



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

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for September 22, 2020 at 6:30 p.m.

2. Roll Call

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

Absent - None

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

Public present - None

3. Pledge of Allegiance

4. Action on Minutes

a. September 8, 2020

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

AYES: Ryan Green, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: Ron Danne due to absence

Passed 4 - 0 with one abstention

5. Public Comment

No comments

6. Commercial Truck Parking - Draft Ordinance

Topic continued from previous meeting. Zoning Inspector Jim Blair provided a staff report and reviewed the need for this legislation, also provided photo examples of large commercial vehicles parked on private property and at residences in Johnstown.

Continued discussion by the Board; Mr. Lee said he does not understand the justification in creating new legislation to prohibit when there are similar restrictions in place such as the noise ordinance or property maintenance. Chairman Green said he thinks the village is able to treat the symptoms of the complaints with other parts of village ordinances. Mr. Danne said that Columbus, Pataskala and Mt. Vernon have very similar ordinances and he agrees with Mr. Blair that large commercial vehicles are inappropriate for residential neighborhoods; Mr. Green said there are some properties where it could be appropriate and he could be in favor of some type of conditional use or permit. Bailey Klimchak noted Worthington and Grove City's ordinances on parking for commercial vehicles.

Marvin Block said this is becoming more of a problem in Johnstown as people find out there is no enforcement; it is not fair to other residents to have the noise or the unsightly appearance of having an eighteen wheeler parked beside their house.

Mr. Green said he thinks everyone agrees that these vehicles do not belong on residential streets but are having a tough time thinking of the small business owner. Mr. Green said this should come back rewritten and should at least have some type of set back, screening or structure to obscure view. John Merriman said village residential roads are not designed for the large commercial trucks, also agrees they are unsightly in a residential area and commercial vehicle owners should secure an appropriate place to park their vehicle. Jesse Coppel said he could get on board allowing them in certain zoning districts or bigger parcels; Mr. Lee said he still does not support an all out ban, thinks there could be an appropriate area to allow on private property similar to the way recreational vehicles are enforced. Discussion on giving a variance if requested when owner has an appropriate place for the vehicle. Board looked at the current recreational vehicle ordinance 1175.11 also reviewed the disabled vehicle ordinance 1175.07 to see if wording could be integrated.

- a. Ord X-2020
Ordinance draft was amended as follows:

The parking of a commercial vehicle with a gross weight greater than four tons within a residential district shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building; 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.

Chairman Green opened the floor to public comments; there were none.

ACTION:	Ryan Green moved to Approve; Jon Merriman seconded and the vote was as follows:
AYES:	Jesse Coppel, Ron Danne, Ryan Green, Jon Merriman, Benjamin Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0; Ordinance draft will be forwarded to Council

7. Zoning Ordinance Update

Village Planner Bailey Klimchak said this zoning code has been a work in progress since 2016 and the draft is now ready for commissioner review. Ms. Klimchak said this document will take the place of the current code; her idea is to split into five discussions; the document is long and each part will be reviewed until board is comfortable then move to the next part.

a. Part One - Review

<https://www.dropbox.com/s/205x64fuuw27xsn/Combined%20Draft%20SEPTEMBER%202020.pdf?dl=0>

Discussion tonight on draft of Part One of the Zoning Ordinance Update; focus was on definitions. Specific discussions on definitions for Adult Day Care, Group Residential Facilities, Alley, Drive Through, Easement, Shared Use Trail; as it is being discussed currently and whether or not allowed, Accessory Dwelling Unit will be defined. Document edited as discussed.

8. Other Business

1. Mr. Block asked about the temporary allowance for gravel lots, should be a mechanism that is in writing. -add back to zoning update discussion
1. Mr. Block asked about a place for a food truck at the trail head; will come in and talk to zoning.
2. Chairman Green asked about the Zoning Review Board; no update on formation at this time
3. Reminder that next PZ meeting is in three weeks not two.
4. Next meeting Zoning Ordinance review updates made on Section one.
5. Jesse Coppel asked about temporary garages and drafting legislation, Mr. Blair said he did not feel it was a real priority right now.
6. Mr. Green; take another look at ordinances for RV's and trailers.
7. Mr. Block; should go look at nice new homes being built in Concord East

9. Adjourn

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

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 8:37 pm