



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

CALL TO ORDER AND ROLL CALL

Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, November 4, 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: Storm Strout, Terry Henson, Nancy Willis, Ben Lee

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

APPROVAL OF MINUTES - October 7, 2015

Joe Ethier moved to approve the minutes as written. Elizabeth Schwartz seconded and all were in favor. Minutes approved 5-0

LOT SPLIT: 168 North Main Street

The applicant was granted a lot split for this property at the last planning and zoning meeting to separate the house parcel; she is back at this time to widen the lot and gain more yard for the house. Currently there is an easement for a shared driveway to all three lots.

MOTION: To approve the Lot Split Application for 168 North Main Street

Moved: Sean Stanearth
Second: Elizabeth Schwartz

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

Pass 5-0

DISCUSSION: Variance – 36 W. Jersey/Storm Strout

Sean Stanearth joined the audience and said he would abstain from discussion and voting on this variance.

Zoning Inspector Jim Blair said that the variance application was received at the last planning and zoning meeting and there is a 45 day deadline from submission. Storm Strout was present to discuss requirements; the zoning commission is waiting on a sight plan with an engineered drawing showing parking lot design with storm water runoff and it would need to be submitted by the next meeting on November 18, 2015.

Sean Stanearth resumed his seat on the Planning and Zoning board.

DISCUSSION: Annexation; David Hodge – Smith & Hale LLC

David Hodge is a Zoning and Land Use attorney who came to introduce himself and to let the zoning board know that an interest he represents has the property across the street in contract currently (the old Rice property, approximately 90 acres, across from the village offices). Mr. Hodge said the property has been in contract less than a week and he has very little details to share at this time. The property is not within the village limits and Mr. Hodge said that with village cooperation they would submit an annexation petition to the county and hopefully work with Village Council to allow the annexation to happen so the property comes into the village. Mr. Hodge said that he does know that the village land use plan does not call for this property to be a single family residential development though it seems like it would be natural for a residential development and is compatible and consistent with the development across the street (Concord Crossing) and also has great location to the new schools. There were questions from the Planning and Zoning Board on anticipated lot sizes, home price points and density. Mr. Hodge shared as to what he thought a housing development would or should look like on that sight but said that the sight has not been planned at all at this time and they are in the infancy of the due diligence process that will be needed to vet whether or not the property ought to develop. Other talking points discussed were school resources, traffic studies, conservation design, impact fees, infrastructure bonds and ensuring a quality product.

DISCUSSION: Strategic Plan and Land Use

Village Manager Jim Lenner said that when the land use map was done in 2012, thoughts were of connecting the existing industrial park and Commerce Drive down to 310 or Windy Hollow intersections and that is why part of the “Rice property” and others are zoned as office park; if a connector went in it would be prime industrial land. Mr. Lenner said along with focus shifting to a manufacturing development on the west side of town; other considerations for re-evaluating the land use map were the Mink Street interchange going in at 161 and the recent formation of the Western Licking County Planning Accord. Board members shared further thoughts on the land use map and Mr. Lenner said that based on the conversation he would draft a revised map for their review.

OTHER BUSINESS

1. Mr. Lenner said that all board members were given a copy of the revised Zoning code text and asked the board to begin reviewing it. The Board agreed to push adoption of the zoning ordinance until after the first of the year to allow thorough review by all.
2. Regarding the land and platted lots (behind TSC) Mayor Stanearth asked Jim to check with the Law Director on legalities/time limits for a grandfather clause on a development.

ADJOURNMENT

There being no further business, Chairman Block moved to adjourn. Elizabeth Schwartz seconded and all were in favor **motion passed 5-0.**

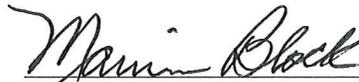
Thereupon, the meeting adjourned at 8:25 p.m.

Respectfully submitted



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Marvin Block, Chairman