



**Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, December 2, 2015**

CALL TO ORDER AND ROLL CALL

Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, December 2, 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

IN ATTENDANCE – PUBLIC: Storm Strout, Terry Henson, Anna Smith, Mandy and Chip Cox, Courtney P., 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 – November 4, 2015

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

VARIANCE APPLICATION: #091415107 – 36 W. Jersey Street
Tabled November 4, 2015

Mayor Stanearth joined the audience and said he would abstain as a member of the Board from discussion and voting on this variance.

As previously required, the applicant, Strom Strout/Veneration Cross Fit, has submitted a site plan for parking and storm water drainage. Jim Lenner said that the variance requested would include:

- 1) Reduction in the amount of parking spaces; plan shows 10 or 11 where 16 are required – one space will need to be designated as a handicap space.
- 2) Reduction in parking space size; current plan shows size of 8 ½ x19 ft. and the village requires 9x19 ft.
- 3) Amount of green space and street trees; have a rough estimate of 240 sq. ft. of green space where 612 sq. ft. is required and no street trees are proposed.

Also submitted to the commissioners was Storm's explanation of how he believes he meets the four criteria for variance approval. Mr. Lenner noted that the variance would be tied to the applicant not the property.

MOTION: To remove variance application #091415107 from the table

Moved: Joe Ethier
Second: Ron Danne

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

Pass 4-0

Public Hearing

1. Chip and Mandy Cox and business partner Anna Smith spoke on behalf of Focus Fit and recalled coming to this board in 2014 to inquire on parking and other requirements for a building they would potentially rent. Similarly, parking was an issue with the building and along with other requirements they felt it would be too costly or that it would not be approved. Ultimately they did not apply for the variance.

Item 1 Variance application #091415107: **Parking**

Motion: to approve eleven parking spaces; plus the two garage spaces that will be available to the resident in the house at 46 West Jersey

Moved: Joe Ethier
Second: Ron Danne

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

Approved 4-0

Item 2 Variance application #091415107: **Green space**

Discussion: There is 640 square feet required. Chairman Block said the building covers most of the property and there is no remedy for more open space; it is the way it was built before there were any zoning codes.

Motion: To accept the approximate 240 square feet of current green space

Moved: Ron Danne
Second: Elizabeth

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

Approved 4-0

Item 3 Variance application #091415107: **Street trees**

Discussion: This location is not ideal for street trees

Motion: To approve that no street trees will be required

Moved: Elizabeth Schwartz
Second: Joe Ethier

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

Approved 4-0

Item 4 Variance application #091415107: **Parking space size**

Discussion: Current parking space size requirements are 9 ft. x 19 ft. Mr. Lenner said that three years ago this size was reduced from 10x20

Motion: To approve the reduction of the parking space sizes to 8 ½ ft. x 19 ft.

Moved: Joe Ethier
Second: Elizabeth Schwartz

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

Approved 4-0

Item 5 Variance application #091415107: **Fencing**

Discussion: Mr. Lenner said fencing is required any time there is a residential use next to a commercial, the commercial has to block it from residential. This would block any parking lot headlight glare from the parking lot to the neighbor on the north. It is not believed that this homeowner wishes to have a fence.

Motion: Required fencing will be installed only if the adjacent property owner requests it

Moved: Joe Ethier
Second: Elizabeth Schwartz

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

Approved 4-0

Item 6 Variance application #091415107: **Signs**

Discussion: The applicant previously requested three wall signs. Mr. Lenner said that the only double wall sign variances that have been approved have been for corner lots with two road frontages. Zoning Inspector Jim Blair said that currently the applicant has one sign painted on the parking lot side of the building and two others “sketched” out on the front and other side. Previously the commission recommended installing an arm sign. The applicant said than an arm sign would eliminate the use of the doors facing Jersey Street and a freestanding sign would be in the way of the sidewalk. The applicant requests two wall signs to be seen from each direction on Jersey.

Motion: To allow a second wall sign, two total - one on each side of the building, not facing Jersey Street.

Moved: Elizabeth Schwartz
Second: Joe Ethier

Joe Ethier	Y
Marvin Block;	Y
Ron Danne;	N
Elizabeth Schwartz;	Y

Approved 3-1

Mr. Blair said that he will write a letter of approval and the variance will list all approved items; he also has talked with Storm about the garage being dedicated to the house for the renter to have two parking spaces. In the spring he will be looking for the paved and striped parking lot with storm water runoff.

ZONING INSPECTOR REPORT – November 2015

The report is attached to these minutes.

Mr. Blair added that Hopewell Credit Union has purchased a property in front of the Plaza center (by McDonalds) and will be building a new building. Also in the plaza the old Blockbuster space has been rented for a veterinary clinic.

OTHER BUSINESS

1. Mr. Lenner said that Maronda homes has indicated they will be opening up phase six in Leafy Dell by the middle of next year and could be 60-80 homes.
2. Joe Ethier said that he has followed up on a State and Federal level regarding the tire pile and not much regulation was found. Mr. Blair said that generally if tires are stored outside the pile cannot exceed eight feet tall and must be sprayed for mosquitoes.
3. There will be no second meeting in December; next meeting is scheduled for January 6, 2016

ADJOURNMENT

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

Thereupon, the meeting adjourned at 7:50 p.m.

Respectfully submitted



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Marvin Block, Chairman

VILLAGE OF JOHNSTOWN, OHIO



November 2015 Zoning Report

Date: 11.01.2015 to 11.15.2015

West Jersey easements and right of ways throughout November I worked on obtaining both easements and right of ways for the 2016 Jersey road replacement.

36 W Jersey Crossfit contacted the business owner again to discuss parking and storm water plans associated with his variance. The variance was tabled at the last P&Z meeting.

210 Autumn Leaves Way I received a complaint about parking in the front yard at this home. I called the property owners; they have contractors working on the back of their house and have been parking in the yard to allow them access for construction material. We had a very lengthy and spirited discussion about the issue they committed to discontinue the practice once the contractors are finished.

166 S Main an appraiser called to discuss the zoning for the barn/house at this address. There are two SFD on one property. I researched the file and found that the barn behind the Main St house had been converted to a home and then built onto years ago. This is a GCC1 zoning district and current zoning would not allow it.

105 W Jersey the overgrown and neglected property has been scheduled for a cleanup due to numerous zoning violations. An independent tree removal contractor was hired due to the size on the project. The property owner also needs to sign a Right Of Way easement for the Jersey Street improvement project. The property owner contacted the Village attorneys Frost Brown Todd and said he would agree to sign the ROW if he could keep the firewood from the removal of his very large street tree and the smaller trees in the backyard. Attorney Jennifer Croghan and I agreed to allow him to keep some of the firewood. I was asked to create a document for him to sign showing the firewood agreement; he came in and signed the firewood agreement and the ROW.

2015 Licking County Auditors tax assessments for neglected property the following charges were submitted by individual letters, the charges will be applied to the property taxes.

224 Sunset: a 2015 charge of \$600 for grass and yard cleanup.

242 W Coshocton: this is the 3rd year for maintenance charges, 2015 \$1400 for grass and yard cleanup.

105 W Jersey: a 2015 charge for tree removals, stump removals, brush and vegetation \$2800.

Rice property on Concord Rd David Hodge the annexation attorney for the purchaser of the property contacted me with more questions about the availability of utilities for the 89 acres. I asked him to attend the November 4 P&Z meeting to discuss the proposed project.

168 N Main met with the property owner to discuss the second lot split for this property.

130 Meadow Lane the person living at this address is complaining about two very bright security lights from the house behind hers on Saratoga. She did not want me to approach her neighbors to discuss the problem. She said the lights kept her and her children awake at night, even with their blinds and curtains closed. We came up with a simple solution without involving the neighbors. She will add two long boards to her 6' privacy fence in strategic locations to block out the bright light.

738 W Coshocton Trillium sign the sign was never permitted, and is not in compliance. After contacting the Trillium Company, they contacted the property owner. He called me. He was unaware Johnstown had a sign Ordinance. We discuss his options, along with street trees, sidewalk, zoning, car storage and pending future use of his property. Pending:

101 Butternut Cove Place permitted another new Maronda home.

40 E Pratt I met with the new homeowner at this address to discuss his options for building a two-car garage and relocating an existing shed.

29 Concord Court received a complaint/concern about chickens at this address. The complainant said one of the chickens got loose and her dog went after it. The chicken was not hurt. She approached the owner of the chickens and told her about the incident, and the chicken owner just laughed about it. Her concern is if the chickens continue to get out that her dog or other dogs might attack them. She wanted to be proactive by identifying the potential for the problem. I sent a certified letter to the homeowners reminding them of their responsibility to confine their chickens to their property.

158 Parkside the Johnstown Police Department received a complaint about goats and chickens at this address. The complainant stated that the person has a crowing rooster and the place smells like a barnyard. I also received a call from the same complainant. I sent a certified letter to the property renter and to the owner of the property listing the complaint issues. I stated in the letter that if the conditions are not corrected I plan to turn the issue over to the Licking County prosecuting attorney.

217 S Main received a complaint that a car in the sideyard was parked in the grass and had not been moved for a month. The car has been moved.

48 E Coshocton this property is zoned GCC1 and is for sale, I received a call from a realtor with questions about putting a funeral home in the house. The caller was representing a person who lives in Florida that has interest in opening a funeral home in Johnstown. He has been inquiring about Johnstown property for the same reasons for over three years.

Chimes Terrace at the rear of the property at 59 S Williams there is a new landscaping wall. The wall was built to separate the new parking lot and sidewalk from the rear of 59 S Williams property. The wall should have been another 10 feet long. Instead of a wall there is a 2x6 wood board stuck under the fence to hold back the dirt from washing out onto the new sidewalk. The dirt from the yard at 59 S Williams now washes out onto the Chimes Terrace sidewalk. I have tried for several months to get the contractor Ruscilli to extend the wall. Emailing and phone calls. They said the build is completed as built and have failed to finish the wall. The homeowner has complained to me several times. Update: I talked with Jim Cetovich a VP for Ruscilli, we have spoken several times, and he assured me he is trying to resolve the issue with National Church Residency.

471 Lewis Court this is a rental property, the renter is defiant with the property owner and me and continues to park his truck and other vehicles in the front yard, even when the driveway is available. The property owner has been cooperative and notified the renter. The renter has decided to move out rather than not be allowed to park in the front yard. Update: He has moved.

Leafy Dell condominiums I received a call from the Leafy Dell condominium association president. The condominium owners are very concerned about the recent sale of the vacant property to the Coughlin family. I told him at this time we have not had any contact with the Coughlin family about their plans. The realtor that sold them the property told me that Coughlin has plans to build apartments on the site. The condominium association wants to get involved once we know of any plans for the property.

168 N Main with the recent lot split approval by the P&Z Commissioners and creating one new parcel a new address was assigned to the new lot with the existing barn. The new address is 180 N Main.

Date: 11.16.2015 to 11.30.2015

731 W Coshocton this is the old Blockbuster Video store. An architect contacted me about the space. The building has been leased and will become a veterinarian's office. We discussed the proposed interior changes to the building and the plans to add two small upper windows to the end of the building for light. The business should be open in February 2016.

Autumn Leaves Way received a complaint about a neighbor skinning and gutting a deer in the front yard. The complainant on his own approached the person and notified him that the Leafy Dell HOA does not permit such activity. The deer skinner did not know what an HOA was; he was new to the neighborhood!

195 S Kasson Ford SUV parked in the front yard. A zoning violation notice was left on the windshield.

81 W Jersey car parked in the front yard, notified the owner that parking in the yard was prohibited and the car was removed.

227 W Jersey Dodge van parked in the front yard, left a ZVN on the windshield. As I backed out of the driveway, I saw three chickens in the driveway picking through a torn trash bag.

212 Meadow Ln the property owner contacted me to discuss tiling his gutters away front the house. I gave him my advice on the best solution due to the curb shape. The curbs in the area were not designed to allow downspout connections.

209 Bottecchia approved concrete forms for a new sidewalk and driveway approach. Jerry Brand build new home.

Concord Road, contacted Alex Cruz to request his Drone photography film Concord Road for the Village and Layton. Layton the contractor has agreed to pay for the video.

103 Butternut Cove Place permitted another new Maronda home.

Croton Road and N Main picked up seven miscellaneous yard signs at the intersection.

Maronda Homes received and approved a new Maronda Homes sign that also includes "Johnstown Schools" to be installed at the Croton Rd entrance to Eagles Nest on the hill. Approved a front yard sign for the new Maronda Model home on Eagles Nest.

Douglas St received a complaint about dirt and mud from a homeowner on Douglas. There were ten trucks loads of dirt per hour going down Douglas and dumping into the Johnstown Land Holding property. Approximately 150 loads of dirt were brought and eventually will be bulldozed into the standing water. I contacted the builder that provided the dirt and ask him to attempt to clean up the dirt on South Main at Douglas. We plan to fill some of the larger deeper holes on Douglas with cold patch. The dirt was cleaned up.

Developer Inquiry received an inquiry requesting information about eight acres on W Coshocton St across from Dr Walsh dental office. The realtor wanted to know, the zoning district, who makes the decision about access to Route 62, that is ODOT or the Village, they also wanted the locations of the water/sewer and if we had the capacity for both. The developer is interested in building senior housing or condominiums on the site.

Jim Blair