



**Village of Johnstown
Planning & Zoning Meeting Minutes
Tuesday, March 13, 2018**

CALL TO ORDER: Joe Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, March 13, 2018 at 6:34 p.m.

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

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

IN ATTENDANCE – PUBLIC: David & Dianne Pontia, Terry Scovell, Kage Cook, Dick & Sally Uhde, JR Scott, Sean Stanearth

APPROVAL OF MINUTES: February 13, 2018

Motion: Mayor Lee moved to approve the minutes as written. Pat Schlagheck seconded and all were in favor. Minutes approved 4-0.

PUBLIC COMMENT: None

PRESENTATION: General responsibilities of the Planning and Zoning Commission

With several new members having been appointed to the Planning and Zoning Commission this year, Village Manager Jim Lenner selected a video presentation by the American Planning Association giving an overview of roles and responsibilities. Technical difficulty prevented playing the video; Mr. Lenner said he would send the presentation link out to members of the Board.

PRESENTATION: Buffer zones – David Pontia

Dave and Dianne Pontia’s farm at 5760 Johnstown-Alexandria Road abuts the proposed Rice property development; Mr. Pontia previously requested from the Board time to discuss Buffer Zones. Mr. Pontia says within the same timeline as the agreement of services and checklist are filed with the county for annexation, the buffer zone would also be established (within the first twenty days); he has compiled a detailed report highlighting information he believes beneficial to the Board and a copy was provided to each for their consideration; topics reviewed with the Board from his report are as follows:

- Ohio Revised Code (ORC) 709 Annexations
- ORC 929 the Farmland Preservation Act
- County Commissioners Association of Ohio (CCAO) Chapter 84
- Incompatible use – Between residential and agricultural
- Health Safety and Welfare – Dr. Dianne Pontia DVM spoke on the potential dangers of equine and human interactions and the need for ample space between horses and a naive public
- Buffer Zones – provided research on different types of buffers for agricultural and animal husbandry along with spacing recommendations

Based on the information gathered in his report, Mr. Pontia's summary recommendation is to have back to back buffer zones of one hundred feet each. A concept drawing was shown with landscaping and a non-traversable fence to prevent children climbing over, vegetation and trees that would protect people from farm chemical spray drift and could also be used as a greenspace requirement for the development. Mr. Lenner and the Board expressed sincere appreciation to Mr. Pontia for volunteering his research and his effort toward the subject and that it could have multiple applications throughout the village.

WORK SESSION: Property Maintenance

The Village handles many requests for homes or yards to be cleaned up when someone is not taking care of their house or property. Mr. Lenner asked if this Planning and Zoning Board would like to continue working toward a property maintenance code that would give staff and the Zoning Inspector better tools to enforce exterior property issues. Ben Lee said there would need to be an applicable policy adopted and there would be some reeducation associated to ensure those affected are notified, Jim Lenner said the draft is based on the International Property Maintenance Code. The Board was in favor of Mr. Lenner putting out a draft to begin work on.

ZONING INSPECTOR REPORT: February 2018

Jim Blair reviewed his report with the Board; the report is attached to these minutes.

OTHER BUSINESS: None

ADJOURNMENT

There being no further business, Mr. Ethier moved to adjourn; Mayor Lee seconded and all were in favor **motion passed 4-0**. Thereupon, the meeting adjourned at 7:41 p.m.

Respectfully submitted

APPROVED AS PRESENTED


Teresa Monroe, Clerk of Council


Joseph Ethier, Chairman



February 2018 Zoning Inspectors Report

February 1 through February 15, 2018

53 Kasson received a call from the owner of the Alley Garage to discuss building on an addition to his building. He is looking at building a 40x45 addition 3 bay garage.

Received a call from the realtor that has the 79 acre Michelson property at 9668 Johnstown Utica Rd listed for sale. He has two interested developers investigating purchasing the property.

Met with a local real estate investor to discuss doing a property trade with the Village, he has interest in the 94 E College property that the Village purchased in 2017. After discussing his offer with Jim Lenner and Jack Liggett the offer was declined. I also discussed building several investment spec buildings and a storage facility with the property investor at several different locations in Johnstown where he owns the property.

290 Central Station the property owner contacted me to discuss constructing a deck around his partially in-ground pool. He is working on a plan. The pool was installed in late summer in 2017.

211 Bottecchia I met with the homeowner to discuss his new built house. He has a few issues with his builder and was asking us for help. I gave him my personal advice as a former builder and explained that we could not help him, he had a civil issue.

Pulte 104 acres end of Bigelow, received a call from another developer asking about the zoning on the Pulte property. He has an interest in building 42 twin singles on the property. I explained to him that he needs to contact Pulte. They have started engineering the property for development and plan to build 198 SFD. He said he would like to meet with Jim Lenner and me to discuss further. No meeting date was set.

296 W Coshocton the homeowner called to discuss connecting his water line to his detached garage. He plans to pour a new concrete floor in the building and wants to heat the floor using a gas fired boiler.

246 S Main an interested buyer in the home wants to build a two car garage, add on to the kitchen and replace the front sidewalk. He has concerns about the shared driveway, it is

in terrible condition. I recommended he discuss it with the other two property owners that use the driveway and see if they are willing to split the much needed costs of repairs.

Oregon and Douglas the homeowner contacted me about boarding dogs. She ask if she could board dogs for people while they were on vacation. Maybe up to six dogs at once. Her back yard has a 6' privacy fence. We denied her request based on her zoning district.

94 E College met on site with a contractor and Jack Liggett to discuss the construction of a new service building for the Johnstown Street department.

Pulte 104 acres received a call from the one of the engineers working on the plans for the new development. He asked if Johnstown Village had a stream protection plan. Other than protective construction silt screen we do not have a plan.

Food Truck received a call about Food trucks, if they were allowed to set up in Johnstown. The caller wanted to park his truck in the Kyber Run Shopping center. I explained to the caller Food trucks were not permitted to operate within the Village at this time with the exception of special events.

O'Reillys during a brief break in the rain the brick was installed around the new monument sign.

I met with or discussed by phone with each of the Monroe Township Trustees and the Monroe Township Zoning inspector, concerning the proposed Rice property lot split and annexation of the property into the Village.

202 Autumn Leaves met with three family members that live in this home. They are planning an August 2018 wedding at the home. The family comes from India and one of their wedding traditions is to hold hands and to circle the house. The wedding will be inside and then the party of approximately 50 people will then circle and walk around the exterior of the house. They were concerned if this practice would be permitted by zoning. I assured them it was not a problem.

February 16 through February 28 2018

After receiving the \$5600 engineering fee pass through check from Maronda for Section 7 Golden Pond. The prints were distributed to the Village Engineer and the Johnstown Fire Department for review.

429 E Coshocton St. Troyers, I met on site with the contractor and Larry Troyer to mark out the location for the new monument sign, between the public walk and 27' from E Coshocton St.

Ohio Pack closed on their purchase of the former Thirty One building located at 231 Commerce Boulevard.

150 Elm St. discussed with the new homeowner, she plans to build a large addition on the rear of the house with a breezeway connecting to a 24x26 garage entering from the alley. The contractor also contacted me and will submit a sketch with the zoning permit application. In this case the oversized garage is allowed because it will be connected by and enclosed breezeway.

26 W College past issues with this property too many cars, repairing cars in the garage blocking the street and entrance to the Methodist Church parking lot. I drove by and there was a very large pick-up truck parked off the street on the public sidewalk and partially in the front yard. I asked JPD to take care of it, they responded.

171 W Coshocton issued a sign permit for a new LED Illuminated Monument sign in December 2017. A new temporary sign has been installed. I found out after the permit was approved that Premier Dental has purchased the business from Dr. Jaicks and they are now managing the business. Dr. Jaicks is no longer working in Johnstown. They also put up a temporary pennant banner in the front yard advertising a first visit special sale price. I asked them to have it removed.

305 Fondriest and 315 Bottecchia I received the as builts for the two new Schlabach homes.

Leafy Dell Condo's the Condo association president contacted me as a follow up on the new sidewalk along Leafy Dell that was installed last fall. He wanted to make sure that the area will be seeded and strawed in the spring. A silt screen was added to keep mud off the sidewalk.

758 W Coshocton received a call from the property owner. The house sets on the corner of Cherry Hill and W. Coshocton with the garage entrance from Cherry Hill. Cherry Hill is a private road. The property owner knows the Village has no responsibility for the road. She was asking if she could fill the pot holes herself and what she should use. I gave her my recommendation for fillers and told her, yes she could fill the holes. I also told her she might want to contact the owner of the vacant farm ground bordering the road on the east side for help with permanent repairs.