Planning & Zoning Commission
Tuesday, September 28, 2021 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Ryan Green called to order the Planning and Zoning Commission meeting for September 28, 2021 at 6:32 p.m.

2. Roll Call

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

   Staff present - Jim Lenner - Village Manager, Bailey Klimchak - Village Planner, Mayor Chip Dutcher - Village Council, Marvin Block - Village Council, Cheryl Robertson - Village Council, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

   Public present - Rick Platt, Julie Woodson, Scott Hornbeck, David Cool, Rick Alvord, Mike Rush, Glenn Ronken, Linda Menerey, Brian Quackenbush, Kevin Parzych, Ike Poe, John Jarvis

3. Pledge of Allegiance

4. Public Comment

   1. David Cool; 108 Maple Leaf Drive

   - Nothing has changed, all issues heard before are the same
   - They have surveyed their property and have fresh stakes, will be a temporary fence to identify where their boundary really is
   - There is no construction traffic permitted on their streets
   - Have a continuing request for public documents on hand; have reviewed one, said part of Willow Trail and part of Maple Leaf Drive are in their condominium association but not all, so they will keep eyes on their part of the streets to make sure they are not getting stepped on
   - Will keep their eyes open on Johnstown's Design Standards

5. Approval of Minutes

   a. September 14, 2021

ACTION:	Ryan Green moved to Approve; Jesse Coppel 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. Application Z-21-150

a. Variance; New River

Applicant wishes to construct a corporate office building off of Duncan Plains on Enterprise Center Drive. First variance is to allow the applicant to install a gravel parking lot for their vehicle repair and fleet maintenance building; gravel lot will not be used for regular traffic or employee parking. Second variance request is to decrease the parking required for that repair and maintenance building, only plan to have around twenty employees in that space and are requesting to decrease spaces to thirty-five.

Ike Poe, Senior Vice-President with New River Electrical provided background. Mr. Poe is responsible for Ohio based operation currently in Westerville, Ohio. Said that New River is a construction company, they are high voltage electric contractors, they build power lines, sub-stations and high voltage underground electrical systems. New River's Corporate headquarters is in Cloverdale, Virginia; approximately fourteen hundred employees and roughly five hundred million dollars in annual sales, Ohio operation accounts for about sixty percent of corporate sales. With growth, Mr. Poe said they have outgrown their space in Westerville, this will be their new regional headquarters.

Linda Menerey with EMH&T was present and walked through the site plan for commissioners and asked for any questions or comments.

Ben Lee said he will never fight a reduction in parking, that is a goal anywhere in the village, less pavement is good. His biggest callout on the gravel lot is dust mitigation especially for neighboring homeowner properties. Brian Quackenbush, project engineer with EMH&T, spoke on the dust mitigation plan, will have mounding and additional landscaping along property lines. Discussion on mounding and stormwater. Mr. Lee asked about the ponds, would they be sloped or stepped for safety; Mr. Quackenbush said they will work through those details, there is plenty of space to gradually slope.

Jesse Coppell asked what traffic flow would look like, how many vehicles would be in and out daily. Ike Poe answered that there would not be daily traffic; the maintenance varies, a couple times per year will bring in equipment for maintenance, there will be enough equipment coming in and out to satisfy six bays.

John Merriman asked if the lot would be roller compacted concrete, Mr. Quackenbush said it will not, it will be gravel. Mr. Merriman asked about sprinklers to wet down the gravel mitigating the dust, Mr. Quackenush said they were not planning on that. Mr. Poe said they have not gotten to that part of the design be he can say they are sensitive to dust, they don't want to see it, for adjacent properties, for their employees or the equipment, it will be something they will be very mindful of.

Ben Lee went through considerations and the criteria for review, said for him it meets all criteria.

Public Hearing:

1. Marvin Block; Village Council

- Have worked with this company for a while, Johnstown has put in quite an investment to get these jobs and this company here; he doesn't think they will let dust create a problem for their new company, noted they could use salt water, could put in sprinklers. He personally likes the plan and said welcome to Johnstown.

2.Rick Platt; Port Authority

- They are one of the property owners hoping this moves forward. The Port Authority has convenance on the property, their planning committee met last week and had no objections to the plan, they are very proud to be associated with this project. The job creation is fantastic and the tone this sets for future development on the other property is far greater than expected. Urged Commission support.

3. Rick Alvord; Neighboring adjacent property

- Said it sounds like the engineering plan for the property boundary has mounding and trees, wanted to verify that is the intent. Ms. Menerey and Mr. Alvord moved to the site plan board, discussion could not be heard on recording.

4. Mike Rush; Neighboring property, across the street

- Expressed concerns on water runoff and drainage
- On dust control, said it is windier out here than they will expect
- Listed some examples of great buffers in his mind
- Appreciates the plan, it is better than they thought
- Can see the stars out here, asked them not to poison the skies with light pollution
- When making the road improvements, note that the speed limit on Duncan Plains is way too high
- Asked where New River's Westerville location was; Mr. Poe said 6005 Westerville Road. Asked if he drove by that facility would that be what he would expect to see at his house. Mr. Poe said no, that is where crews show up on a daily basis, with that comes more trucks, equipment, tools, materials that crews use on a day to day basis. That will not happen here, this is exclusively for their professional office staff and their fleet support, construction crews will not use this location.
- As property is filled in, he would like to see multipurpose trails go in to connect to the community.

Ben Lee said he appreciates the speed limit callout, the village has previously asked the County Engineers office for a speed study, at this point it has not been completed; may be appropriate to ask for review again to ensure speed limit is appropriate. Also appreciates

the request for connection with multi-use paths, important to create those connection points as often as possible.

- Asked that any influence they have with the community or with the county be used to fix the intersection of Duncan Plains and Mink, it's a death trap

Ron Danne asked that ever green trees not be added on top of mounding, use one or the other, when trees are put on top of mounds they don't survive.

5. Jim Lenner; Village Manager

- Provided context; showed the 2013 concept plan and said it is being executed here tonight. Thanked the Port Authority. Thanked New River for cooperation in working with them, every single issue has been addressed with attention to detail. Excited for their opening.
- The village has invested millions of dollars in this project and continues to invest with the road widening project funded through the county engineer. Prior to road construction, the village will run water from US62 which will loop to the new water tower; in all the village will likely have six million in water and sewer infrastructure.
- Appreciative of the Planning Commissions consideration of this project, there is a lot of investment at stake that will benefit our community.

6. Marvin Block; Village Council

- Noted the newly formed parks district
- Marathon pipeline runs to the rear of the property, may be able to use their property for a walking path or trail.

No further comments; Chairman Green closed the floor

ACTION:	Benjamin Lee moved to Approve Application Z-21-150 the variance for New River with no conditions; Jon Merriman seconded and the vote was as follows:
AYES:	Jesse Coppel, Ben Lee, Ron Danne, Chairman Green, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 - 0

7. Application Z-21-151

a. Certificate of Appropriateness; New River

Addressed lighting; Mr. Poe said currently they work one shift in the fleet maintenance garage, typically it is an 8-5 type of day, would never say never but is doubtful for having a second shift. Have not moved to details on lighting, but he likes stars too and is sensitive to that, they want to be mindful of folks that live in the community. Said there will be some

lighting around the facility as customary but they have zero interest in lighting up the property like an airport. Ms. Menerey said they would work with staff on minimal lighting and lower fixtures. Bailey Klimchak noted lighting standards.

Kevin Parzych, Architect on the project reviewed building elevations and building materials.

Office building is two story, fronting Duncan Plains, said they have tried to be mindful of residential surroundings with the design. Building material is primarily brick, fiber cement siding material is being used as accent and roofing will be standing seam metal. They are using ample windows for natural lighting.

Fleet maintenance building is more functional with high bay garage doors, split face concrete block part way up, formed metal panels above and standing seam metal roof. Discussion on height of buildings and materials.

Ron Danne said he appreciates the effort put into the design, they are beautiful buildings and thanked them.

Ben Lee reviewed said the building is fantastic and fits well into the space, feels confident this will set a standard for what will be in that park, a great addition to that area, thanked them for the time and effort put into the design, it exceeds expectations. Assumes the fire hydrant plan will come with engineering conversations later on. Feels criteria has been met for the Comprehensive Plan and the Design Guidelines overall, would like to see the connectivity of this space to the rest of the village with a multipurpose path at a later time.

Jesse Coppell said it is an exciting project, glad to hear they love Johnstown, he has no concerns.

Public Hearing: No comments

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

Passed 5 - 0

Chairman Green called for a five minute recess.

8. Draft Zoning Code

Bailey Klimchak said Kim Littleton provided an estimate of $2,000 to finish the sign illustrations.

ACTION:	Benjamin Lee moved to send to Finance Committee for consideration; Ryan Green seconded and all were in favor.
AYES:	Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon

	Merriman
NOES:	None
ABSTAIN:	None

Passed 5 - 0

a. Article 34 - Signs

Commission began review with Section 34.09 General Requirements for Permanent Signs Recommendation to add a table by zoning district in 34.09 k. Discussions on permanent sign types, sizes and standards, number of signs per building; worked through 34.09 l.

9. Other Business

1. Jim Blair said the protein smoothie shop downtown has changed hands, new owner has made great improvements.

2. Bailey Klimchak said they would see Concord Crossing East at the next meeting.

3. Ron Danne asked about the hotel/motel ordinance they tabled; has been introduce to Council, second reading at next meeting.

10. Adjourn

ACTION:	Ryan Green moved to Adjourn; Ben 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 8:49 pm