



Planning & Zoning Commission
Tuesday, February 14, 2023 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for February 14, 2023 at 6:32 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
Absent - None

Staff present - Sean Staneart - Acting City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Scott Erick, Jennifer Erick

3. Pledge of Allegiance

4. Public Comment

No comments.

5. Application # Z-23-9 Zoning Use Permit; 57 S. Main Street

a. Application and Staff Report

Applicant Jennifer Erick and her husband were present for the application. Sean Staneart said this application is similar to others that have come before the board in the last few months, he noted that the official address of the property under consideration is 51 C not 57 S. Main Street which is the downstairs.

Scott Erick provided background on their purchase of the building and its history. He said they have had interest in short term accommodations and wanted to follow this process.

Jesse Coppel reviewed the General Standards for Conditional Uses, 1131.03 (a) - (j) and said in his mind the application meets all the requirements, he believes this use fits the area.

Referencing (b) and (c), Ben Lee asked for clarification on the floorplan presented with reference to Main Street; the site plan was reviewed for entrances from the front and rear.

Jesse Coppel confirmed that the applicant was aware of some Johnstown events such as the Firemen's Festival that could affect the building.

The trash dumpster location was identified to the rear of the municipal parking lot. The Board would like to see the dumpster enclosed as was required by a previous applicant.

Ben Lee said with respect to completion of the application and section 1131.02 (d), he asked for the addresses of all property owners that were notified by letter. Mr. Blair listed the contiguous properties and noted that no responses had been received. Mr. Lee asked about the narrative statement referenced in section 1131.02 (c), said it was missing from the application and that would be a big piece for him.

Walter Raub asked if the apartment was currently rented. The applicant answered no. Some further discussion on any future plans for the building.

Steve Dyer asked the applicant if there was any contention with the neighboring property owners on the two-foot overage onto their property mentioned in discussion, Mr. Erick said there was not.

Sean Staneart confirmed for the record that this was just for one unit and that parking for this unit will be would the public parking available on the street or the municipal parking lot. Some discussion on the trash receptacle being located on city property; it was noted that most of those businesses are, Mr. Staneart said he was not aware of that and will be checking into some type of indemnification or space lease agreement with the city. Discussion on dumpster enclosures and that this will be a general requirement. Mr. Staneart also clarified that this would be for short stays, a night or two, all linens, towels etc. are provided, the applicant said yes.

Chairman Green asked if the applicant required a minimum stay, applicant said no. Also asked if there were any renovations for fire code that had to met, applicant said no.

Mr. Staneart notified that the occupancy tax in the city code is not currently being enforced but may be in the future and the applicant would be notified.

Mr. Dyer asked if they had a management company...

Ben Lee asked for confirmation that this rental will be fully contained on the second floor, the applicant said that it was. Mr. Lee asked the applicant would be comfortable providing the narrative statement. Mr. Erick reviewed and answered the General Standards for Conditional Uses.

Mr. Lee listed the conditions discussed:

1. Amend the application to include the pictures provided to the Board.
2. Amend the application to include the contiguous property addresses notified.
3. Include the narrative in written form with the application.
4. Enclose their trash dumpster receptacle on city property, as well as engage with the city on an agreement for the dumpster enclosure maintenance

ACTION:	Ryan Green moved to approve with the conditions as listed; Walter Raub seconded and the vote was as follows:
AYES:	Ben Lee, Steve Dyer, Jesse Coppel, Chairman Green, Walter Raub
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Some discussion between the Board and applicant on visions for housing in Johnstown.

6. Zoning Inspector

a. January 2023 Zoning Report

Mr. Blair highlighted items in his zoning summary and answered questions of the Board.

Mr. Staneart provided an update to the Board when asked about Concord Crossing East.
Discussion on storm water.

It was noted that the Redwood zoning amendment application is still tabled.

7. Other Business

1. Discussion on next zoning code updates needed, priorities for some zoning districts and how to get there. Mr. Staneart asked board members to share their concerns and he would work with MKSK as they work on the city comprehensive plan.

8. Adjourn

Mr. Lee moved to adjourn, Mr. Green seconded and all were in favor.
Meeting adjourned at 8:42 pm.