



Village of Johnstown  
Planning & Zoning Meeting Minutes  
Tuesday, June 25, 2019

**CALL TO ORDER:** Chairman Ethier called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, June 25, 2019 at 6:30 p.m.

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

**IN ATTENDANCE – STAFF:** Jim Lenner – Village Manager, Bailey Klimchak – Village Planner, Jim Blair – Zoning Inspector, Teresa Monroe – Clerk of Council

**IN ATTENDANCE – PUBLIC:** Jacqueline Solomon, Amy Biondi-Huffman, Aaron J. Daggess, Sean Stanart, Sabrina and Phil Baker

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:** June 11, 2019

**Motion:** Mayor Lee moved to approve; Chairman Ethier seconded and the vote was as follows:

Matt Lyons            Y  
Joe Ethier;            Y  
Ben Lee;                Y

**Minutes passed 3-0**

**APPLICATION #2019-055-Z:** Certificate of Appropriateness; 155 Commerce Blvd.

Jacqueline Solomon, President and CEO of Solomon Cultivation Corporation, was present for the application along with Amy Biondi-Huffman with Fed One, the General Contractor for the project. The applicant is requesting Certificate of Appropriateness Design Review approval for a proposed six thousand square foot all metal structure measuring sixty feet by one hundred feet with a quarter twelve pitch single sloped roof. Ms. Solomon brought material samples and reviewed elevations and exterior features with the Board; there will be no windows, the address will be the only signage and an eight foot high black vinyl coated fence will surround the building with electronic gate and concrete approach from Greenscapes Court. Ms. Solomon said eighteen parking spaces are provided and the dumpster will be enclosed and secured. Mayor Lee discussed storm water runoff; the General Contractor said the civil engineering plans are going to be submitted to the Village Engineer on Thursday or Friday. Mr. Lyons asked about deliveries; Ms. Biondi-Huffman said these would be done by box trucks or vans, not semis; and loading and unloading would take place inside the building.

**Public Hearing:** There were no comments from the public either for or against the application.

**Motion:** Mayor Lee moved to approve Certificate of Appropriateness application for 155 Commerce Blvd. application #2019-055-Z; Mr. Lyons seconded and the vote was as follows:

Joe Ethier;            Y

Ben Lee;            Y  
Matt Lyons        Y

**Application approved 3-0**

**WORK SESSION:** Legislation review and recommendation

**A. Draft Ordinance 29-2019;** to amend the Future Land Use Map.

Mayor Lee said he is still in favor of cleaning up this “split” zoning of Village Commercial and UR-1 that doesn’t affect any other parcel in the village and he sees no issue with the draft ordinance as it is written.

Mr. Lenner said something that could change how things are discussed in this micro-corridor is that we received 1.5 million dollars for roadway improvements to get people through town safer; funding is for a third lane and a new signal at Wendy’s.

**Public Comments:** There was some conversation with the audience regarding potential signals at Bigelow or Westview; Mr. Lenner said that would need to be evaluated. There were no further public comments.

**Motion:** Mayor Lee moved to pass Ordinance29-2019 on to Village Council for consideration; Mr. Lyons seconded and the vote was as follows:

Ben Lee;            Y  
Matt Lyons        Y  
Joe Ethier;        Y

**Recommended to Council 3-0**

**B. Draft Ordinance 30-2019;** amending permitted and conditional uses listed under Village Commercial district. Mayor Lee said the request previously was to take out some of the uses that would incur more vehicular traffic and uses on those parcels that could be a disruption to bordering residents. Mayor Lee said with the planner and administration working to complete the zoning code draft, Village Commercial isn’t even a zoning district that will continue to be used. Chairman Ethier said he believes what is being proposed will lessen the US62 traffic and reduce accidents; Mayor Lee said in the “here and now” with respect to these parcels, pros outweigh the cons with where these parcels are located currently.

**Public Comments:**

1. Sean Stanearth

- Said the future land use map shows the downtown as Village Commercial and asked if staff had a chance to look at how that will be navigated with some of those businesses be nonconforming.

Planner Bailey Klimchak said in the process of updating the zoning ordinance, the future land use map will also be updated and village staff, Planning and Zoning and Village Council will need to discuss how the downtown areas should develop and how they are zoned, also said her opinion is that Village Commercial is not the best choice for our downtown parcels but that will all be discussed. Mayor Lee said the point is that there will be new districts with new names and new requirements.

- Said Johnstown at some point could have the same growth pattern as Westerville and he would like to see that historic downtown be consistent as it grows; he cautioned not to “pigeonhole” the downtown into just the existing footprint.

Mayor Lee replied to the point of keeping downtown, downtown – or at least the same feel, he couldn’t agree more which is why parking to him is such a big deal; there was some continued discussion on parking areas.

- Said could also keep restaurants, patios etc. as conditional uses; having several zoning districts in a quarter mile radius could be complicated.

Mayor Lee said he appreciates the thought of conditional use but still feels the intensity of those uses and proximity to residential behind it is still too intense for those locations without any improvements to US62; now three or four years from now with more controlled traffic flow, maybe it’s conducive to more intense uses in that space, but not for him right now. Mr. Lyons said he agrees, maybe in the future but doesn’t think it is necessary to do it right now.

There were no further public comments.

**Motion:** Mayor Lee moved to forward Ordinance30-2019 on to Village Council for consideration; Mr. Ethier seconded and the vote was as follows:

Matt Lyons	Y
Joe Ethier;	Y
Ben Lee;	Y

**Recommended 3-0 to Council for approval**

**OTHER BUSINESS**

1. Public meeting to discuss the update of our Strategic Plan; July 24<sup>th</sup> at 6:00pm.


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

Thereupon, the meeting adjourned at 7:20 pm

Respectfully submitted

  
Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

  
Joe Ethier, Chairman