



**Village of Johnstown  
Planning & Zoning Meeting Minutes  
Wednesday, January 21, 2015**

**CALL TO ORDER AND ROLL CALL**

Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, January 21, 2015 at 6:30 p.m.

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

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

**IN ATTENDANCE – PUBLIC:** Dale Dickson-Superintendent; Johnstown-Monroe Schools, Ruth Ann Booher-School Board President; Johnstown-Monroe Schools, Scott Lockwood

**PUBLIC COMMENT:** Chairman Block opened the floor for Public Comment. There were no comments from the public and Mr. Block closed the floor.

**LOT SPLIT:** 555 South Main Street

In an effort to gain additional access to the new high school being built, Johnstown-Monroe School District purchased a total of four acres from the Church of Ascension to allow a driveway entrance off of Caswell Road.

**MOTION:** To approve the Lot Split Application for 555 South Main Street

Moved: Elizabeth Schwartz

Second: Ron Danne

Before the vote Mayor Stanearth noted that this is a landlocked parcel and although the school's intention is to build a driveway to the school; in order to protect the village if the property should ever be sold etc., there should be a deed restriction that this parcel cannot be built upon. Ms. Booher asked for exclusion that the school be allowed to add future structures if agreeable to the church and the village.

**MOTION:** To amend the motion to approve the lot split adding a condition that “the herein described four acres shall not constitute an independent building site separate from the grantees adjacent parcel without prior written approval of the Village of Johnstown Planning and Zoning Commission.”

Moved: Sean Staneart  
Second: Joe Ethier

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

Pass 5-0

**MOTION:** To approve the Lot Split Application for 555 South Main Street as amended.

Moved: Sean Staneart  
Second: Joe Ethier

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

Pass 5-0

**DISCUSSION:** Electronic/LED sign code

Sean Staneart excused himself from the P&Z commission for the discussion as he owns one of the two LED signs in Johnstown.

Johnstown Presbyterian Church installed an LED/Digital sign that was permitted through the Village. Scott Lockwood was present during that process and came tonight to discuss his request that as the Planning and Zoning Commission and Zoning Task Force conduct their review of the zoning codes, that they include a review of electronic/LED signs. In particular, he asks for a change in the restriction that the sign cannot change more than once in a 24 hour period. Mr. Lockwood has looked at zoning codes for a few other communities and feels this is an excessively long period of time and he would like to see it changed to 15 seconds. Considerations for the board are animation, letter size, driver distraction and safety; the Planning and Zoning Commission will consider the request as the zoning code is reviewed.

**DISCUSSION:** 200 South Williams Street

Zoning Inspector Jim Blair said that in October of 2013 when the village first had the opportunity to receive some federal funds for demolitions he contacted the property owners and told them that the funds could pay for fifty percent of the cost of the teardown on the house if they were interested. Background is that there has not been water or sewer there in fifteen years, the electric meter is hanging off the side of the house, mortar joints are separating, and there is plastic over the windows. Mr. Blair has been in contact with some of the owners, there are six, and no one lives there. The taxes are paid and the grass is cut but none of the owners are

interested in or have the money to make further improvements. Mr. Blair said the family has sought advice from attorney Larry Shaffer. The lot has value and Mr. Blair discussed with Mr. Shaffer some options for the owners. 1) If the owners decide to have the house torn down they have until March 15, 2015 to empty it. 2) If they decide to put it up for sale they have until May 15, 2015.

An estimate for the demolition of the house was \$7500 plus unknown costs for asbestos removal if found, or if they should find a cistern. If the village were to undertake this, all costs could be totaled and applied to the property tax bill.

**OTHER BUSINESS**

1. Wendy's renovation is complete
2. Apeks is starting the steel construction

**ADJOURNMENT**

There being no further business, Sean Staneart moved to adjourn. Marvin Block seconded and all were in favor and the **motion passed 5-0**. Thereupon, the meeting adjourned at 7:35 p.m.

Respectfully submitted

  
Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

  
Marvin Block, Chairman