



**Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, June 21, 2017**

CALL TO ORDER: Chairman Marvin Block called to order the Village of Johnstown Planning & Zoning Meeting for Wednesday, June 21, 2017 at 6:33 p.m.

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

IN ATTENDANCE – STAFF: Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Teresa Monroe-Clerk of Council

IN ATTENDANCE – PUBLIC: Karl and Linda Harris, Allan and Neda Shaub, Jonathan Wilcox – Wilcox Communities, Linda Menerey – EMH&T, Doug Tenenbaum-HER Commercial Realtors

APPROVAL OF MINUTES: May 3, 2017

Mr. Ethier moved to approve the minutes as written, Mr. Dutcher seconded and all were in favor. Motion passed 5-0.

PUBLIC COMMENT: None

PRELIMINARY DEVELOPER PRESENTATION

Jonathon Wilcox and Linda Menerey came to present a concept plan for a mixed use residential community along the bike path. Wilcox Communities is a family owned business based in Worthington and has been in business since 2001 focusing on developing new residential communities targeted to empty-nesters, baby-boomers, and seniors. Mr. Wilcox said as the demographics were studied he believes there is high demand with low supply of housing such as condominiums and patio homes in Johnstown and would like the opportunity to fill the need. The approximate ninety acre Concord Road tract (also known as the Rice property) is larger than Wilcox Communities would normally build only condos on so the concept plan shows three sections; Condominiums, Patio Homes, and Single Family homes. Wilcox Communities would bring in a home builder to partner with for the single family homes while they focused on the condos. Linda Menerey presented the concept plan showing units of different styles; 92 attached condominiums, 53 patio homes, 110 single family homes between the east and west sides of the bike path for a total of 255 units all with connectivity to each other and the bike path. The purpose for the presentation is to get feedback from the Planning and Zoning Commissioners and staff prior to investing a lot of time and money into this plan going through the zoning and annexation processes. The concept plan was discussed along with possibilities for Homeowners associations, impact fees, and assessments.

Chairman Block said that he believes this would be a good mix for Johnstown. Mr. Dutcher said he agrees on the need especially for the attached condos. Mr. Danne said he loves the different phases; it is not all single family homes. Mr. Stanart said that he is currently neutral on the idea; a few comments were on centralization of green spaces/ shared green spaces, connectors between homes to the bike path, and repositioning the condos to the bike bath.

Mr. Wilcox thanked the Board for all comments and feedback.

ZONING INSPECTOR REPORT: May 2017

Mr. Blair's report is attached to these minutes.

OTHER BUSINESS

1. Joe Ethier said he contacted the Ohio Environmental Protection Agency regarding the large tire pile at a local tire shop and they will be out next week.
2. Construction on the new O'Reilly's Auto Parts will begin in July.

ADJOURNMENT

There being no further business, Mr. Stanearth moved to adjourn; Chairman Block seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned approximately 8:30 p.m.

Respectfully submitted

APPROVED AS PRESENTED

Teresa Monroe, Clerk of Council

Marvin Block, Chairman