



Village of Johnstown  
Planning & Zoning Meeting Minutes  
Tuesday, January 9, 2018

**SWEARING IN:** New members appointed to the Planning and Zoning Commission took the oath of office and were sworn in by the Clerk of Council.

**CALL TO ORDER:** Joe Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, January 9, 2018 at 6:31 p.m.

**ROLL CALL:** Pat Schlagheck; present, Matt Lyons; present, Sharon Hendren; present, Joe Ethier; present, Mayor Benjamin Lee; present

**IN ATTENDANCE – STAFF:** Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Teresa Monroe – Clerk of Council, Marvin Block – Councilman Elect.

**IN ATTENDANCE – PUBLIC:** Sean Stanart, Shane Woloshan – Colliers International, Matt Devereaux –T & M Consultants.

**ELECTION:** Chairman and Vice-Chairman

Joe Ethier expressed his interest in being the Chairman.

**Motion:** Mayor Lee moved that Joe Ethier be named as Chairman of Planning & Zoning. Pat Schlagheck seconded and the vote was as follows:

Pat Schlagheck	Y
Matt Lyons	Y
Sharon Hendren	Y
Joe Ethier	Y
Ben Lee	Y

Pass 5-0

Sharon said she would be in favor of Ben Lee as Vice-Chairman since he is the Mayor. Mayor Lee respectfully declined.

Matt Lyons said that he would be happy to be the Vice-Chair.

**Motion:** Mayor Lee moved that Matt Lyons be named as Vice-Chairman of Planning & Zoning. Pat Schlagheck seconded and the vote was as follows:

Matt Lyons	Y
Sharon Hendren	Y
Joe Ethier	Y
Ben Lee	Y
Pat Schlagheck	Y

Pass 5-0

**APPROVAL OF MINUTES: October 24, 2017**

**Motion:** Joe Ethier moved to approve the minutes as provided. Mayor Lee seconded and all were in favor. Motion passed 5-0.

**PUBLIC COMMENT:** Marvin Block, resident: asked if Council could consider new legislation allowing changes on the electronic signs once per hour instead of the current once per 24 hours; reasoning that it would allow for more up to date information such as school closings, events etc. Village Manager Jim Lenner said that the Ordinance needs to be reviewed for design as well as timing; the question of priority will be discussed at his upcoming Strategy Session with Village Council.

**VARIANCE APPLICATION #122717160:** 231 Commerce Blvd.

This is a proposed 64,000 square foot addition to the former 31 building, the Board is being asked to consider a variance approving the height of the addition to extend beyond the allowed 40 feet to 55 feet to accommodate interior silos. Mr. Lenner said this building has been vacant for almost a year and a half and the company looking to purchase this property for a manufacturing facility will need a clear ceiling height of 55 feet to accommodate their equipment. Matt Devereaux with T & M Consultants was present as the owners' representative and said the company needs the interior silos to house plastic pellets used in their manufacturing process that produces flexible packaging film for the medical and food industries; their manufacturing process is primarily plastic processing. The company plans to bring fifty employees to the facility in primarily two shifts as a small portion of the facility will run 24 hours per day. Mr. Devereaux said there will be no impacts on noise, odor, water pollution or the existing wetlands. This will be a five to six million dollar construction project with the existing building and the proposed addition. Manufacturing processes, quality control procedures and safety of the facility was reviewed with the Board and Zoning Inspector Jim Blair said he has been in communication with the Monroe Township Fire Department. Mr. Devereaux said they have done their due diligence and if this is approved the company hopes to be open and operational in November of this year. Mr. Lenner advised that this property is in a Community Reinvestment Area (CRA) and that Mr. Devereaux or the owners should reach out to him sooner than later for discussions on available tax incentives.

**Public Hearing:** Sean Stanart – resident 345 Buena Vista Dr.; said he would like to see this go through but is concerned procedurally in that he thinks it may not meet all current criteria for variance approval; he said he knows the timeframe is short but would recommend Council making some amendments on height, possibly as conditional use to Light Manufacturing so going forward there would not be conflicts. Mr. Lenner said that height is not a use but discussed zoning ordinance 1171.02 which points to allowing the height addition for the silos without a variance but with approval by the Fire Chief and the Board; he did suggest amending the allowable height in the Light Manufacturing (LM) district 60 feet. Mr. Lenner said this is jobs and he asks the Board to approve this tonight; Mr. Stanart agreed that this should get approved saying he does not see any negatives and it will be a good addition. There were no further public comments and Chairman Ethier closed the public hearing.

**Motion:** Joe Ethier moved to grant the Variance; Matt Lyons seconded and the vote was as follows:

Joe Ethier	Y
Ben Lee	Y
Pat Schlagheck	Y
Matt Lyons	Y
Sharon Hendren	Y

Pass 5-0

**ZONING INSPECTOR REPORT:** December 2017 and Year End Summary

Mr. Blair reviewed his reports with the Board; both are attached to these minutes.

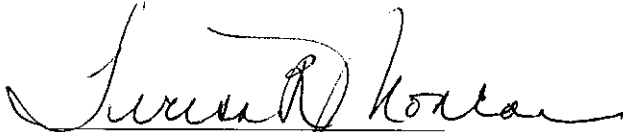
**OTHER BUSINESS**

1. Mayor Lee asked that the new Board members get copies of current zoning and land use maps etc.

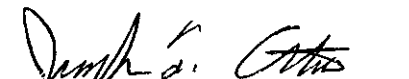
**ADJOURNMENT**

There being no further business, Mayor Lee moved to adjourn; Ms. Hendren seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 7.46 p.m.

Respectfully submitted

  
Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

  
Joseph Ethier, Chairman