



Regular Council
Tuesday, August 4, 2020 - 6:30 PM
MINUTES

1. Call to Order

Mayor Chip Dutcher called to Order the Village of Johnstown Regular Council Meeting for August 4, 2020 at 6:32 PM.

2. Roll Call

Present - Doug Lehner, Marvin Block, Benjamin Lee, Cheryl Robertson, Mayor Chip Dutcher,, Sharon Hendren, Carol Van Deest
Absent - None

Staff present - Jim Lenner - Village Manager, Yazan Ashrawi - Village Law Director, Jack Liggett - Assistant Village Manager, Abe Haroon - Chief of Police, Dana Steffan - Finance Director, Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Amy Cooke; David Pontia; Linda Harris; Ruth Ann Booher; Jason Wisneski - Grand Communities; Tim Brader - Fischer Homes; Catherine Cunningham - Attorney with Kegler Brown Hill & Ritter, present for the annexation petition on the agenda for Fischer Homes and the annexation petitioner; Amanda Webb - Grand Communities; Jesse Copel - Planning & Zoning Commission

3. Invocation - Mr. Lee

4. Action on Minutes

a. July 21, 2020

ACTION: Marvin Block moved to Approve; Benjamin Lee seconded and the vote was as follows:

AYES: Chip Dutcher, Benjamin Lee, Cheryl Robertson, Carol Van Deest, Marvin Block, Doug Lehner, Sharon Hendren

NOES: None

ABSTAIN: None

Passed 7 - 0

5. Citizen comments on matters not on the agenda

There were no comments offered by the public

6. Council Committee reports

- a. **Planning & Zoning:** Met 7/28/20; Next 8/11/20 @ 6:30 pm Virtual
The meeting revolved around the Comprehensive Plan, the draft on Council agenda tonight is what was passed through Planning and Zoning, most of the conversation was on the Future Land Use Map; updates were made and comments were incorporated and the draft was passed 5-0 to go to Council. Mr. Lee noted that with this document superseding the Strategic Plan, if it were to pass today, there would be no design guidelines in place. Next meeting there will be conversation about having a stand-alone design guideline document pulled from the 2012 Strategic Plan to have in place between the time the Comprehensive Plan is passed and the design guidelines are completed by the third party.
- b. **Safety & Service:** 8/4/20; Next 9/1/20 @ 5:00 pm Virtual
Met tonight: updates on construction projects were given. Upon review from Police Chief, decision made not to move forward with the False Alarm Ordinance at this time. Discussed no turn on red sign at US62 and Main Street and optimal placement to ensure compliance. Sidewalk Replacement Program discussion put off until September. Talked through Police Department speed study on Stonehedge Row Drive. Reviewed lighting needs, outages in the village; working with the AEP representative on areas that could be better served. Voted 2-0 to move forward on some restructuring of Mayor's Court and operations.
- c. **Finance:** Met 7/21/20 minutes attached; Next 8/18/20 @ 5:00 pm Virtual

Minutes of previous meeting were sent with the packet.
- d. **Economic Development:** Met 7/9/20 reviewed last time; Next 8/6/20 @ 10:00 am Virtual
- e. **Park & Rec:** Next TBD
- f. **Miles Estate:** Next TBD
- g. **Joint Recreation:** Next TBD
- h. **School District Liaison:** Met 7/28/20; Next TBD
Productive meeting, discussion on traffic issues in the Leafy Dell development, Chief to observe patterns. Discussed other issues relative to the start of school and COVID etc., the school administration has many decisions to make in the near future, they will provide updates as needed to the villa. The school will be adding a new roof to the Searfoss building, pitched not flat, considerations are being given to rehab the building.
- i. **Storm Water Management:** Next TBD
- j. **Rules:** Next TBD
- k. **Personnel Board of Review:** Next TBD
- l. **Tree Commission:** Met 2/25/20, minutes attached; Next 8/11/20 @ 5pm Virtual
Minutes were sent out with the packet; since last meeting the village received a donation of five tree seedlings from Licking County Soil and Water that will be planted somewhere in the village, likely at the trailhead.

7. Director Reports

a. Service: Water, Sewer, Street

Jack Liggett reviewed all service department reports that were submitted in the packet. Mr. Lee asked if they were still planning to pave the water and sewer plants this year; Mr. Liggett said he was hoping to link with another project this year but schedules are not lining up, the money is there but will be reassigned to 2021.

b. Manager

Jim Lenner highlighted items in his report that was submitted in the packet; added that we should hear something on the ITS4US grant in about sixty days. Council expressed appreciation to Mr. Lenner, staff and partners for getting the grant completed.

8. Tabled Legislation

- a. **RESOLUTION 2020-20** A RESOLUTION INDICATING WHAT SERVICES THE VILLAGE OF JOHNSTOWN WILL PROVIDE 78.482+/-ACRES OF LAND, LOCATED IN MONROE TOWNSHIP, LICKING COUNTY, OHIO, IF SAID PROPERTY IS HEREAFTER ANNEXED TO THE VILLAGE OF JOHNSTOWN, OHIO AND TO PROVIDE FOR BUFFER REQUIREMENTS. *Tabled July 21, 2020*

ACTION: Marvin Block moved that Resolution 2020-20 be removed from the table; Benjamin Lee seconded and the vote was as follows:
AYES: Benjamin Lee, Doug Lehner, Marvin Block, Chip Dutcher, Cheryl Robertson, Carol Van Deest, Sharon Hendren
NOES: None
ABSTAIN: None

Passed 7 - 0 Removed from table

Mayor Dutcher said this is the services agreement under the expedited annexation process.

Catherine Cunningham introduced herself as the attorney working on the annexation and that she knew more about the annexation process and less about the development process; said the ultimate development is not typically part of the annexation petition so she would like to start with the petition and then other questions can be addressed by the Village Planner and GrandCommunities. Ms. Cunningham said in terms of the annexation process, as mentioned this is an expedited type two annexation, she has been talking with the Village Law Director about this process; if the annexation petition meets the criteria under the law, then the County Commissioners are required to approve the annexation. This annexation is 78.482 acres along Johnstown-Utica Road which is also State Route 62; the property owners are seeking to annex their property into the Village of Johnstown, they have a contract she thinks with Grand Communities for the sale of the property as they have interest in making the property part of Johnstown for future development. Ms. Cunningham said as far as the annexation process goes, once the petition is filed with the County Commissioners, there is a certain timeline to be followed; notices were served to the Village, Township and surrounding property owners and then one of the statutory criteria is that the Village would adopt an ordinance or resolution indicating the services they would provide the territory should it be annexed to the village. Ms.

Cunningham said that is not the last time Council will see this, if it is approved by the Commissioners as they expect, it will come back before Council for a second piece of legislation, likely two or three months, and that would be to accept the annexation to the village. Under the statute, the village will adopt and file a service resolution with the county twenty days from the date the County Commissioners accept the filing, which was July 16, 2020. Ms. Cunningham said the service resolution does not necessarily mean the village supports the development, that would go through the traditional development process with a rezoning of the property should it be annexed in; she said from her perspective we are here about annexation and the statutory requirement that a municipality file a services resolution within twenty days of the date of filing of the petition and the deadline is tomorrow.

i. Pepperwood Concept Plan

Mayor Dutcher asked if anyone wanted to hear a short presentation from Fischer Homes since they were present. Mr. Lenner asked that they not, things could get convoluted and asks that what is in the packet be sufficient; Mayor Dutcher said he agrees and there will be another time and place for them to make their presentation.

ii. Pepperwood Impact Analysis

9. Public Hearings of Legislation

10. Introduction of Legislation

- a. **RESOLUTION 2020-22** A RESOLUTION TO ADOPT THE PROPOSED COMPREHENSIVE PLAN AS PRESENTED.

Village Planner Bailey Klimchak said the plan provided in the packet is also the plan available on the link on the village website and reflects all changes recommended by Planning and Zoning as well as the round table from earlier this year as well as all changes recommended on the Future Land Use Map after last weeks Planning and Zoning meeting. Ms. Klimchak said this document is the result of a lot of hard work and many meetings of the round table, the steering committee, the public and the Planning and Zoning Commission. Ms. Klimchak said she will be sending out the "Interim Design Guidelines" taken from the 2012 document while waiting for the new document to come online later this year; she said she welcomes feedback and conversation but asked that Council table the resolution until next meeting so she can get those interim guidelines sent out.

Mayor Dutcher thanked Ms. Klimchak for all of her hard work and appreciates the suggestion on tabling as it will give Council a chance to review and provide their input and suggested changes. Ms. Klimchak added that because of COVID-19 the results of the 2020 Census have been delayed and she is unsure when she will get numbers back from the Census Bureau so at the recommendation of Planning and Zoning, she would like to add an appendix or addendum to the 2020 Comprehensive Plan when those numbers are received; Mayor Dutcher said great idea. There was discussion on how comments would be provided to Bailey.

ACTION:	Benjamin Lee moved to table; Marvin Block seconded and the vote was as follows:
AYES:	Mayor Dutcher, Cheryl Robertson, Carol Van Deest, Sharon Hendren, Benjamin Lee, Doug Lehner, Marvin Block
NOES:	None
ABSTAIN:	None

Motion to Table Passed 7 - 0

- b. **ORDINANCE 24-2020** AN ORDINANCE AMENDING ORDINANCE 40-19, THE ANNUAL APPROPRIATION ORDINANCE OF THE VILLAGE OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS.

Finance Director Dana Steffan said this is an appropriation to increase for legal fees, electricity and various Service Department items. Introduction; second reading August 18, 2020

11. Other Business

1. Jim Lenner said he has been working with Chief on the CAD system, will have something for Finance Committee in two weeks.
2. Doug Lehner asked Bailey if the design guidelines referred to in the Comprehensive Plan had anything to do with how the village would look at a new housing development and their design. Ms. Klimchak said it could, but in a recent public survey, answers identified a preference for more regulation in business districts rather than residential districts, she said it will have residential standards but would expect more strict standards in the downtown area, the area where Kroger is etc., she said to think along the lines of the 2012 document for residential standards; roof pitch, windows, stone on the front, thinks like that. Mr. Lehner recalled previously asking if there was a way that the village could start setting up a guideline for new residential developments; Ms. Klimchak said yes, that will be included in the design standards, Council will see when complete, they are on schedule for November but may get to Planning and Zoning before that. Mr. Lehner asked if that would include the size of a lot that a house would sit on; Ms. Klimchak said that is generally included in zoning. Mr. Lehner noted that his home sits on a one acre lot and the proposed Pepperwood development would have four houses on a lot that size and said he wanted everyone to think about that because he feels strongly that he moved to Johnstown to get the space and he thinks the majority think like that. Mr. Lehner said he also thinks the village needs to be very good partners to the school and the current elementary is already over capacity. Using Bailey's numbers he said that with the addition of having one hundred and ninety students come in from those homes, it would add about fifteen students per class in K-12 and ninety would be at the elementary. Mr. Lehner proposed more communication with the public and "understanding where the community is" and gave some ideas for engagement which was discussed among members.
3. There was some further discussion on lot sizes and opinions shared on thoughts for what is good for Johnstown.
4. There were some questions asked and clarification given by the Law Director on public meetings and council members gathering with the public.
5. Mayor Dutcher provided his thoughts on the name for the proposed Fischer development; would like to see the name changed.
6. Ms. Robertson said when it comes to the design guidelines the "modern urban" would be awful for Johnstown.

ACTION:	Cheryl Robertson moved to Adjourn; Sharon Hendren seconded and all were in favor.
AYES:	None
NOES:	None
ABSTAIN:	None

7 - 0

Meeting adjourned at 8:16 p.m.

12. Adjourn

Next Council Meeting August 18, 2020 @ 6:30 p.m.