



Village of Johnstown
Planning & Zoning Meeting Minutes
Tuesday, June 11, 2019

CALL TO ORDER: Chairman Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, June 11, 2019 at 6:34 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, Lewie Main – Village Council, Cheryl Robertson – Village Council, Marvin Block – Village Council, Chip Dutcher – Village Council, Teresa Monroe – Clerk of Council

IN ATTENDANCE – PUBLIC: Brian Bauer, Sabrina and Phil Baker, Sean Burton, Sean Stanart

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: None

APPROVAL OF MINUTES: May 28, 2019

Motion: Chairman Ethier moved to approve; Ms. Hendren seconded and the vote was as follows:

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

Minutes passed 5-0

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

Motion: Mayor Lee moved to take this application off of the table; Mr. Lyons seconded and the vote was as follows:

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

Village Planner Bailey Klimchak said after the last meeting staff reviewed the application as well as their recommendation and have decided to move forward with the recommendation for a map change from UR-1 to Village Commercial as well as an ordinance allowing nursing homes within the district. Ms. Klimchak said after input from residents, staff will also recommend removing eating and drinking establishments from the list of allowed uses in the Village Commercial district and in accordance to some noise and traffic complaints they are also recommending removal of eating and drinking establishments from allowed open spaces; so no restaurant or bar patios.

Clarifications on the four considerations are as follows:

1. Map change from UR-1 to Village Commercial
2. Allowing Nursing Homes as Conditional Uses
3. Removing eating and drinking establishments and outdoor patios
4. Changing the future land use map

Previously there was a public comment on leaving the property UR-1 and allowing the Nursing Home use within the district. Mr. Lenner addressed this saying opening up UR-1 to that possibility has a little too much potential for non-compatibility with the entirety of the village in the UR-1 district.

Mayor Lee said he is in support of the recommendations by staff and with the respect to the changes to Village Commercial he would also suggest a further decrease in the intensity of some of the uses currently listed within Village Commercial.

Mayor Lee gave his opinion on the five Criteria for Review in Chapter 1137.06:

1. Sees no issue with public health, safety or general welfare
2. The two parcels next to this one are zoned Village Commercial and this parcel is probably more suited for development from a commercial standpoint because of the access off of Huntsworth.
3. Any development that goes into this parcel will have an effect on access and traffic flow and will need to be reviewed.
4. Sees no issues with relationship of topography.
5. The US62 corridor in general has a commercial aspect associated with it; commercial development along 62 makes sense and should be anticipated. Currently on the future land use map this parcel is commercial in the front and residential in the back and now seems to be the appropriate time to clean that up.

Mayor Lee said for him this application meets the criteria for review and that seeing this commercial rather than residential will have less impact on traffic and head counts for schools and that relative to expansion plans, the scrutiny should be on the development of that parcel and how it best suites that space; and then traffic needs to be a major concern for how that space is developed; has no issue with moving it from UR-1 to Village Commercial.

Public Hearing

1. Lewie Main – Resident and Council member
 - Questioned the safety and where the egress to the property would be.
 - Asked if there were any thoughts on a deceleration lane, concerned about the safety of ingress-egress to US 62.
 - Opposes the zoning change

There was some discussion on the house located on the property before it was demolished. Mr. Lenner said a traffic study would be needed (before discussions on deceleration lane etc.). There were some further thoughts expressed and some general discussion by the Commission. Mr. Lenner clarified procedurally that these will be recommendations to Council for a map change and a text change; separate motions.

2. Marvin Block – Resident and Council member
 - Said there would be more traffic if homes were developed there.
 - Said he was in favor, we need a nursing home

Mr. Lenner reminded that the consideration tonight is for the parcel, not the nursing home.

Motion: Mayor Lee asked for a motion to change the parcel from UR-1 to Village Commercial; Matt Lyons moved and Mayor Lee second; the vote was as follows:

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

Motion passed 5-0

Mayor Lee said he does not have a problem with moving Nursing Home to Village Commercial (as a Conditional Use) saying the way nursing homes are situated at the moment, adding one in that space as a potential development he thinks would be fine and with respect to intensity and use in that area it is probably less intense than some of the current permitted conditional uses currently under Village Commercial. Mr. Lenner clarified that all this would do is change the text, applicant would still need to come back and actually apply for the conditional use.

Motion: Matt Lyons moved to add Nursing Home to Village Commercial as a Conditional Use; Pat Schlagheck seconded and the vote was as follows:

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

Motion passed 5-0

Mayor Lee said next is the future land use map change; he thinks it makes the most sense to change this entire parcel from the split Commercial/Residential to all Village Commercial.

Motion: Mayor Lee moved to direct staff to create a resolution for the future land use map reflecting this entire parcel as Village Commercial. Matt Lyons seconded and the vote was as follows:

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

Motion passed 5-0

Mayor Lee said finally would be the changes to Village Commercial district; there was discussion on the uses listed under 1169.03 Conditional Uses and what would be removed or kept.

Motion: Mayor Lee moved to remove Butcher Shop and Slaughter House, Open-air markets. Farmer's markets or other outdoor markets and Lodges, banquet halls and private clubs; as well as the other changes recommended by staff for less intensive use for the Village Commercial district. Matt Lyons seconded and the vote was as follows:

Pat Schlagheck	Y
Matt Lyons	Y

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

Motion passed 5-0

OTHER BUSINESS

1. Phil Baker said he heard discussion on a sidewalk program and would like the village to look at the way sidewalks are being constructed, need reinforcement where properties join.

Mayor Lee updated Mr. Baker on discussions of the Safety and Service committee and that sidewalks and being walkable is a priority but there is no timeline for the program established yet.

2. Sharon asked if it was homeowner responsibility to repair cracked curbs. Mr. Lenner said the curbs are the villages but curbs are not repaired for cracks unless it is a huge safety issue.

3. Mr. Lenner said staff would be getting into the Storm Water Management Program now and a third CRC Metal building will be going up in the business park.

4. Sean Stanart asked for confirmation on the recommendation to remove allowed uses in Village Commercial –restaurants, patios and eating and dining establishments. Bailey Klimchak said she was recommending removal of restaurants and eating establishments and that she is not recommending the removal of all outdoor patios just removal of the wording restaurants and eating establishments from patios. Sean asked if that would throw all the downtown restaurants out of conformity because on the future land use map they are Village Commercial; does it open a box to go against the Strategic Plan. Thought originally the Village Commercial use was to be “downtown” and doesn’t know that Nursing Homes are a function of a historic downtown area. Ms. Klimchak said it is a struggle but just does not believe making Nursing Home a conditional use of UR-1 is the right way to go, it opens up a lot more area as much of the village is UR-1. Mr. Stanart expressed concern for setting precedent on rezoning UR-1 to Village Commercial, discussion on not having control over placement of dumpsters for restaurants etc. Mr. Lyons asked what Sean’s recommendation was; Sean said it was to have Nursing Homes added as a Conditional Use to UR-1. Mayor Lee said he appreciates Mr. Stanarts concern and recommendation because it gives another area to scrutinize; it is not a conversation that is over.

5. Mr. Main said the Sportmans Club location for fireworks this year is up in the air.

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

Thereupon, the meeting adjourned at 7:40 pm

Respectfully submitted

Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Joe Ethier, Chairman