



Planning & Zoning Commission
Tuesday, July 27, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chairman Ryan Green called to order the Planning and Zoning Commission meeting for Tuesday, July 27 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Ron Danne, Jesse Coppel, Jon Merriman, Ben Lee
Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - John Luke, Jeff Dopp

3. Pledge of Allegiance

4. Public Comment

No public comments

Approval of Minutes

5. a. July 13, 2021 Special Joint Work Session with Council
b. July 13, 2021 Regular meeting

ACTION: Ryan Green moved to Approve both minutes in a block as written; Benjamin Lee seconded and all were in favor.

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Review Draft Legislation; provide recommendation to Council

- a. **ORDINANCE 32-2021** AN ORDINANCE AMENDING CHAPTER 1195 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

Zoning Inspector Jim Blair said the zoning office continues to receive complaints from

village residents about citizens that leave their trash cans out, some are constantly left at the curb.

Commissioner discussion on the hours that a trash can should be permitted to be down at the curb or in the right of way before and after collection day. Mr. Lee said his concern is from a safety standpoint, if left out, containers being blown into the roadway and causing a hazard. Discussion on what the penalty could be; Ms. Klimchak said we are just trying to avoid the 24/7 leaving of trash cans at the road; Mr. Blair said there are seven or eight residences that do that and he has no recourse. Discussion on removing set hours and allowing "day before to day after" the day of collection; also the meaning of "removal from public view", discuss changing to not allowed in front yard.

Chairman Green opened for Public Comments.

1. John Luke - 6 Westview Dr.

- Said the intent of this board is to only target egregious offenders but that may not be the case for future boards or zoning officers
- His property would be hard to conceal a can from public view; board noted that was removed from the draft
- Issue is also for people that go away for the weekend; would like to allow 48 hours on each end of collection day; Chairman Green noted that would allow trash to be out for four out of seven days
- Said his original thoughts were do we really need this and shouldn't the target be egregious offenders
- Understands what the village is going for but feels like a bit of an overreach

Jesse Coppel added his concern also for public safety of the cans being left out for days to blow around. Mr. Blair said we need something on the books written as an ordinance for enforcement for those who refuse to return their cans. Mr. Lee said Mr. Blair is not driving around looking for this but to not have anything on the books as a baseline to reference is a futile effort.

2. Marvin Block

- Do we want trash cans all over town on the weekend? If driving down Main Street and see ten or fifteen trash cans through there what is the public going to think of Johnstown.

3. John Luke - 6 Westview Dr.

- Said there were many comments on the Facebook post he started on this if Commission cares to look

Chairman Green said he believes this would establish a baseline and it would still need to

go to Council; asked if there were any further public comments, there were none.

Chairman Green clarified that they are moving the times to "day before pickup and day after pickup" and trash cans will be out of the right-of-way and out of the front yard.

ACTION: Jesse Coppel moved to pass with the language proposed; without specific times, day before and day after and removing "public view"; Jon Merriman seconded and the vote was as follows:
AYES: Ron Danne, Jesse Coppel, Jon Merriman, Ben Lee, Chairman Green
NOES: None
ABSTAIN: None

Passed 5 - 0

Ordinance forwarded to Village Council

b. **ORDINANCE 33-2021** AN ORDINANCE AMENDING CHAPTERS 1133, 1137, 1181 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

Ms. Klimchak said this is for the sign requirement discussed at last meeting, it adds wording to require signage for public notice on hearings for Variances, Map Amendments and Non-Conforming Uses. Commission discussion on sign size, template with verbiage for consistency. Mr. Lee asked about notice for major improvements that would come before a Design Review Board, Mr. Blair and Ms. Klimchak agree that would be appropriate as well. Format of the sign and a template were further discussed, Ms. Klimchak will make edits discussed.

Chairman Green opened for Public Comments:

1. John Luke - 6 Westview Drive

- Should specify where on the lot the sign should be placed.

Commission agreement that was a good point, language discussed; there were no further public comments and Mr. Green closed the floor.

ACTION: Ryan Green moved to pass with amendments; Jon Merriman seconded and the vote was as follows:
AYES: Jesse Coppel, Jon Merriman, Ben Lee, Ryan Green, Ron Danne
NOES: None
ABSTAIN: None

Passed 5 - 0

Ordinance forwarded to Village Council.

7. Zoning Ordinance Update

a. Section 30.08 and Section 31

Commissioners began with Section 30.08 Lot Coverage; Ben Lee said he made some comparisons to Granville, New Albany and our Sister City Canal Winchester and found definitions loose and vague relative to what we are discussing; asks if we are getting too narrow on what the definitions are looking to do, is it really a large issue that we would have to define a playset as an accessory structure, said his view has softened a bit looking at what other municipalities are applying. Discussion on Accessory Buildings and Structures relative to lot coverage as well as working to define, conversation on swimming pools, detached garages, decks, patios, gazebos etc. and definitions of permanent versus temporary. Review of Home Occupations section. Skipped 31.04 Group Residential Facilities; need some direction from the Law Director. Deleted Section 31.07 Minimum Lot Areas Where Water and Sewer Facilities Not Available; next sections on Noise and Vibration should cross-reference existing Noise Ordinance; Erosion should cross-reference Storm Water Management. Nuisance Control section to be reviewed by Jim and Bailey to compare to Property Maintenance.

Talked through the rest of all sections in Article 31.

Next work session to begin with Article 32 Landscape screens, Buffers and Fences.

Jesse Coppel said he is not in favor of metal or canvas carports not affixed to the house; Ms. Klimchak added as not permitted under 31.01 with a note to check with other municipalities; discussion to continue.

8. Other Business

1. Jim Blair updated on an application for next meeting August 10th; will see a COA for Shell to Marathon.
2. Update that the Design Guidelines were passed by Council; once the Design Review Board is up and running, the Planning Commission will no longer see COA's.
3. No engineering plans received by the village to date on any Leafy Dell apartment plans.
4. Ryan Green mentioned splash pad again
5. Dog Park work begins August 16th

9. Adjourn

ACTION: Ryan Green moved to Adjourn; Benjamin Lee seconded and all were in favor

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 8:45 pm