Regular Council
Tuesday, September 15, 2020 - 6:30 PM
MINUTES

1. Call to Order

   Mayor Chip Dutcher called to Order the Village of Johnstown Regular Council Meeting for September 15, 2020 at 6:40 PM.

2. Roll Call

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

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

   Public present - Jason Wisniewski - Grand Communities (developer for Fischer Homes), Tim Raider - Land Acquisition Manager, Jon Jasper - Market President, Jeff Barr, Ryan Green - Chairman Planning & Zoning, Jesse Coppell - Planning & Zoning Commission, Chuck Booher, Ruth Ann Booher

3. Invocation - Mr. Lee
4. Pledge of Allegiance
5. Action on Minutes
   a. September 1, 2020

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

**Passed 7 - 0**

6. Correspondence
   a. Police Department

      Two thank you cards received.

7. Citizen comments on matters not on the agenda

1. Jeff Barr 181 S. Main Street; inquired on the potential for crossing guards for school children at Edwards and Main Street also at US 62 and SR 37.

Mr. Lehner summarized conversations from the Special Safety Service Committee meeting where there was consideration of making Parkdale Drive one way, there was discussion on how to make it safer at every crosswalk coming into the school, noted that crossing guards could assist people through the crosswalk but cannot stop or direct traffic. Still working with the school to see if able to implement crossing guards, right now teachers are doing it; said don't know that crossing guards had even been considered at SR 37 or US 62 but could be added to conversations; Mr. Barr said he would like to see it discussed. Chief Haroon reviewed steps being taken for improved safety; Mr. Lee said the crossing guard conversation at the meeting was within the scope of Parkdale Drive and the Leafy Dell subdivision but not to say it couldn't extend to SR 37 or US 62. Conversations to continue.

8. Presentation - Fischer Homes

Mayor Dutcher said about a month ago he invited Fischer Homes to make an informal presentation on their thoughts for the Michelson property.

A services resolution passed on August 4, 2020 for the annexation of the Michelson property on Johnstown-Utica Road and is still working its way through the process. Jason Wisniewski with Grand Communities gave some background on Fischer Homes and presented the concept plan for the development of the almost eighty acres to be named Laurel Farms. Right now their concept plan shows two hundred and eighty two home sites; one hundred seventy nine detached single-family homes and one hundred three attached single-family consisting of fifty five two story paired townhomes and forty eight paired ranch homes. The detached single family homes meet the current UR-2 zoning standard but they would be asking for PUD. The plan shows twenty four acres of open space (thirty percent of the site), forty percent of homes back to some sort of open space which would typically be owned and maintained by an HOA. Mr. Wisniewski presented the housing collections, square footages, vision for what the community could look like and how they believe it would benefit Johnstown.

**Councilmember comments**

1. Cheryl Robertson ; said she is not happy with the plan, aiming to the young professional market will likely bring young children that will overload the schools, believes there is already quite a bit of housing for young professionals; said what is missing and are losing out on in this community is that people want to upgrade to larger homes. Does not like the attached housing, all she sees is garages. Is upset that Fischer would not consider Johnstown for an individual patio home style as seen in other communities (examples given Cumberland Gap in Pataskala or Northstar in Delaware). Mr. Wisniewski said that feedback is why they are here.

2. Sharon Hendren; said we don't need less expensive homes, need more high class, expensive homes.

3. Marvin Block; said he does not see any parks in the plan or anything for the school. Gave some background on the school levy passage saying it took fifty years and they are at capacity. Provided monetary values of services the new development would receive and asked what they would be doing for Johnstown. Mr. Wisniewski said they met with the school superintendent prior to COVID and so it has been a while; the schools committed to provide a letter to Fischer outlining what the schools wanted and they have never received the letter. As far as what they will do for Johnstown, he does not know what is wanted although a traffic study shows improvements are needed on US 62 and there are upgrades to some sewer and water facilities that need to be done in order to service the site; they understand those are infrastructure commitments that will have to happen and they are willing to make those improvements in order to service the sight but they have not been asked for anything specific. Mr. Block proposed the new subdivision streets stay private as it is hard to maintain the streets we have now; he thinks they should provide some kind of park system and school site.

4. Ben Lee; open space percentage is good; question is how much is usable. In conversations that happened relative to the Comprehensive Plan, there is an understanding that frontage along the US 62 corridor has a decent amount of commercial or business viability for mixed use/retail in the frontage and is curious of how that might fit into a design consideration.

5. Marvin Block; noted traffic count numbers on US 62 and said the development would add more; Mr. Wisniewski said the proposed intersection has a traffic signal already that Grand Communities would put in. Mr. Block added to comments of others that there is a market in Johnstown for homes $500,000 and up. Mr. Wisniewski said they will take this feedback and look more at the data.

Mr. Wisniewski asked what was bothersome about the attached single-family homes; the number or that they are there at all.

6. Ms. Robertson said she does not like the attached idea, that there are always problems with a shared wall and it is not an attractive product, all she sees is garage and you can barely see the front door. Ms. Robertson said the average price point in Johnstown is brought down by homes between sixty and one hundred years old; asked Mr. Wisniewski to keep in mind all the beautiful homes heading toward Johnstown from New Albany, Granville, Delaware etc.

7. Chip said he would like the Northstar product, it is a patio home with a side load garage, a very attractive product and there is a market for it here.

8. Doug Lehner noted a contradiction to the Comprehensive Plan in their proposal and said Johnstown wishes to remain rural and five houses per acre is not rural, he is unsure

of what that magic number is but it's not that. Adding to Mr. Block's point, he said the schools are already over capacity and this could add another two hundred students into a school that just can't handle it.

Mr. Wisniewski asked if the buffers could be reduced to allow for a more central open space; asked if that would be more useful and considered, Mayor Dutcher said to come back with their ideas.

9. Mr. Block said he thinks there are just too many houses on that small of a property.

Some discussion on side load garages; Mr. Lee noted the Interim Design Regulations passed in concert with the Comprehensive Plan may give some additional guidance on lot layout or home design.

**Public Comments**

1. Jeff Barr - 181 S. Main; said he concurs that we need upper end homes and side-load garages and no attached housing, that there is enough affordable housing. Would prefer a multi-use path and/or larger yards rather than a park.

2. Ryan Green - 408 Sunset; said current density is too high. Said aging in place is a need more than others. Believes this misses the mark for the young professionals and will price out some first time home builders as well as the Business Park workers across the street; said it is missing the mark on housing options. Would like to have the patio homes to hit the age in place market for people looking to downsize; said he knows Fischer makes a great product.

Mayor Dutcher closed the floor to comments and thanked Fischer Homes for coming; Mr. Wisniewski thanked Council for their candor.

9. Council Committee reports

a. **Planning & Zoning:** Met 9/8/20; Next 9/22/20 @ 6:30 pm Hybrid

Talked through a Large Vehicle Parking draft ordinance; Accessory Dwelling Unit discussion; upcoming meetings will begin review of the new zoning code.

b. **Safety & Service:** Met 9/1/20 and 9/9/20 Special; Next 10/6/20 @ 5:00 pm Special meeting combo with Council and Finance; Hybrid

9/1/20 meeting reviewed last time. 9/9/20 was a special meeting for consideration of the one way traffic on Parkdale, intersections will be painted where there is no parking to ensure enough space between the crosswalks and parked cars. Crosswalk additions to

the entirety of the neighborhood, conversation on equipment purchase to add striping ourselves and adding school zones as legally allowed. Discussion on Crossing Guards and Special Duty Officers to continue in School Liaison Committee. Discussion on potential no parking on Parkdale during school pick-up and drop-off to be discussed in Safety and Service. Committee voted 3-0 not to make Parkdale Drive one way.

c. **Finance:** 9/15/20; Next 10/6/20 @ 5:00 pm. Special meeting combo with Council and Safety & Service; Hybrid

   Met tonight; discussed what might replace the 310 water line extension; repurposing Hannahs Park restroom money to continue grading work at the Trailhead Park and get picnic tables, also for purchasing a thermoplastic machine and striping to put in the crosswalks in Leafy Dell. Talked through all three rounds of CARES Act funding, voted 3-0 to move the incubator feasibility study out of round one and add in the server and network upgrades for administration to be able to continue with virtual sessions.

d. **Economic Development:** Met 9/3/20 minutes attached; Next 10/1/20 @ 10:00 am Virtual

   Minutes were sent with the packet; Incubator Space versus Co-Work Space discussed at the meeting.

e. **Park & Rec:** Met 9/10/20; Next 10/8/20 @ 10:00 am; Virtual
   Updates given on the Trailhead Park: The new shelter house is in; a new mastodon discovery sign was installed; there was a cleanup of the general area, the concrete pad will be removed and grading to take place; discussed the parking lot extension.

f. **Miles Estate:** Next TBD

g. **Joint Recreation:** Next TBD

h. **School District Liaison:** Next TBD

i. **Storm Water Management:** Next TBD

j. **Rules:** Next TBD

k. **Personnel Board of Review:** Next TBD

l. **Tree Commission:** Met 8/11/20 updated last time; Next 9/29/20 @ 5:00 pm. Hybrid

10. Director Reports

    a. **Police Chief**
       Chief Haroon reviewed his report sent out with the packet. Additional discussion on the new "Chief car" to be delivered, requested feedback from Council on whether or not to have a "Chief" decal instead of cruiser number; Council agreed that it should.

    b. **Finance Director**
       Dana Steffan highlighted items in her report submitted with the packet. Additional note that the money received from the County Permissive Motor License Fund was spent on a hot-patch machine. Addressed the emergency language in Ordinance 28-2020 for the cruiser financing; there will still be two readings; the emergency measure is only to remove the

thirty day wait period. 2021 budget is in full swing.

c. **Village Planner**
Village Planner is out of the office this week; report was sent with the packet. Mr. Block asked if there was money to do some dirt work at the park; Mr. Lenner said tonight Finance committee is re-appropriating $17,000 of the Hannahs Park restroom money for that grading work and $2,000 for as many picnic tables as that will get.

11. Tabled Legislation - N/A

12. Public Hearings of Legislation

a. **ORDINANCE 26-2020** AN ORDINANCE AMENDING THE FEE SCHEDULE FOR PARKING TICKETS WITHIN THE VILLAGE OF JOHNSTOWN, OHIO. *Introduction September 1, 2020;* ***Public Hearing/Vote***

Parking tickets to increase from thirty dollars to fifty dollars.

**Public Hearing:** There were no comments either for or against the legislation.

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

**Passed 7 - 0**

b. **RESOLUTION 2020-31** A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND / OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED. ***Introduction/Public Hearing/Vote***

This allows the village to submit for OPWC funds for capital improvements for East Jersey Street. Mr. Lenner said we will ask for the most points for matching funds, the village will pay cash on hand in the amount of $275,275.00 with a loan of $235,000 to grant $548,000.

**Public Hearing:** There were no comments either for or against the legislation.

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| **ACTION:** | Benjamin Lee moved to Approve; Doug Lehner seconded and the vote was as follows: |

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| **AYES:** | Doug Lehner, Marvin Block, Ben Lee, Sharon Hendren, Carol Van Deest, May Dutcher, Cheryl Robertson |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 7 - 0**

c. **RESOLUTION 2020 -32** RESOLUTION THAT THE VILLAGE OF JOHNSTOWN WILL PICK UP THE STATUTORILY REQUIRED CONTRIBUTION TO THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM FOR AN EMPLOYEE OF THE VILLAGE OF JOHNSTOWN PURSUANT TO IRC SECTION 414(h)(2). ***Introduction/Public Hearing/Vote***

This was discussed previously through the reorganization; this legislation needs to be passed for that to go into place.

**Public Hearing:** There were no comments either for or against the legislation.

Mr. Block said this is well deserved.

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

**Passed 7 - 0**

13. Introduction of Legislation

a. **ORDINANCE 27-2020** AN ORDINANCE AMENDING FOOD TRUCK STANDARDS IN CHAPTER 730 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES. ***Introduction***

Staff report was sent with the council packet; this legislation makes a correction to the Food Truck Ordinance. Public Hearing and vote to take place next meeting.

b. **ORDINANCE 28-2020** AN ORDINANCE AUTHORIZING THE ISSUANCE OF $50,000 OF BONDS FOR THE PURPOSE OF PAYING PART OF THE COST OF ACQUIRING A POLICE CRUISER AND RELATED EQUIPMENT, AND DECLARING AN

EMERGENCY. ***Introduction***

This authorizes $50,000 of bonds for a police cruiser and related equipment; the emergency is requested to waive the thirty day wait period for the effective date.

Public Hearing and vote to take place next meeting.

14. Other Business
    a. Set date and time for Beggar's Night in Johnstown

Council decision to follow MORPC and the County Health Department recommendation on date, time and guidelines and will be held on Thursday, October 29, 2020 5:30 pm - 7:00 pm.

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| **ACTION:** | Doug Lehner moved; Sharon Hendren seconded and the vote was as follows: |
| **AYES:** | Ben Lee, Sharon Hendren, Carol Van Deest Chip Dutcher, Cheryl Robertson, Doug Lehner, Marvin Block |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 7 - 0**

15. Adjourn

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| **ACTION:** | Sharon Hendren moved to Adjourn; Cheryl Robertson seconded and all were in favor. |
| **AYES:** | 7 |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 7 - 0**

The meeting ended at 8:26 pm

**Next Regular Council Meeting October 6, 2020 @ 6:30 pm**