



Planning & Zoning Commission
Tuesday, April 26, 2022 - 6:30 PM
MINUTES

1. Call to Order

Vice-Chairman Jesse Coppel called to order the Planning and Zoning Commission meeting for April 26, 2022 at 6:30 p.m.

2. Swear in new member Steve Dyer

Steve Dyer took the Oath of Office and was sworn in as the newest Planning Commission member by Mayor Chip Dutcher.

3. Roll Call

Present - Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub, Steve Dyer

Absent - None

Staff present - Mayor Chip Dutcher, Bailey Morlan - City Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - David Cool, Chyrel Cool, Dave Pontia, Sarah Terrell, Sean Staneart, Glenn Ronken, J Fox

4. Elect Chair and Vice-Chair

ACTION: Jesse Coppel said he would like to nominate Mr. Green as Chairman; Charlie Campbell seconded. and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

Jesse Coppel said he will keep the Vice-Chairman position.

5. Pledge of Allegiance

6. Public Comment

1. Travis Van Deest; 0189 Duncan Plains Rd

- Wants to put a duplex on a lot he owns off of Kasson Street, currently there is a rental house on the lot with address 200 S. Main, the lot goes all the way through to Kasson and he would like to do a lot split. Jesse Coppel said the zoning is UR-1 so a single structure could be built but would need to submit a variance for multi-family; said his initial thought is that they have been trying not to promote multi-family units

because of the school district, but he does like the plan and could consider. Ryan Green said they are not the most pro multi-family bunch. Discussion on the plan presented, three bedrooms per side, 1700 square foot, 2 1/2 bath, each unit has a garage. Mr. Green said they would definitely take a look at it, as long as it falls within the confines of the zoning, it is hard to say tonight, there is a process and they would need to review.

2. David Cool; 108 Maple Leaf Drive

- Thanked staff for the sound system improvements, can hear much better.
- Next week celebrates an anniversary, the Coughlin apartment project number two and what they perceive as an argument over what they are allowed to do with their property. Said the Coughlin group has a perception that the condos must cooperate. Said Bailey Morlan has done a fine job with the architects and engineers but this project will offend their property, fence, easements and streets. According to his calculations, Coughlin could be earning \$1.144 million dollars per year if they succeed in putting eighty units on 6.7 acres but they cannot do that if they follow all of the other ongoing substantial requirements.

Ryan Green asked about the current status of the project. Bailey Morlan said last year the applicant turned in their first submission, it went to the engineers and the city, after getting comments back, they have given their second submission which has gone back to the engineers and city, they have received comments back from both and are now addressing those. Ms. Morlan said there are comments in there that will take some work. Chairman Green added that between council and zoning, they will do all they can to make sure they are following within the parameters of the zoning and design guidelines.

7. Approval of Minutes

a. March 22, 2022

ACTION: Ryan Green moved to approve; 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

8. Tabled Applications

a. Application # Z-21-203 Certificate of Appropriateness ACE Hardware; 921 W. Coshocton Street

ACTION: Ryan Green moved to bring the application off the table; Charlie Campbell seconded and all were in favor.

AYES:	Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub, Steve Dyer
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Chairman Green invited the applicant to give background. Dave Pontia and Sarah Terrell with Pontia Architect were present for the application. Applicant is proposing construction of an 18,538 square foot building on a two and a half acre site at 921 W. Coshocton Street. Mr. Pontia said they have gone through a zoning meeting and a work session and have taken all comments given, analyzed them and have come up with a solution that seems to solve all comments received. The site plan has been revised, now showing a single row of parking in the front, most of the parking has been moved to the side, truck turning radius has been moved to the back, site shows detention ponds, and the building is 65 feet off of the right of way now. Review of elevation, windows and placement, materials shown are stone accents, board and baton and shingle to accent. Mr. Pontia said similarities of design to the nearest building, the Granville Mill, will start to set a precedent of design when entering Johnstown and is bookended with similarly designed Troyer's Marketplace.

Ryan Green said he appreciates the submission and said it has come a long way since the first design, he also does appreciate the similarity of design called out, that they are trying to tie all the corridors together and have a central theme. Said the current setback is sixty-five feet, still a ways back, they are trying to create a walkable area and that is a little further back than they would like to be. Noted the previous callout of wanting more windows, does not like the propane tanks in the front, asked if they could go in back. It was mentioned that a landscape plan will cover trees.

Steve Dyer asked about lighting around the building and parking lot. Mr. Pontia said the lighting will be cutoff fixtures and there will be a separate plan reviewed by staff and the city engineer.

Walter Raub asked about signage; Mr. Pontia said the sign company will apply for that. Mr. Raub echoed Mr. Green that he would like to see more windows or the look of windows and concern as well for the propane tanks being located in the front.

Public Comments

1. Marvin Block; 225 Edwards Road

- Thinks this is a nice looking building that blends in with Johnstown; to satisfy all, maybe they could add some false windows.
- Noted that Granville Mill sits back much further.

No further public comments; Mr. Green closed the floor.

Continued review of site plan; Mr. Campbell said for him, walking down the sidewalk, he would rather be further away from US 62 than he would be closer. Discussion on sidewalk

placement relative to setting a precedent for neighboring properties that would need to line up with this, and of the potential widening of US 62 and ingress and egress of the parking lot.

Conditions discussed; moving propane tanks (check fire code on shut down procedure in case of emergency) and addition of either real or faux windows and placement. Bailey noted that the fire department reviews this plan as well.

Conditions made by the Board and read by the Clerk:

- Move propane tanks to rear of the garden center
- Add at least one real or faux window to each side of the front.

ACTION: Ryan Green moved to approve with the two conditions read by the clerk.; Jesse Coppel seconded and the vote was as follows:
AYES: Charlie Campbell, Walter Raub, Jesse Coppel, Ryan Green, Steve Dyer
NOES: None
ABSTAIN: None

Passed 5 - 0

9. Zoning Inspector

a. Zoning Report March 2022

Planner Bailey Morlan provided an update that Dunkin Donuts will not be joining Johnstown, the property deal fell through.

Jim Blair reviewed the Zoning Inspector Summary report and provided some other updates:

1. Updated that the Ghostwriter bourbon bar intends to keep the masonry arches on the front of the building.
2. The 45,000 square foot addition to the Apeks/Curaleaf building approved by the zoning commission will not happen right now.

Jesse Coppel asked about New River. Mayor Dutcher said there are some legal negotiations happening with New River and the Port Authority on the land.

3. Since Dunkin fell through, another fast food restaurant now has the Route 62 property in contract.
4. A new hobby and craft store has opened in the Johnstown Square shopping center.

A food truck permit was approved for every Tuesday of the month at Thorpe Automotive.

10. Other Business

1. Need to continue review of the zoning code draft

2. Update 2022 goals
3. Board wants adjustment of submission deadline giving the more time for application review
4. The zoning map needs updating; staff to work on, it is connected to the zoning code

11. Adjourn

ACTION: Ryan Green moved to adjourn; Steve Dyer seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:32 pm.