

**Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, April 5, 2017**

CALL TO ORDER: Chairman Marvin Block called to order the Village of Johnstown Planning & Zoning Meeting for Wednesday, April 5, 2017 at 6:40 p.m.

ROLL CALL: Ron Danne; absent, Chip Dutcher; present, Joseph Ethier; present, Chairman Marvin Block; present, Mayor Sean Stanart; absent.

IN ATTENDANCE – STAFF: Jim Lenner-Village Manager, Jim Blair-Zoning Inspector

IN ATTENDANCE – PUBLIC: None

APPROVAL OF MINUTES: March 15, 2017

There were no additions or corrections to the minutes; Chip Dutcher moved to approve and Joe Ethier seconded. All were in favor of approval as written; none opposed. Motion **passed 3-0**

PUBLIC COMMENT: None

WORK SESSION - PUD ORDINANCE DRAFT: There was no discussion or work completed on the draft.

ZONING INSPECTOR REPORT: March 2017

Mr. Blair reviewed his report with the Board, a copy is attached to these minutes.

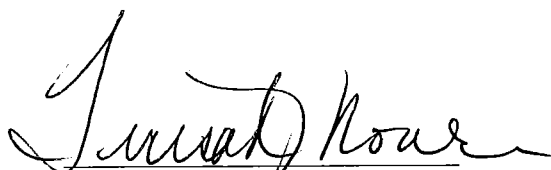
OTHER BUSINESS: None

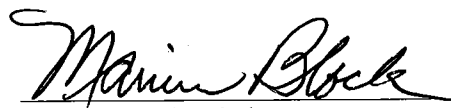
ADJOURNMENT

There being no further business, Mr. Block moved to adjourn; Mr. Ethier seconded and all were in favor **motion passed 3-0**. Thereupon, the meeting adjourned at approximately 7:15 p.m.

Respectfully submitted

APPROVED AS PRESENTED


Teresa Monroe, Clerk of Council


Marvin Block, Chairman



March 2017 Zoning Inspectors Report

03-01-2017 through 03-15-2017

50 Saratoga this is an empty house going into foreclosure. The household contents have been thrown into the backyard, driveway and front porch. After several months trying to get the property management company National Field Network to clean it up. They hired someone to clean it up however they would not pay for a dumpster. Everything was put back in the house wet, creating a mold farm.

Received the Civil Prints for the Hopewell Credit Union to be built at 635 W Coshocton and distributed them to Engineering, Service Dept. and JFD.

81 College I sent a certified letter to Ron Woods at this address giving him 30 days to remove the vehicles he has stored at 94 College. This is the property that was purchased by the Village for a future service department storage building.

70 N Main discussed adding to and moving a recently installed chain link fence at this address with the homeowner and his neighbor.

283 S Main several weekends in a row there was a car parked in the front yard. I sent a certified letter to the property owner.

280 W Jersey parking several cars in the front yard on weekends sent a certified letter to the property owner.

144 N Main discussed with the property owner his plans for a new driveway approach, tree removal and replacing his garage/storage building.

70 N Main inspected and approved postholes for a new fence.

93 College contacted the property owner a second time about a pickup truck setting on jacks for at least two months. Update: the truck is gone.

62 S Main met with Larry Shaffer to sign off on splitting the S Main building into a business condominium. One owner up and one down. The actual division was several years ago but the deed was never finished.

Met with Mark Sullivan from Keller Williams to discuss the annexation process for 79 acres contiguous to the Village. He has since listed the property for sale an offer is pending.

81 Grassy Knoll issued a shed permit after meeting the homeowner at her house to discuss the location.

Issued Village permits and water/sewer taps for 5 new Maronda homes.

205 Weeping Willow Run \$276,490

215 Weeping Willow Run \$261,530

209 Weeping Willow Run \$302,559

213 Weeping Willow Run \$243,175

305 Eagles Nest5 \$295,750

Received a call from a pediatrician she wants to buy a home in the Village that would allow her to have her medical office in the same place she lives in. She has an appointment to inspect the N Main Ashbrook house that is on the market and others. We discussed zoning districts, parking requirements, HOP's and variances. We plan to meet on April 3 with her and her realtor.

Preserve at Raccoon Creek I wrote a letter to Pulte Homes asking them to consider donating their 27 acre Preserve between Bigelow and Westview to the Village to be used for future sports fields and walking paths.

Concord Crossing East: follow-up on re-platting and assigning new addresses. I rearranged the original addresses reducing the 22 plats to 14. The L County Engineers, Recorder and Auditor were copied along with Schlabach Builders.

Greens of Kyber Run apartments received a complaint about "now leasing new apartments" banners. I met with the leasing agent and he had the banners removed.

165 Lakeview the homeowner called to discuss replacing an existing fence.

81 College the signature delivery card for the certified letter apparently was never signed if the delivery was completed. I sent a second letter notifying Ron Woods of the deadline to remove his vehicles stored on Village property at 94 E College. The deadline is April 1.

Raccoon Creek Estates 395 Buena Vista this lot was recently sold and Monogram Builders plans to build a new home on it. I issued the village permits plus the water and sewer. All the fees were paid. Estimated new build costs at \$415,000 plus.

Notified James Schlabach that all the public sidewalks for the 7 Bottecchia lots and the new streets under construction are required to be ADA compliant at 5' wide.

186 W Coshocton the trash has not been picked up for several weeks. I stopped at the house and discussed it with the renter. Update: it has been cleaned up.

55 Edwards Rd received a complaint about burnt out street light. Work order issued.

03-16-2017 through 03-31-2017

Rt. 62 annexation to Duncan Plains worked on creating a list of property owners and map for Jack. The person that made the commitment to petition the residences for annexation has failed to get it done. Later on Jack, Newt and I met with the person. He has agreed to meet with Larry Shaffer to have the annexation documents and letters drawn up. Once this process is completed there will be several meetings to discuss the annexation plans with the property owners, it takes 51% of the property owners to agree to the annexation.

Received a request to use the closed Johnstown Feed Mill storage building to temporarily store new lawn furniture that is for sale and to sell it out of the building. The plan is to open a few days per week to the public until it's all sold there will not be a sign allowed.

201 and 208 Weeping Willow Run issued temporary Occupancy Permits to allow the new homeowners to move in. The driveways, final grade, sidewalks, landscaping and connectors are not completed.

Concord Crossing detention area between the CC Condos and the CC West single family homes has been totally neglected. We met with GGC Engineering, the Village Attorney and Service Department to put together plans to proactively look for a resolution. The first step is a letter to the Corporation owners. A Ditch Tax assessment might be necessary for all property owners that discharge water into the detention area. With the new streets and construction of 69 more SFD's stated for Concord East the degradation of the Detention area will be accelerated.

Leafy Dell Condo association president contacted me about street lights. He asked who paid the electric bill for the lights and who maintains them? I told him to contact Coughlin Properties they are responsible.

95 S Oregon received a call about the property from an appraiser.

60 N Main made several stops to this address and met with the homeowner and contractor to help design a new sidewalk and driveway approach. The work has been completed and the new side walk is a great safety improvement.

59 Yardner this is a three family residence, there is a problem with the sanitary sewer. I met with the property owner and he is looking for a solution. There is an empty lot on

Ford behind his property. He is considering purchasing the lot and running a new sewer to connect on Ford. He is working with the Johnstown Service Department.

168 Ridgeview received a complaint about trash and bags of garbage being stored on a trailer in the driveway. We checked with Local Waste, the bill is in arrears and has been turned over to a collection agency. I sent the property owner a certified letter to get rid of the trash storage immediately. Update: the property owner contacted me and assured me the practice of storing trash would stop immediately and the trailer would be removed. He was very upset with the renter.

N Main received a complaint about an accumulation of construction junk in the backyard. Pending further action.

72 College the Munson Machinery owner called to discuss the possibility of building onto their storage building located on the corner of Track and John Streets. They are considering adding 12' shed roof style enclosed building to the rear of the building. I told him it would be allowed, they have enough room to their rear property line.

87 and 88 Lewis we met with several concerned people and the Johnstown Police Chief trying to resolve an ongoing issue between the two neighbors. There have been at least seven police reports taken concerning parking and blocking mailboxes.

412 Buena Vista lot 37 in Raccoon Creek Estates. This 1.08 acre lot was in contract and a builder was finalizing plans to build a very large house on it. The lot is on the northeast corner at Edwards Rd. After talking with the contractor and the realtor and notifying them that a 5' sidewalk would be required the length of the lot on Edwards it appears the house will not be built. The realtor has since ask about using blacktop for the sidewalk and might take this lot and the lot across the street off the market, pending the decision.

Kasson received a complaint about two cars parked on S Kasson; one with no plates the other with an expired temporary tag. I took pictures and turned the report over to JPD. One car was removed the second car now has new plates.

92 Grassy Knoll issued a fence permit.

225 Weeping Willow Run issued a shed permit.

307 Middleburn received the as built for a new Neo home by Jerry Brand.

208 Weeping Willow Run inspected the forms for a new sidewalk and driveway approach.

83 E Pratt received a complaint about raw sewage along the curb in the street at this address. This has been handled by the Johnstown street department and the L County BOH.

The caller was also concerned about activity at 79 E Pratt. A shed is being built and there is a large pile of lumber. The lumber is for a privacy fence yet to be built between 83 and 79 Pratt.

The former PNC bank on S Main has been sold to an unknown buyer.

Received a call from Varo Engineering, they are replacing several existing exterior storage tanks at Tech's 200 E Coshocton location. Foundation permits and inspections will be through L County Building Codes. No further action required from Johnstown Zoning.

Johnstown High School: received a request from Mike Valla an Architect with BSHM he is working on the new JHS building. He requested a letter stating that Johnstown Village Zoning had approved the JHS project. The letter is required by LEADS. The letter was sent.

Hopewell Credit Union received a request from ADR & Associates, Jeremy Osborne about the lack of Civil Engineering response from JFD. I contacted the Chief; they do have some concerns about the turning radius into the new parking lot from the existing Shopping Center parking lot. I gave Jeremy the JFD contact information. It appears that one or more of the parking lot islands needs to be shortened to allow a ladder truck to make the wide turn into the lot and then to negotiate the truck through the lot and allow it to circle around the building to the exit.

Jim Blair