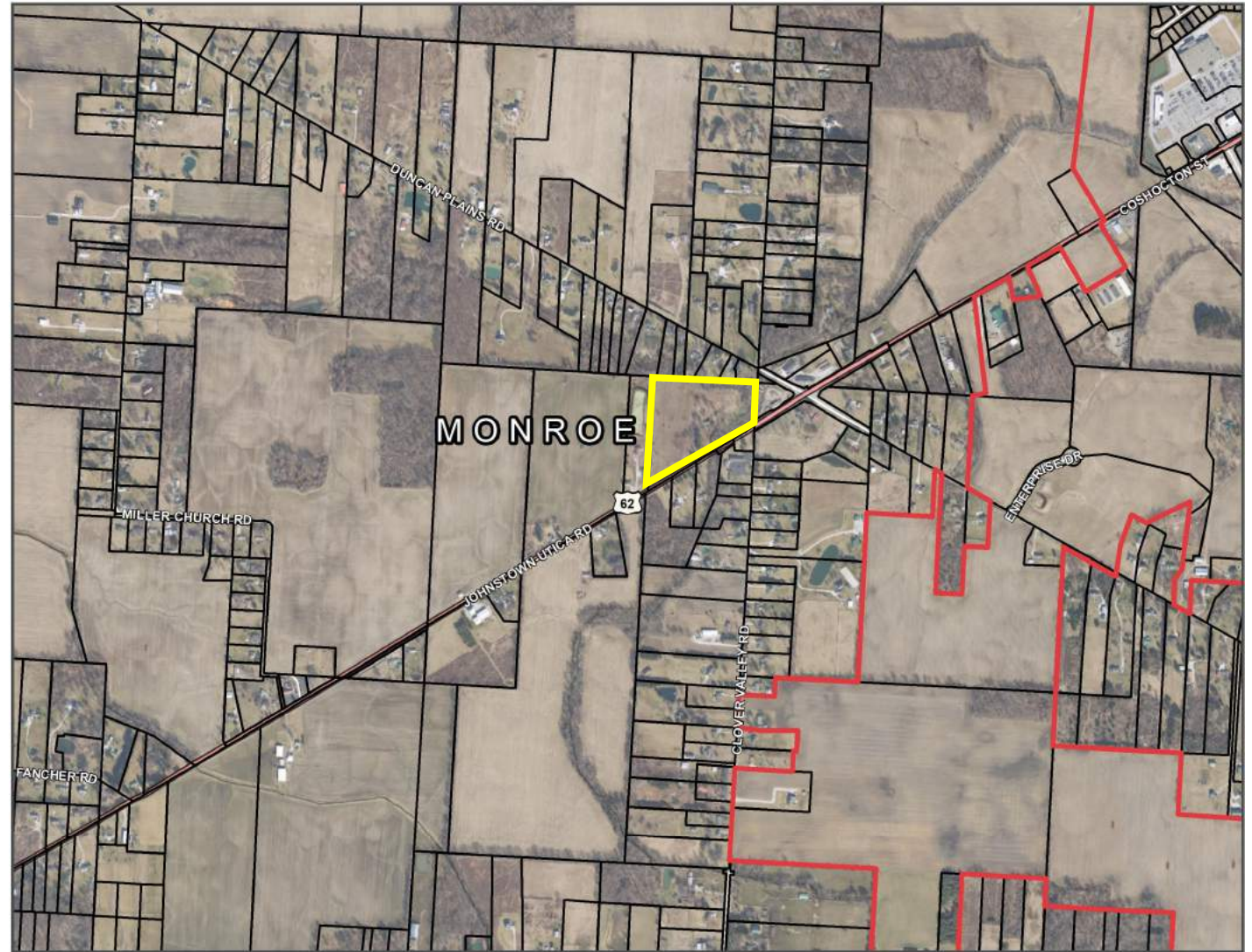








Existing Parcel

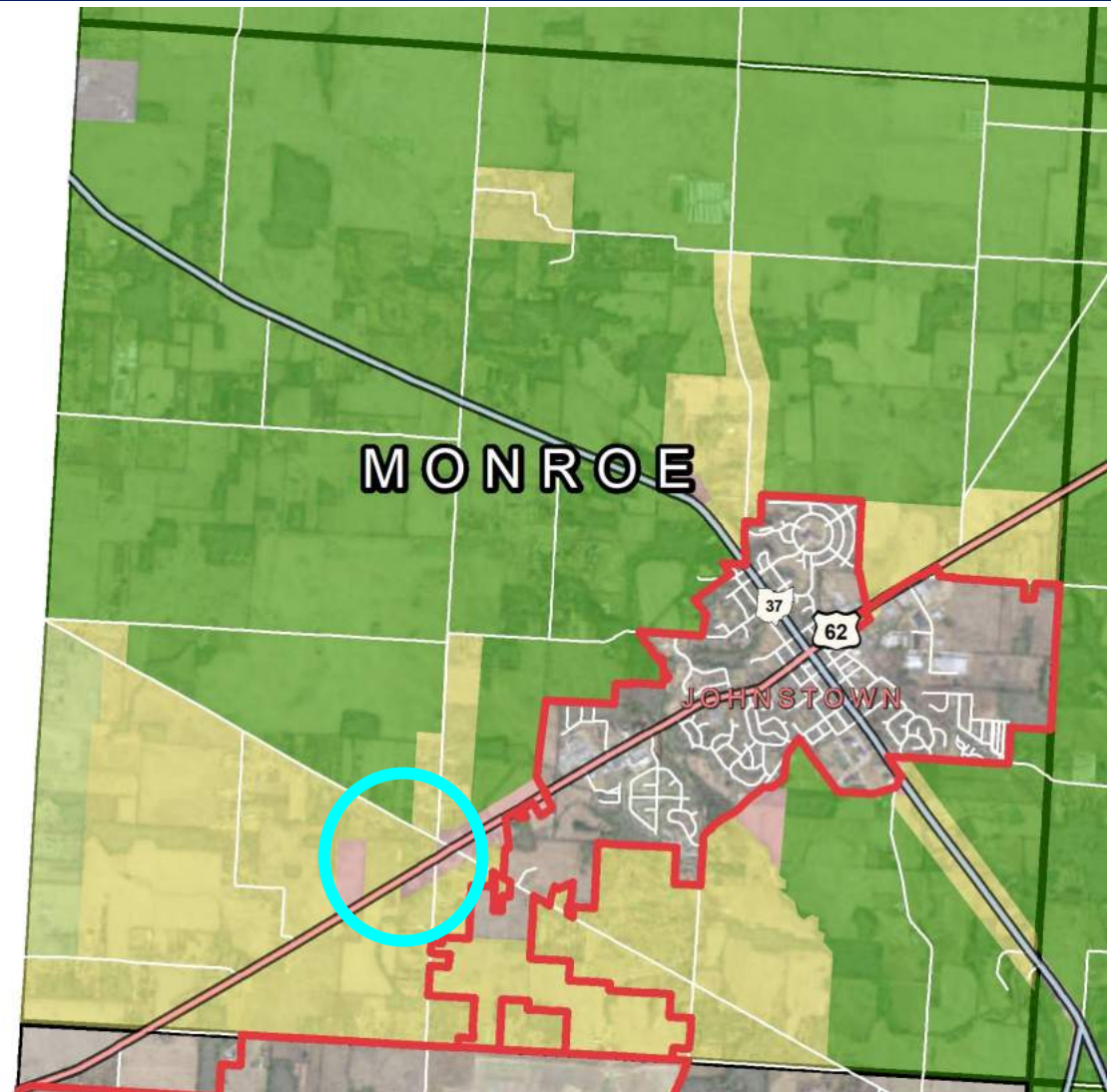






**Zoning Districts**

- AG, Agricultural District
- R-1, Suburban Residence District
- R-2, General Residence District
- R-3, Medium Density Residential District
- B-1, General Business District
- M-1, Light Manufacturing District



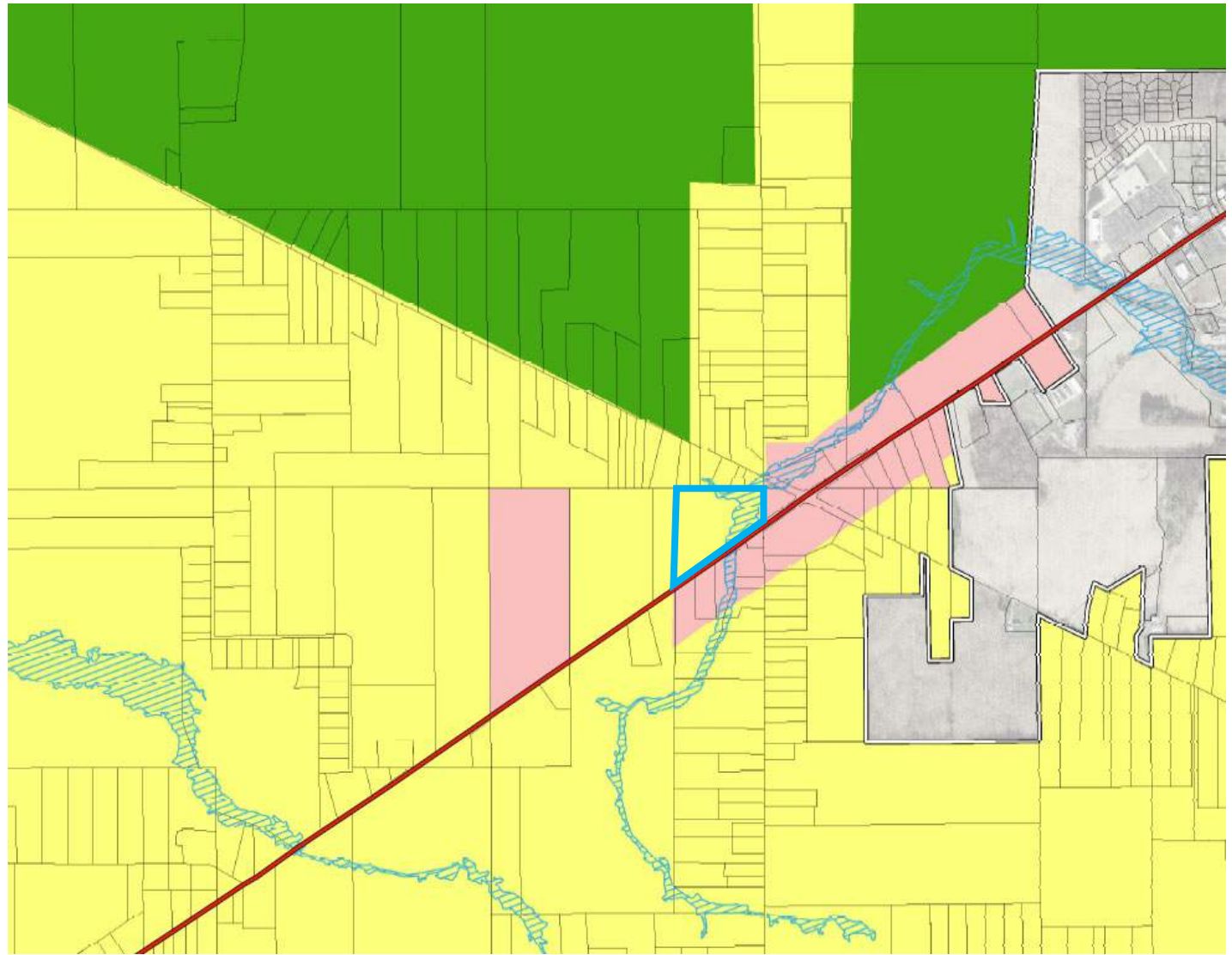




**Subject Parcel**

Zoning Districts



-  AG, Agricultural District
-  R-1, Suburban Residence District
-  R-2, General Residence District
-  R-3, Medium Density Residential District
-  B-1, Local Business District
-  M-1, Light Manufacturing District
-  Floodplain

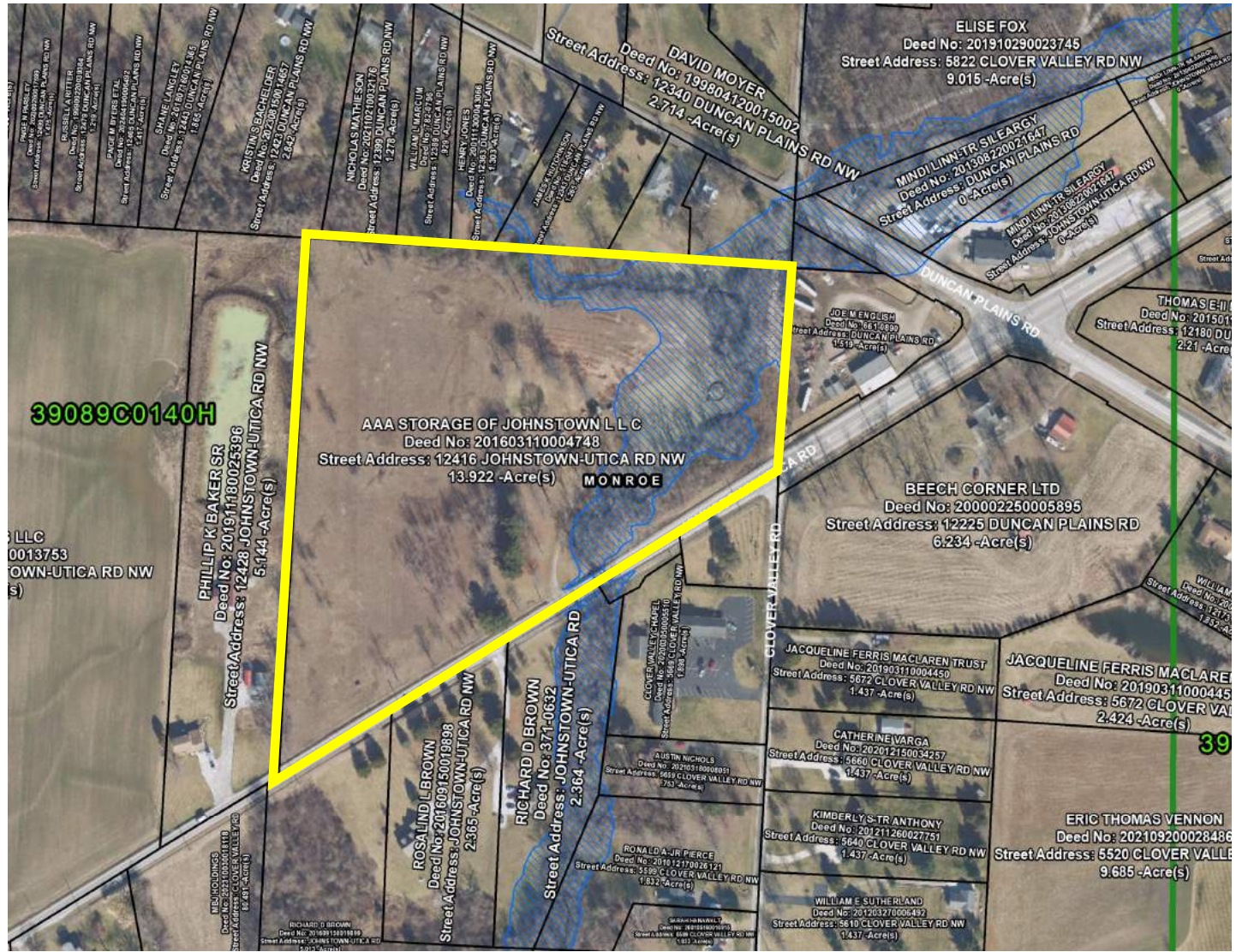


**AREA ZONING MAP**

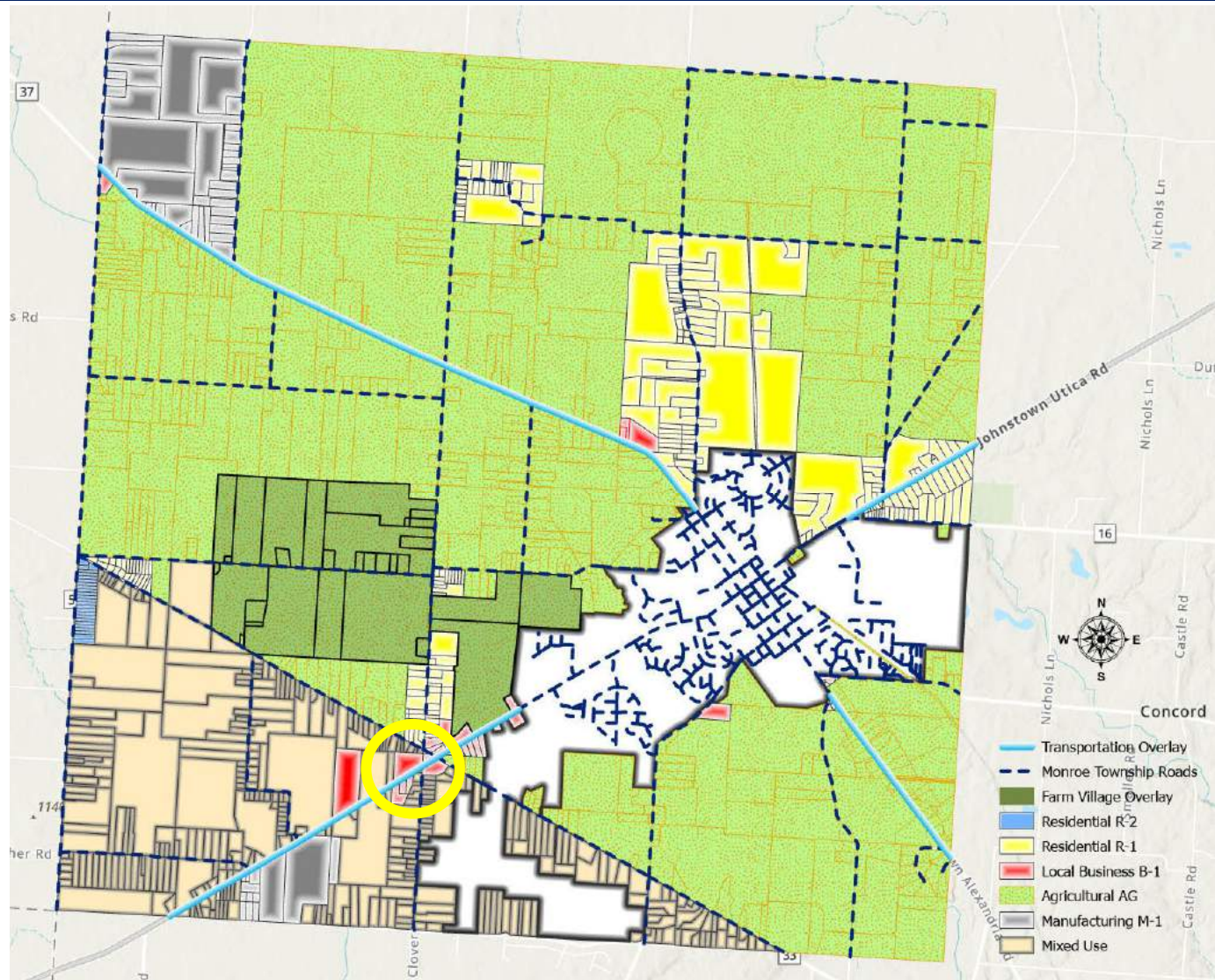




-  Existing Parcel
-  Flood Zone A







# FUTURE LAND-USE MAP