



**Village of Johnstown  
Planning & Zoning Meeting Minutes  
Wednesday, March 4, 2015**

**CALL TO ORDER AND ROLL CALL**

Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, March 4, 2015 at 6:33 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:** Carol Van Deest

**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:** 137 North Main Street

This lot sits between North Main and North Oregon and there is a driveway that connects both streets. Currently the zoning district requires a property to be seventy feet in width for a lot split and this property is only sixty six feet wide. Jim Lenner said if approved the lot split would have to be conditional on one of the following: 1) receiving a variance from this board allowing the sixty six feet width instead of the seventy 2) a purchase of four feet from a neighbor to gain the width needed 3) a possible change in the zoning code that would reduce the required lot width.

**MOTION:** To approve the Lot Split Application for 137 North Main Street with the condition that one of the following is met by January 1, 2016

- 1) That Ms. Van Deest purchase an additional four feet from a neighbor.
- 2) That Ms. Van Deest applies for a variance for the four feet and it is approved.
- 3) That there is a zoning code change with the upcoming revision that would allow a lesser lot width for her district.

Moved: Elizabeth Schwartz

Second: Joe Ethier

Ron Danne;            Y  
Elizabeth Schwartz; Y

Joe Ethier                    Y  
Marvin Block;                Y  
Sean Stanearth;              A

Pass 4-0 with one abstention

**DISCUSSION:** Corner Lot Signs

Zoning Inspector Jim Blair said that a new business was moving in to 6 South Main (the former Wichert Insurance building). The business is called B&T Insurance and they have requested to have a wall sign on each face of the building (St. Rt. 37 and St. Rt. 62) as it is a corner lot. They have submitted a sign permit application and the fee but currently the zoning code does not allow two wall signs. Mr. Blair said that B&T's plan was to just put their sign face over the existing box signs. The board was in agreement that they would like to see the old internally lit sign boxes removed. B&T has been told the signs cannot be internally lit and Mr. Blair said that he would discuss the sign design further with them. Jim Lenner said they would need a variance to keep both signs and then conditions could be placed on the variance. Mr. Lenner said as far as the application submitted, it does not meet current criteria so it would be denied or withdrawn and then resubmitted when it conformed to the sign code or if they applied for a variance.

**ZONING INSPECTOR REPORT:** February 2015

Attached to these minutes

**OTHER BUSINESS**

1. Marvin Block said that he would be taking down the welcome to Johnstown signs sometime this week in preparation for the installation of the new welcome signs paid for by the Mary E. Babcock Foundation.
2. Marvin Block reports that there are banners up again at Elements Dental.
3. Jim Blair gave an update on 200 S. Williams: Some action by the owners has begun, they have started emptying the house, the electric meter has been removed and power line disconnected. Jim said his goal is either see it fixed, sold, or torn down.
4. Mayor Stanearth said that Council meets two weeks from now and if the Zoning Board chooses, they could make a recommendation to Council for a code change on wall sign thickness; this would keep those who put up new signs from using the big plastic lettering that looks like it should internally lit.

**MOTION:** That the Planning and Zoning Commission recommend to Village Council a restriction on wall sign thickness to no more than three inches from the face of the building.

Moved: Elizabeth Schwartz  
Second: Sean Stanearth

Elizabeth Schwartz;        Y  
Joe Ethier                    Y

Marvin Block;        Y  
Sean Staneart;      Y  
Ron Danne;         Y

Pass 5-0

5. Mayor Staneart referred to the comments on H&R Block in the zoning inspector report; he said he was the one who stopped by that day; there was a tent, banners, and signs etc. Chairman Block said that the manager at Advance Auto lets this happen in their parking lot continuously even after being notified it is not allowed.

**MOTION:** The Planning and Zoning Commission directs the Zoning Inspector to notify the main office of Advanced Auto on the continuous violation of the intent of Johnstown's zoning laws by the store manager with their allowance of activities and food trucks etc. in their parking lot.

Moved: Marvin Block  
Second: Elizabeth Schwartz

All were in favor and none opposed.  
Pass 5-0

**ADJOURNMENT**

There being no further business, Joe Ethier moved to adjourn. Elizabeth Schwartz seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 7:27 p.m.

Respectfully submitted

  
Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

  
Marvin Block, Chairman