



Planning & Zoning Commission
Tuesday, May 24, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for May 24, 2022 at 6:34 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
Absent - None

Staff present - Bailey Morlan - City Planner, Marvin Block - City Council, Donny Barnard - City Council, Jim Blair - Zoning Inspector

Public present - Joe Ciminello, Michael Salvadore, +1

3. Pledge of Allegiance

4. Public Comment

1. Marvin Block

- Commented on communication with Bellstores and needing to let them know about future projects on US 62.

5. Concord Crossing East Preliminary Plat

a. Application

ACTION: Ryan Green moved to take from the table; Walter Raub seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer

NOES: None

ABSTAIN: None

Passed 5 - 0

Joe Ciminello was present for the application. Staff provided introduction and updates since the application was tabled. Mr. Ciminello answered questions from the Commission. Commission reviews conditions, questions about bonding, discussion about emergency access and a construction road. Discussion about development of a park on the west side of the project. Discussion about applicant making a reasonable attempt to join the existing HOA. Explanation of NCA by Assistant City Manager Stanheart.

Public Comments

1. Don Barnard; Concord Crossing East HOA Board comment

- Thanked the Board for giving the HOA the opportunity to comment. They have been dealing with this future development now for almost two years, they have been in front of this committee several times as well as council to voice their concerns and desires. They are grateful to Joe (Ciminello) for working with the Concord Crossing East HOA and listening to their concerns on this new development, making lots larger so they fit in better with the rest of their development along with other adjustments requested. They truly believe the changes they requested and that he implemented will make Concord Crossing East a better and more desirable location for people to live now and in the future. They also realize they represent an entire neighborhood of people, not just themselves. In a survey conducted late last year, the residents voted no to combine the two HOA's; while this survey was completed without all the information necessary to make the decision, they must honor the request of their residents. They do believe that once more information becomes available, that some may change their mind and they also realize that their HOA does not have the final say if these two development combine or if this development is approved. Their Board and a majority of their residents are appreciative of Joe (Ciminello) in pushing for a second ingress/egress for fire safety and practical use of the development. They are hoping that the passing of Ordinance 10-2022 amending Chapter 1151 of the City of Johnstown's Codified Ordinances as an emergency will help get the second ingress/egress sooner rather than later. While they realize this ordinance is designed for an AR-1 district they are hoping it will also be applied to PUD in the future. They are also asking for a construction entrance. As a member of the Concord Crossing East Board, they pledge to keep their residents informed as additional information becomes available. Thank you to Joe (Ciminello) the Johnstown Planning Commission, the Johnstown City Council and the City of Johnstown for giving them the time to work with all sides to make their development work for not only their future residents but the residents who have made it home for years.

Conditions for approval.

1. Joe Ciminello must make all reasonable attempts to secure an agreement allowing for his development phase to be combined with the current Concord East HOA.
 - a. Performance bond for club house improvements and amenities proposed by developer for 4 acres HOA lot. Bid to be provided by the developer and checked with our engineering.
2. A performance bond put in place for the following items.
 - a. Road improvements for connectivity to Commerce Boulevard or other necessary road improvements as determined by the City. (Cost estimate 525,000)
 - b. Road Improvements for turn lane per traffic analysis. (Cost Estimate 100,000)
 - c. Walking path to bike trail must be able to handle EMS vehicle traffic.
3. Developer must agree to enter an NCA agreement that will be drafted by the city.
4. Submit deed restrictions equivalent or more stringent than existing CCE, including but not limited to, minimum of 2 street trees per lot with corner lots having 4, all homes to have concrete drive ways, corner lots will have masonry 2' high water table extend the side of the house facing the street that is not considered the front of the home, exterior materials

- on the homes shall be of minimum grade used to date in CCE, windows on all four sides.
5. Final Plat to indicate ownership and maintenance responsibility of all open spaces and ponds.
6. A development plan for the +- 6 acre western most open space to be provided to the City, with development commitments thereof from developer, and a commitment to dedicate to City as a Park, should City desire. Plan may include, among other improvements, a walking path to Douglas St. and Pickleball courts.

Chairman Green opened to public comments on the conditions discussed; there were no further comments.

ACTION: Ryan Green moved to approve with the conditions listed; Steve Dyer seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Walter Raub, Steve Dyer, Charlie Campbell

NOES: None

ABSTAIN: None

Passed 5 - 0

Mr. Ciminello thanked the Board, Councilman Block, now Councilman Barnard for working with them. They want to work with the city to help this NCA, it has great potential.

6. Draft Ordinance Review and Recommendation to Council

a. Ordinance 12-2022 PUD amendments

Planner Bailey Morlan said that edits have been made to the current city zoning chapter on Planned Unit Development (PUD) to make it a little more stringent. Currently, the chapter has things open to interpretation and the revision should make it more clear. Board members and staff reviewed and discussed the changes made and worked to get questions answered and made further edits.

Public Comments: No comments

Discussion on the edited document, forwarding to Council and timeline for review and approval.

ACTION: Ryan Green moved to forward to council with edits made; Jesse Coppel seconded and the vote was as follows:

AYES: Ryan Green, Walter Raub, Steve Dyer, Charlie Campbell, Jesse Coppel

NOES: None

ABSTAIN: None

Passed 5 - 0

7. Other Business

1. Update on status of Bellstores
2. Charlie Campbell said continued work is needed for zoning and design review boards to "be on the same page". Discussion on which documents or board has final say.
3. Next meeting will review the Signs chapter. After that, review of GCC-2
4. Short discussion on zoning code enforcement.

8. Adjourn

With no further business, Ryan Green moved to adjourn. Walter Raub seconded and all were in favor. Motion carried 5-0

Meeting adjourned at 9:16 pm.