



Planning & Zoning Commission
Tuesday, August 23, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for August 23, 2022 at 6:36 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer
Absent - Charlie Campbell

Staff present - Sean Staneart - Assistant City Manager, Chip Dutcher - Mayor/City Council, Marvin Block - City Council, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Joyce Evans, Mary Queen Cool, Brad Schwass, Brooke Schwass, Glenn Ronken

3. Pledge of Allegiance

4. Public Comment

1. Joyce Evans; 297 W. Coshocton Street

- Concerned for what has happened to Planning and Zoning, six years ago there were guidelines for downtown and the village, now city.
- Behind her, a family put a shed and now has a car behind it.
- On Westview Drive a garage was built five feet from the neighbors line and the code is seven foot.
- Said that downtown store fronts should remain store fronts, Karl Van Deest, Kevin Rife and Clete Beam would be appalled as as she at the way things are going.
- Johnstown is 209 years old and it should look like its age, historic.
- Concerned why ACE has not built their building; Board members updated that their building has been approved.

5. Application # Z-22-178 Variance; 20 Pratt Street

a. Application & Staff Report

Sean Staneart provided background. The applicant is in the process of renovating the building, current zoning is GCC-1, the property owner would like to utilize natural as well as structural screening for a small area of green space located at the rear of the property. The applicant's request for a variance to Section 1185 of the Johnstown Codified Ordinances requests an eight foot fence where only a six foot is allowed. Images of proposed fence material and plan were shown. Mr. Staneart noted that there are two other locations in the downtown GCC-1 zoning district that have fences that are currently higher than six feet, these locations share similar environmental conditions that are somewhat unique to this.

Chairman Green asked if the other fences were in with a variance or did they just show up. Zoning Inspector Jim Blair said the wooden one was approved for the allowed six feet then the property owner added a section making it eight feet. The other aluminum fence just showed up. Chairman Green said in the future, fences that "pop up" outside of what is allowed need to be handled in enforcement. Mr. Blair said they are normally.

Brad Schwass representing Ghost Town Management was present for the application. Said they are currently under construction for 70 S. Main / 20 E. Pratt and the Variance is for 20 E. Pratt. The fence is desired mainly for aesthetic purposes, there are a lot of commercial box trucks that go up and down the alley, going to an eight-foot fence would block the line of sight. Discussion on the existing six-foot fence of the neighboring property and plan to remove and replace with eight-foot on that side as well, will work with the property owner on figuring out how to attach their back fence portion.

Public Comments: Chairman Green opened the floor to the public.

1. Marvin Block; 225 Edwards Rd

- Is the adjoining property owner. Said the applicants are remodeling the second floor of the building to live in, this will be their private patio and that he has no objection to the eight-foot fence going in between them. There is a lot of truck traffic in that alley.

Jesse Coppel said he is not opposed but is concerned about a one-foot setback from a road, some discussion on fence access and opening to roadway.

ACTION: Ryan Green moved to approve application # z-22-178; Steve Dyer seconded and the vote was as follows:
AYES: Steve Dyer, Jesse Coppel
NOES: Ryan Green, Walter Raub
ABSTAIN: None

Failed 2 - 2

Mr. Schwass asked if he could know why this would not pass. Mr. Green said his no vote is because we are mostly six-foot across the board, the other ones in the area were not permitted with a variance. Mr. Schwass said he thought he was going through the proper channel, and asked how the other properties would be reprimanded. Mr. Green said they should be or be forced to come down to six-feet. Mr. Schwass asked when that action would be taken, Mr. Green said with the complaint, it can be filed on.

6. Zoning Inspector

- a. July 2022
Board members reviewed.

Audience member permitted to ask a question on an item. Mary Cool said the report states that Coughlin apartment project engineering has been approved, the certificate review is completed and is now ready to approve.

Sean Staneart said this report is done by Mr. Blair and he does not want to speak for him but maybe the wording he wanted to use was that the engineers have looked at the application and see nothing wrong but as far as approval and signing off on the property, that has not transpired at this point. Mr. Green is trying to set up a meeting with items for discussion.

Ms. Cool asked then if the zoning certificate review was done; Mr. Staneart said he cannot speak to that. Mr. Blair said that is what Bailey had passed along. Mr. Green said with this large project he wants to meet and make sure everyone is up to date on what will happen.

7. Other Business

1. Marvin Block addressed the board saying he thought we were trying to encourage people to move in and make their homes in the downtown area. He spoke in favor of the application tonight and respects the zoning board decision, but being a property owner next door, and with no opposition, it would have been an improvement to his property also. The project with his building will be a \$500,000 improvement, if they are going to have these kind of problems with zoning, he doesn't know if they will go through with the improvement or not.

Mr. Green said he did not think it is a big issue on this, they can still have a six-foot fence. Mr. Block said he realizes some people don't like colors they are using on their buildings but does not think they should be penalized.

2. Mr. Blair said the community bank is moving forward with renovations to the former 62 BBQ building.

3. Sean Staneart said there has been no communication to him regarding the tabled application on how they wish to proceed.

4. Sean Staneart working to schedule a meeting with MKSK.

8. Adjourn

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

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

NOES: None

ABSTAIN: None

Passed 4 - 0

Meeting adjourned at 7:00 pm