



Village of Johnstown
Planning & Zoning Meeting Minutes
Tuesday, March 12, 2019

CALL TO ORDER: Chairman Joe Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, March 12, 2019 at 6:44 p.m.

ROLL CALL: Pat Schlagheck; absent, Matt Lyons; absent, 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

IN ATTENDANCE – PUBLIC: Sean Stanearth

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: None

APPROVAL OF MINUTES: February 26, 2019

Motion: Mayor Lee moved to approve as written; Mr. Ethier seconded and the vote was as follows:

Sharon Hendren; Y
Joe Ethier; Y
Ben Lee; Y

Minutes approved 3-0

WORK SESSION – Planning and Zoning Code Review - Signs

Review began with Section 35.07; comments and edits were made through Section 35.09 C

ZONING INSPECTOR REPORT: February 2019

Mr. Blair highlighted items from his report; report attached.

OTHER BUSINESS

- 1. Planner applications are being submitted
- 2. The County approved 1.2 million dollars for the Leafy Dell round-a-bout/signal in 2023

ADJOURNMENT: There being no further business, Mr. Ethier moved to adjourn; Mayor Lee seconded and all were in favor; motion passed 3-0.

Thereupon, the meeting adjourned at 8:05 pm

Respectfully submitted

Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

Joe Ethier, Chairman



February 2019 Zoning Inspector Report

February 1, 2019 through February 28, 2019

Received a voice mail message about 5 or 6 dogs attacking a runner on the bike trail on Sunday February 3. I contacted the caller, the incident happened between Concord Rd and Windy Hollow. Two women were walking with 5 or 6 dogs on leashes. They could not control the dogs. The runner was attacked and bitten on the forearm and leg. After getting away from the women and the dogs he continued his run towards Windy Hollow. His wife had left me the message on Sunday. I told her there was nothing we could do and recommended that she contact the Licking County Parks Department to report the incident. They did not have any additional information about the women or the dogs.

Maple and Kasson talked with a recent purchaser of the vacant lot. He is looking at putting a Modular home on the lot. We discussed the existing water and sewer taps, roof pitch requirement, setbacks, front facing N Kasson, garage and foundation. Pending

80 E Coshocton after receiving a detailed complaint about the exterior and interior conditions of this property I inspected the property exterior as allowed by Johnstown's Property Maintenance Code. A certified violation letter with pictures was sent to the property owners on 2.5.19. A copy of the original letter was also sent USPO mail on 2.20.19. The property owners were given 60 days to make corrections.

Met with a developer for the 5th time to discuss their ongoing planning as they look for a resolution for the main entrance to the development. We have not received any formal requests; the meetings have been to discuss the type of residential housing and to explore the options for an entrance to their property.

59 Yardner this is a three apartment building with an abandon pick-up with flat tires and expired license. I contacted the property owner; he had the truck owner contact me. He had given up on the truck and the title holder would not take it back. It has now been removed.

408 Buena Vista issued permits for another new Diyanni Home, value \$342,346.

150 Commerce Apeks: the P&Z Commissioners approved a Conditional Use permit to allow Cannabis to be grown the permit was issued.

Evans bike trail received a concern about a hole in the old railroad bridge decking. Johnstown Service department made necessary safety repairs.

8 N Main P&Z re-heard the tabled Circle K sign Variance. The Variance had been tabled after review and discussion about the village staff report. The sign provider made all the Staffs recommended changes and the P&Z approved the Variance.

Met with a Johnstown resident for a preliminary discussion about developing property that he owns in the Village.

Met with a Boy Scout for an interview as part of a merit badge he is working on. His subject was connecting sidewalks from the Village to Duncan Plains; he would like to ride his bike from his home on Duncan Plains

129 E Coshocton Galena Brewery: approved food trucks for three dates; each date is for the rollout of a new product. The dates are all Saturdays March 2, 16 and 23.

Received a call from the new manager of the Johnstown Square Shopping Center. The excavating company working behind the shopping center is using the Centers rear access road behind the centers shops. Alterra the Center owner plans to replace the blacktop this spring and wants the excavation company to discontinue using the shopping centers Pavement for access to the project.

375 Buena Vista received a call about water runoff from this new house under construction. The property is rough graded the unfinished grade allows the water to runoff onto the neighbor's yard, there is a temporary sump pump drain hose to the street that was disconnected and contributing to the problem. I talked with the Superintendent and he assured me he would take care of the issues.

272 Sunset SUV parked in the front yard; left a ZVN the SUV was removed.

Duncan Plains received a call from a person that is purchasing a home on Duncan Plains close to the entrance to the new Enterprise Center. She had questions and concerns about the proposed buildings and type of businesses. I told her at this time we have no commitments on what the businesses or building will be. She is worried about traffic and noise, but it sounds like they will continue with plans to purchase the property.

324 Green Acres Dr issued a temporary Occupancy permit, the yard is unfinished.

306 Green Acres Dr. issued a temporary Occupancy permit, the driveway, connectors and final grade are not finished.

155 Commerce received a call from a contractor working on the proposed building design and the development of this property for Solomon Oil, a Cannabis processor. They had questions about Johnstown fencing requirements. With the recent Apeks Conditional Use permit we agreed to allow 8' black vinyl coated chain link fencing. This was also recommended for Solomon Oil.

65 S Main contacted the business owner about a beer advertising sign in the second floor window of her restaurant, second floor window advertising is not allowed. She reluctantly agreed to remove the sign. Several days later she called and ask if she could put the sign in the first floor window. I told her for now we would allow it.

152 Payne this property is being remodeled, part of the rear yard has a privacy fence. The owner plans to remove all the existing fence and replace it with white vinyl 3 rail plastic fence. No permit is required.

129 E Coshocton received a call about allowing the empty storefront and front parking to be used for a small car lot. I explained to the caller the parking lot situation and that there might be a future opportunity to rent the space.

267 N Main received another inquiry about this vacant property and what would or could be allowed in the building. A list of potential business that might be allowed in the space was passed on to the caller.

93 W College received a complaint about the amount of junk stored in the back and side yards. This is a rental, there is no outside storage and the house sets on a high profile corner at College and Williams. I contacted the property manager and suggested maybe the property owner should provide a shed or privacy fence. He is looking into it. For now he is dealing with the renter to get it cleaned up or he will be evicted. Pending

435 Park Lane approved a fence permit for a 6' wood privacy fence around the rear and sides, the house sets next to the Rolling Meadows Park.

436 Lakeview the front yard is a mud hole from driving a truck over the curb and sidewalk to park it in the front yard. Contacted the property owner by phone and notified her to discontinue the practice or she will end in court with fines. I have dealt with them in the past for the same issue.

134 Tyler Place this is a new house under construction contacted the builder and ask him to add silt screen to the low side of the lot to prevent mud from washing on to the next finished lot.

9160 Sportsman Club Rd received a complaint about a plugged farm field entrance culvert tile and grass filled open ditch. The ditch needs to be dug out and the culvert tile replaced. There is a catch basin downstream located in the ditch with water running into it. Cleaning the ditch, replacing the culvert tile should fix the problem for years. A neighbor came out while I was inspecting the area and told me the water overflows onto the road flooding the area making a very dangerous condition. This area is on the north boundary line for the Village.

W Coshocton the Coughlin Ford signs and posts have all been removed from the from the closed dealerships lot.

Jim Blair