



**Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, March 16, 2016**

CALL TO ORDER AND ROLL CALL: Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, March 16, 2016 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, Councilman Ben Lee, Councilwoman Carol Van Deest, Councilwoman Sharon Hendren, Councilwoman Cheryl Robertson, Teresa Monroe – Clerk of Council

IN ATTENDANCE – PUBLIC: Christopher Cella, Steve Cupito – C&B Sign, Joe Morris

PUBLIC COMMENT: Chris Cella – resident 87 E. Jersey St; said he has brewed craft beer for 30 years and would like to start a small nano-brewery beginning with a one barrel system at his home and then ultimately he would like to partner with a local restaurant and provide his craft beer for sale.

APPROVAL OF MINUTES: March 2, 2016

Joe Ethier moved to approve as written, Elizabeth Schwartz seconded and all were in favor
Motion passed 5-0

CERTIFICATE OF APPROPRIATENESS: Application # 030316011 - SHELL

Sean Stanearth said he would abstain from conversation and decision on this application and went to sit with the audience.

Joe Morris has signed on to become a Shell dealer and is converting the Marathon station at 8 North Main Street to a Shell station. Mr. Morris wishes to convert the gas island canopy and signage; the staff report is attached. Steve Cupito with C&B Sign was present to review the sign renderings; there was discussion on:

1. The light bar shown on the canopy – is not allowed
2. Shell logo size on canopy – cannot be backlit
2. The dimensions and materials shown for the monument sign and base
3. Design on pump face exteriors – should be blank, white or stainless

Staff recommendation is to table the application until new renderings are submitted and materials and dimensions are clear as a complete package.

MOTION: To table Certificate of Appropriateness Application # 030316011

Moved: Ron Danne
Second: Joe Ethier

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

Pass 4-0 with one abstention

Sean Staneart rejoined the Board

DISCUSSION: O' REILLY AUTO PARTS

Mr. Blair reviewed a concept site plan for O'Reilly Auto Parts store showing a 7400 square foot building at the corner of State Route 62 and Clark Drive; the entrance would need to be off of Clark Drive and as proposed the building would require 38 parking spaces. At this time O'Reilly Auto Parts intends to continue engineering review and will update as plans progress.

OTHER BUSINESS

1. Hopewell Credit Union has purchased the land between McDonalds and Advance Auto and is working on architectural design for the building, they hope to have everything approved this year and start on it one year from now.

WORKSESSION: Combined Zoning Commission and Council member discussions

Design standards for buildings was discussed; it is important to come up with what is desired for the look of Johnstown and then to have a booklet to give a prospective commercial business looking to build; a guide that would give architectural standards and design requirements. Council members in attendance were supportive of the desire; Mr. Lenner said he could solicit request for proposals. Desired density levels and green space requirements were also discussed.

It was decided to have this zoning/council work session quarterly.

ADJOURNMENT

There being no further business, Ms. Schwartz moved to adjourn. Mr. Ethier seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 8:13 p.m.

Respectfully submitted



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Joseph Ethier-Vice Chairman