



Village of Johnstown  
Planning & Zoning Meeting Minutes  
Tuesday, May 28, 2019

**CALL TO ORDER:** Chairman Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, May 28, 2019 at 6:35 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, Bailey Klimchak – Village Planner, Jim Blair – Zoning Inspector, Cheryl Robertson – Village Council, Marvin Block – Village Council, Chip Dutcher – Village Council, Teresa Monroe – Clerk of Council

**IN ATTENDANCE – PUBLIC:** Cynthia MacCormack, Debbie Russell, Alex Fala, Paul Jones, Sean M. Burton, Sabrina & Phil Baker, Scott Bickley, Sean Stanart, Brian Bauer, Levi Lunsford

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:** May 14, 2019

**Motion:** Mayor Lee moved to approve as written; Ms. Hendren seconded and the vote was as follows:

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

**Minutes passed 4-0 with one abstention due to absence**

**APPLICATION #2019-076-Z:** Zoning Map Amendment; 383 Coshocton St.

Applicant Bauer Architecture, LLC is proposing a skilled care nursing home for this location; desired facility design details were outlined by Brian Bauer and were as follows: 99 beds, 75,000 square foot single story wood framed building with a residential look. The facility is projected to create 110-120 new jobs with an annual payroll of 3.4 million dollars; Mr. Bauer states they do not anticipate high traffic volume and expect to only see about 35 emergency calls per year. Levi Lunsford, Regional Director of Operations for Foundation Health Solutions was also present to answer questions about jobs, facility operation, residency and admission protocols. The applicant petitions the Board to amend the zoning from UR-1 to Village Commercial and amend section 1169.03 to allow Nursing Home as a conditional use.

**Public Hearing**

1. Sean Burton – Northview Drive
  - Asked how deep the property border would be; plan shows 25 feet.
  - Expressed concern for the construction dust and dirt that would come with the project; would be addressed later at the appropriate time.
  - Concern for water runoff

- Concerned that this property going from residential to commercial will negatively affect his property value.
2. Marvin Block – Village Council
    - Said that project dust is something that would be addressed later.
    - Said the need is there for the facility but it must be run correctly.
  3. Cynthia MacCormack – Lakeview Drive
    - Agrees there is a need for another nursing home.
    - Concerned for water runoff as her road is lower in elevation.
    - Concerned for US62 traffic and the curve near the entrance
  4. Debbie Russell – Lakeview Drive
    - Happy to have another nursing home
    - Against turning this property to Commercial
    - Concern for traffic and said a traffic light is needed now at Westview
  5. Phil Baker – Property seller
    - Said this will fill a community need, provide jobs and a good tax base with no impact to the schools.

Mr. Lenner took time to explain the US62 turn lane project from Benedict to Oregon and review Phase II. Mr. Block talked about the possible number of houses if this property stayed residential.

6. Sean Stanart – Jacob White Road
  - Said he likes the idea of a nursing home there, it is a good use of the property.
  - Expressed concern for the Village Commercial zoning district change, believes it could have a large impact on the residents.
  - Recommended consulting the Strategic Plan; brought up leaving the parcel residential with a conditional use for nursing home.
  - Concern for traffic cut through if Huntsworth is extended.
7. Sabrina Baker – Property seller
  - Said that she used to work at a nursing home out of town and many of the residents were from Johnstown; it would be nice if Johnstown residents in need of this type of care could stay in their community.

There were no further public comments.

There was some discussion on the zoning districts AR-1 and UR-1 relative to this parcel. Mayor Lee said UR-1 deserves another look and his opinion is to table this application pending further review.

**Motion:** There was a motion and a second to table Application # 2019-076-Z; and the vote was as follows:

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

**Motion to table Application #2019-076-Z passed 5-0**

**OTHER BUSINESS:** None

**ADJOURNMENT:** There being no further business, Mayor Lee moved to adjourn; Mr. Lyons seconded and all were in favor; motion passed 5-0.

Thereupon, the meeting adjourned at 8:17 pm

Respectfully submitted



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



---

Joe Ehler, Chairman