



Planning & Zoning Commission
Tuesday, September 8, 2020 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for September 8, 2020 at 6:35 p.m.

2. Roll Call

Present - Ryan Green, Jon Merriman, Benjamin Lee,
Absent - Jesse Coppel, Ron Danne

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Marvin Block - Council Member, Teresa Monroe - Clerk of Council

Public present - Sean Staneart, Heather Green,

3. Pledge of Allegiance

4. Approval of Minutes

a. August 11, 2020

ACTION: Ryan Green moved to Approve as written; Jon Merriman seconded and the vote was as follows:

AYES: Ryan Green, Jon Merriman, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 3 - 0

5. Public Comment

There were no comments by the public on items not on the agenda.

6. Discussion: Draft Ordinance for Large Vehicle Parking

a. Draft Ordinance X-2020

Zoning Inspector Jim Blair said large commercial vehicle parking in residential areas is a problem within the village and provided some background in the Staff Report sent out with the packet. Marvin Block said he agrees with Mr. Blair, that it needs to be addressed. Chairman Green said trailers are a problem, especially if they are not attached to a truck or if left unattended. Chairman Green said he would like to see this discussed a little more and to make it more specific in order to not hurt home owners who are small business owners. The Board discussed some scenarios; Mr. Lee said he was in favor of more public comment on this.

Public Comments:

1. Marvin Block; agrees something should be done with the eighteen wheelers, not fair to other residents.
2. Sean Stanart; suggested passing with conditions such as needing approval like a Conditional Use, gave some examples of spast residents that have parked trucks at their property but they had appropriate room on their lot as well as a structure to house it. Jim Blair gave some examples of residents with campers or RV's that are appropriately housed. Discussion to continue next meeting .

7. Accessory Dwelling Units

a. Accessory Dwelling Zoning

Chairman Green said in Ohio, he found that Hudson and Yellow Springs allowed Accessory Dwelling Units. Ms. Klimchak said there are not many communities that allow them and provided a staff report with examples from Hudson and Yellow Springs as well as considerations for the village.

Public Comment

Marvin Block said Granville calls the structures Garden Shed or Carriage Houses.

Sean Staneart; provided example of a former renter who lived in a secondary structure on a property - thinks this would be an enforcement nightmare, how would it be regulated, thinks homeowners will take advantage by using as rentals. Ms. Klimchak said she tends to agree, discussed past legislation requiring separate water taps, thinks regulation would be very tricky, said the Village Law Director agreed there would be great difficulty in enforcement.

Mr. Lee said with the statement of the Law Director there is concern about having further discussion.

Mr. Block; if the accessory structure is vacated by the family member then what happens if it cannot be rented, would it be removed.

Mr. Lee said if this were to progress, separate utilities would be needed, the intent is for people to move in and stay like age in place; the investment would be substantial.

Mr. Block asked about thinking of the square footage that the structure would be on and possibly giving conditional use. Discussion on what would happen after the property would sell etc.; continued discussion on permitting as Conditional Use. Mr. Lee said as long as there is something supporting long term residency and not a short term lease option it warrants continued conversation. Mr. Green said some neighborhoods would support, but there would be easier and less expensive ways to do such as an addition to the house. Ms. Klimchak said options were to see how the Accessory Dwelling Unit movement plays out, see if other municipalities pick it up and add to their zoning; can keep going with the discussion; or pick back up in 2021. Chairman Green reiterated that the underlying concern of all is what happens when "grandma is not living there any more". Mr. Lee said his opinion is that there will be a growing desire and would continue discussion.

Ms. Klimchak asked for action items for future discussion:

Mr. Green said Virginia has a temporary medical option, would like to see how it's done.

Mr. Lee said he thinks the Conditional aspect is good and would like to walk through scenarios, parking, lot square footage may be a better route than zoning districts. Would like to know where the requests are coming from although not large scale, feels like

Vision Statement: The Village of Johnstown is dedicated to providing a secure community environment that fosters cultural, recreational, educational and economic opportunities while preserving our unique historical character

8. Zoning Inspector

a. August 2020

Mr. Blair reviewed his zoning report submitted with the packet and answered questions of the Board on properties listed in the report. Updated the Board on two new businesses that will be moving into vacant space in the plaza by TSC; should be open by the first week in November. Dirkos Pizza on South Main Street will be opening mid October, this will be their fourth location. Thorpe Garage has officially opened at their new location in the Coughlin building; a diesel mechanic will be moving into the vacated space.

9. Other Business

1. Chairman Green said he would like Board consensus before cancelling meetings; would like the meetings with no applications to be a time for discussion.

2. Chairman Green noted the Board should familiarize themselves with properties that developers are showing interest in as well as their products. Notice to PZ for the September 15, 2020 Council meeting where Fischer Homes will present a development proposal and answer questions from Council; nothing has been officially submitted.

3. Mr. Block said this has been great dialog and asked the Board to encourage the Village Planner to look into the auxiliary houses, thinks there is a need in Johnstown.

10. Adjourn

ACTION: Ryan Green moved to Adjourn; Jon Merriman seconded and all were in favor.

AYES: 3

NOES: None

ABSTAIN: None

3 - 0

The meeting adjourned at approximately 8:15 p.m.