



Planning & Zoning Commission Meeting
Tuesday, March 8, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes
 - a. February 8, 2022 Special
 - b. February 8, 2022
5. Work Session - Zoning Ordinance Draft
 - a. [Draft Document](#)
6. Zoning Inspector
 - a. February 2022
7. Other Business
8. Adjourn



Special Planning & Zoning Commission
Tuesday, February 8, 2022 - 5:00 PM
MINUTES

1. Call to Order

Chairman Jon Merriman called to order the Planning and Zoning Commission meeting for February 8, 2022 at 5:04 p.m.

2. Roll Call

Commissioners Present: Chairman Jon Merriman, Jesse Coppel, Ryan Green, Charlie Campbell, Walter Raub

Absent: None

Staff present: Bailey Klimchak - City Planner, Jim Blair - Zoning Inspector, Jack Liggett - Assistant/Interim City Manager, Mayor Chip Dutcher - City Council, Cheryl Robertson - City Council, Marvin Block - City Council, Doug Lehner - City Council, Nathanael Ashbrook - Design Review Board, Josh Harrison - Design Review Board, Heather Green - Design Review Board, Teresa Monroe - Clerk of Council

Public present: Dave Pontia, Mike Dwyer, Pamela Miller, Vanessa Rice, Katie Blevins, Wendy Weiler, Charee Adams, Ben V, Dave Douglas

3. Work Session: COA, ACE Hardware

a. Application # Z-21-203; Tabled December 1, 2021

ACTION: Jon Merriman moved to take Application Z-21-203 off the table; Ryan Green seconded and the vote was as follows:

AYES: Charlie Campbell, Walter Raub, Jesse Coppel, Jon Merriman, Ryan Green

NOES: None

ABSTAIN: None

Passed 5 - 0

Project architect Dave Pontia presented for ACE Hardware. Discussion with Commissioners on the current building design, square footage, number of parking spaces, entrance and location. Review of Design District Standards and their application to the future building and surrounding area. Applicant will consider all aspects discussed.

ACTION: Jon Merriman moved to table Application Z-21-203; Walter Raub seconded and the vote was as follows:

AYES: Walter Raub, Jesse Coppel, Jon Merriman, Ryan Green, Charlie Campbell

NOES: None

ABSTAIN: None

Passed 5 - 0

4. Other Business

No further business.

5. Adjourn

ACTION: Jon Merriman moved to Adjourn; Ryan Green seconded and all were in favor.

AYES: Charlie Campbell, Walter Raub, Ryan Green, Jesse Coppel, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 5:57 pm.



Planning & Zoning Commission
Tuesday, February 8, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Jon Merriman called to order the Planning and Zoning Commission meeting for February 8, 2022 at 6:30 p.m.

2. Roll Call

Commissioners Present: Chairman Jon Merriman, Jesse Coppel, Ryan Green, Charlie Campbell, Walter Raub

Absent - None

Staff present: Bailey Klimchak - City Planner, Jim Blair - Zoning Inspector, Yazan Ashrawi - City Law Director, Marvin Block - City Council, Mayor Chip Dutcher - City Council, Doug Lehner - City Council, Sharon Hendren - City Council, Cheryl Robertson - City Council, Ben Lee - City Council, Nathanael Ashbrook - Design Review Board, Heather Green - Design Review Board, Candice Evens - Design Review Board, Josh Harrison - Design Review Board, Teresa Monroe - Clerk of Council

3. Pledge of Allegiance

4. Public Comment

No comments by the public

5. Approval of Minutes

a. January 25, 2022

ACTION: Jesse Coppel moved to Approve as is; Charlie Campbell seconded and the vote was as follows:

AYES: Charlie Campbell, Walter Raub, Jesse Coppel, Jon Merriman, Ryan Green

NOES: None

ABSTAIN: None

Passed 5 – 0

6. Work Session: Public Board Member Training

City Law Director Yazan Ashrawi with Frost Brown Todd Law Firm attended to provide public body training for City Council, Planning and Zoning Commission and the Design Review Board, all in attendance.

Topics covered as follows

- Powers, Duties and authority for the public bodies in attendance
- Administrative versus Legislative
- Open meetings / Sunshine Law
- Public records
- Ethics

Ethics training completed by staff, to be provided to new board members as well.

7. Zoning Inspector

a. Zoning Report January 2022

Zoning Inspector Jim Blair highlighted items in his report and answered questions of the Board.

8. Other Business

No further business.

9. Adjourn

ACTION: Charlie Campbell moved to Adjourn; Ryan Green seconded and all were in favor.

AYES: Charlie Campbell, Walter Raub, Ryan Green, Jesse Coppel, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:42 pm.

CITY OF JOHNSTOWN OHIO



February 2022 Zoning Inspector Summary

Total new homes permitted 2022: (19)

Total new homes permitted in February 2022: (11)

Total permit applications received by type for February: (28)

Total February property code enforcements entered into OpenGov (12)

New Permits for February 2022:

1. Zoning Certificates: 11
2. Curb cut, CO, Sidewalk 9
3. Certificate of Appropriateness approved 0
4. Fence: 2
5. Decks: 1
6. Shed: 1
7. Signs: 1
8. Variance: 1
9. Zoning Map Amendment: 0
10. Lot Split 0
11. Food Trucks 0
12. Residential garages/additions: 2
13. New businesses 2

Property Maintenance Code Violations, pending or corrected.

1. S. Main property and sidewalk conditions: Certified Letter sent to property owner also provided her with a list of local concrete contractors. Several phone calls to her about the property, with some improvements. Pending
2. Sunset Drive. A tarp covered Vehicle in the rear yard, 10 to 20 bikes (down from 40 to 60 bikes) along with years of miscellaneous junk all located in the rear yard. Two Certified letters were sent. The property owner came in to discuss the violations. One pick-up truck with 10-year-old expired tags has been removed. Most of the bicycles have been removed with about 50% of the junk. The removal of the tarped auto is depended on the weather, it is sunk into the ground and the path to get it out is very narrow.

3. Barn demolition on Pratt: Demo permit has been issued, staying in contact with property owners, the work is scheduled, waiting on improved weather conditions.
4. Piano setting on sidewalk on S Main has been removed.
5. S Main resident wanted to park his semi cab in his driveway, the request was denied.
6. Noise complaint received about Mohawk bag house air pressure relief valve, working with the new Plant manager to resolve.

- Inspections completed: sidewalks, deck framing, fence post holes: 2
- Final Occupancy permits issued: 2
- Temporary Occupancy permits issued: 2
- Parking in front yards Zoning Violation Notices: 2
- Litter receptacle violations 9

With the Intel announcement there have been many phone calls from Developers plus inquiries from local residents about existing properties. Most questions cannot be answered at this time.

Jim Blair
Johnstown Zoning and Property Code Official

