



Planning & Zoning Commission Meeting
Tuesday, September 22, 2020 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Action on Minutes
 - a. September 8, 2020
5. Public Comment
6. Commercial Truck Parking - Draft Ordinance
 - a. Ord X-2020
7. Zoning Ordinance Update
 - a. Part One - Review
<https://www.dropbox.com/s/205x64fuuw27xsn/Combined%20Draft%20SEPTEMBER%202020.pdf?dl=0>
8. Other Business
9. Adjourn



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 Staneart; suggested passing with conditions such as needing approval like a Conditional Use, gave some examples of past 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 there is an appetite for such dwellings.

Mr. Block - Likes the concept, many people would benefit by having a place for an aging parent etc., thinks then the owner should be able to rent out if no longer needed for the family member as they have made a large investment.

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.

VILLAGE OF JOHNSTOWN

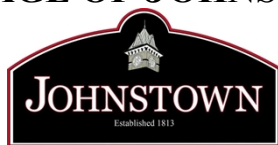
STAFF REPORT

Ordinance Number: X2020
Originator: Zoning Department
Property Address: Johnstown Village
Commission Date: September 22, 2020

Proposed change: adding language to Ordinance 1175 to limit parking large commercial trucks or equipment in residential neighborhoods. This change will give the Zoning Inspector the authority to address violations, first by using a Zoning Violations Notice attached to the vehicle notifying the equipment owner of the violation. If violations continue the Zoning Inspector will have the authority to take the violator to court.

Background: Within the Village of Johnstown in residential neighborhoods, residential driveways are primarily designed for passenger vehicles and small trucks such as pick-ups and delivery vans. Neighborhood sidewalks are built with 4" of concrete, driveway approaches are built with 4" to 6" of concrete reinforced with rebar or wire. These surface areas are not substantial enough for long-term parking of large commercial vehicles or equipment. Heavy trucks such as flatbed trucks with dual wheels, box trucks, single axle or multiple axle dump trucks or semi-tractors used to pull trailers should not be parked in residential areas. The Zoning Inspector receives residents' complaints about large heavy trucks parked in their neighborhoods. Residents have safety concerns due to the truck sizes, the noise and odors. Ordinance 1175 Off-street Parking and Loading Facilities already exists and is currently enforced by the Zoning Inspector as needed. The Zoning Department is proposing additional language to Ordinance 1175 to include 1175.12 "Parking of Commercial Vehicles in a Residential District" as shown in the attached copy.

Staff Recommendation: approving the additional language to Ordinance 1175. As shown in Ordinance 1175.12.



ORDINANCE X-2020

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE VILLAGE OF JOHNSTOWN CHAPTER 1175

Whereas, Chapter 1175 of the Codified Ordinances of the Village of Johnstown regulates Off-Street Parking and Loading Facilities within the municipality; and

Whereas, the Village finds it necessary to add Section 1175.12 to regulate parking of commercial vehicles in a residential district; and

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Johnstown, Licking County, Ohio as follows:

Section One Additions to Codified Ordinance Chapter 1175 are approved as follows:

1175.12 PARKING OF COMMERCIAL VEHICLES IN A RESIDENTIAL DISTRICT

Parking of commercial vehicles with a gross weight of greater than four tons is prohibited in all residential districts; except those commercial vehicles conveying the necessary tools and materials to premises where labor using the tools and materials is to be performed during the actual time of parking.

Section Two It is found and determined that all formal actions of this Village Council concerning and relating to the recommendation of adoption of this Ordinance were approved in an open meeting of this Village Council and that meetings resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the VILLAGE OF JOHNSTOWN

Date of Introduction:

Date of passage:

Effective Date:

By: _____

Chip Dutcher, Mayor

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director