



Planning & Zoning Commission
Tuesday, August 10, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for August 10, 2021 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Benjamin Lee, Jon Merriman, Ron Danne

Absent - Jesse Coppel

Staff present - Jim Lenner - Village Manager, Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector

Public present - Tyler Sikkema, Mitchell Powell, James Estep, Bonnie Estep, Cheryl Cool, David Cool

3. Pledge of Allegiance

4. Public Comment

No comments by the public

5. Approval of Minutes

a. July 27, 2021

ACTION: Ryan Green moved to Approve as written; Ben Lee seconded and all were in favor

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

NOES: None

ABSTAIN: None

Passed 4 - 0

6. Application 2021-237-Z

a. Certificate of Appropriateness - 8 West Coshocton Street

Gas station at 8 W. Coshocton Street is going from Shell to Marathon; Jim Blair said Marathon Oil has purchased the station and the adjoining vacant property at 18 W. Coshocton. At this point they have changed the station over and have some temporary signage.

Tyler Sikkema with C&B Sign Services was present for the application; said they have been working with Campbell Oil who has purchased the property and is moving it over to a Marathon. The application submitted provided several options for branding and signage for review by the Planning Commissioners.

There is no request at this time for anything on the building itself; Mr. Lee said when that time comes total square footage of signage per parcel would be taken into account when and if they come back for building signage. Discussion on colors for gas pumps, canopy and columns; Mr. Lee referenced 1177.13 Canopy Signage for GCC-1 and maximum colors; Mr. Sikkema said they would need to run canopy color choice by Marathon, Ms. Klimchak asked that they let staff know internally what they say.

Public Hearing: Chairman Green opened the floor to the public, there were no comments either for or against the application.

ACTION:	Chairman Green moved to Approve with the condition of one color on the canopy; Benjamin Lee seconded and the vote was as follows:
AYES:	Ben Lee, Ryan Green, Jon Merriman, Ron Danne
NOES:	None
ABSTAIN:	None

Passed 4 - 0

7. Tree Preservation Ordinance Draft

- a. **ORDINANCE 34-2021** AN ORDINANCE AMENDING CHAPTER 1183 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

This Ordinance has been forwarded by the Tree Commission, they have reviewed and have recommended it to the Planning Commission and to Village Council. Ms. Klimchak said they have talked for a while about putting some rules in the Ordinances regarding tree preservation and what would be required by developers to replace any trees removed. Chairman Green said he is definitely for this; Mr. Lee agreed and said he is all for this, that it adheres to our end goal for Tree City USA, when it comes to preservation of rural character, when it comes to preservation of the mainstay trees that everyone sees especially in the downtown space. Some further review of the Ordinance.

Public Hearing: Chairman Green opened the floor to comments from the public.

1. Cheryl Cool; 108 Maple Leaf Drive

- Concerned about the trees on Main Street between the funeral home and downtown; said they are tearing up the sidewalk which is not safe to walk on, asked

if those trees were protected.

Mr. Lee said there are conversations on a sidewalk replacement program and some sidewalks as being replaced as projects are done. As far as the trees, unless there is a specific harm caused or they are deemed dangerous they are not being taken out. Village Arborist is coming in at the end of the month to trim and prune the large Main Street trees.

No further comments, Chairman Green closed the floor.

ACTION: Benjamin Lee moved to Approve Ordinance 34-2021 to move to Council for consideration; Ryan Green seconded and the vote was as follows:
AYES: Ron Danne, Ben Lee, Ryan Green, Jon Merriman
NOES: None
ABSTAIN: None

Passed 4 - 0

8. Zoning Code Draft

a. [Chapter 32 - Landscape Screens, Buffers and Fences](#)

Commissioners and staff continued review of the Zoning Code draft document starting with Article XXXII, Section 32.01. Discussion of sections on preservation of natural features, wetlands, street tree requirements and maintenance, landscape and parking lot screening and residential fencing. Greater discussion and background given to Commissioners on the Agricultural Buffering section. Comments and edits noted by Village Planner Bailey Klimchak.

9. Zoning Inspector

a. July 2021 Summary

Report included with the packet; Mr. Blair shared some property photos with the board and answered questions on report items.

10. Other Business

None

11. Adjourn

ACTION: Benjamin Lee moved to Adjourn; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Ron Danne, Jon Merriman
NOES: None

ABSTAIN: None

Passed 4 – 0

Meeting adjourned approximately 8:30 pm