



Planning & Zoning Commission
Tuesday, March 22, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Jon Merriman called to order the Planning and Zoning Commission meeting for March 22, 2022 at 6:30 p.m.

2. Roll Call

Present - Jon Merriman, Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub
Absent - None

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

Public present - Joseph Jorge CESO, Inc.; JP Phillips, Campbell Oil, Stephen Smith, Dave Pontia, Sean Staneart

3. Pledge of Allegiance

4. Public Comment

None

5. Approval of Minutes

a. March 8, 2022

ACTION: Jon Merriman moved to Approve as written; Ryan Green seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Application # Z-22-47 Variance; 555 S. Main Street

a. Church of the Ascension Application

Application materials included with the packet. The Johnstown sign code prohibits internally illuminated signs in the UR-1 zoning district and only allows signs up to a maximum of six square feet. Their current sign is a wooden, static sign and is out of size compliance. The Church of Ascension requests a sign variance and staff report recommendation is approval.

Father Stephen Smith, pastor of the Church of Ascension, was present for the application

and expressed the poor condition of their current sign and the church's need for better signage allowing them to get messages to the community.

Jim Blair noted that the school has the same situation and will likely request the same variance; when these areas are rezoned as Special Use the signs would be allowed.

Discussion of the Board on the new sign features, dimensions and materials. Mr. Blair said there was no opposition to the sign when contiguous property letters were sent out, in fact he received two calls in support.

ACTION:	Jon Merriman moved to Approve with the condition that they keep the one foot six base and not three, for an overall height of six six; Jesse Coppel 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 Application approved

7. Application # Z-22-54 Variance; 8 Coshocton Street

a. Bell Stores Application

Application materials included with the packet. Campbell/Marathon Oil has purchased two adjoining properties and plans to tear down the existing fuel station and canopy. A new canopy will be constructed to parallel to N. Main and the new Bellstores will be built on the adjacent property. Applicant is asking for a setback reduction from W. Coshocton Street. The required setback is forty feet, they are requesting a 13'1" reduction for the canopy overhang.

Joseph George, CESO, civil engineer on the project was present representing Campbell Oil. JP Phillips from Campbell Oil also present for the application. Mr. George provided large scale prints for Board review; said they plan to combine the lots and noted eight feet that overhangs the front setback. Understands that combining the two lots would be a condition for approval. Discussion on semi-trucks and how they would navigate through the lot.

Ryan Green noted the property is still two lots so there are setback issues on both sides; referred to the 32' from right of way and said we have to get to 40'; also that in light of what is coming down the road he would advocate to table this, he wouldn't be for it.

Public Hearing:

1. Sean Staneart; 8411 Jacob White Road

- Said he assumes this would go for a site plan review. Bailey Morlan said they have

to get design approval. The Design Review Board will consider this on April 12, 2022; they will also still need engineering review.

- Asked the applicant if they were aware they are in a historic design district, the applicant answered they were.

ACTION: Jon Merriman moved to Approve as written; Charlie Campbell seconded and the vote was as follows:
AYES: Jon Merriman, Charlie Campbell, Walter Raub
NOES: Ryan Green, Jesse Coppel
ABSTAIN: None

Passed 3 - 2 Application approved

8. Other Business

1. Bailey Morlan noted farm animal ordinance will be sent for legal review then to council.
2. Jon asked staff to look at other community drone ordinances; Bailey said she can look at that.
3. Ms. Morlan noted the Board is likely to see a Preliminary Plat at the next meeting.
4. Jim Blair has a list of eight new businesses that want to be here.

9. Adjourn

ACTION: Jon Merriman moved to Adjourn; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub
NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:06 p.m.