



Planning & Zoning Commission
Tuesday, November 24, 2020 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for November 24, 2020 at 6:34 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Benjamin Lee, John Merriman (arrived after roll call)
Absent - Ron Danne

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

Public present - Kim Littleton; OHM

3. Action on Minutes

a. November 10, 2020

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

AYES: Ryan Green, Jesse Coppel, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 3 - 0

John Merriman arrived (6:37 pm)

4. Public Comment

None

5. Design Standards

Bailey Klimchak provided background on the project for design standards that began in January of this year; working with village staff, OHM has put this document together and at the end, the overall cost of this project is \$50,000. This is a more formal document than standards on the books currently and is purely dedicated to design districts and standards and features much more detail than the Comprehensive Plan would have. Meetings of Steering Committee and public surveys have provided input for the standards as well.

a. [Design Standards Draft](#)

Kim Littleton is a Senior Planner with OHM and highlighted details of the plan for the Commission; he said this plan is intended to supplement the current zoning not replace it, an overlay district mechanism was created that allows regulation of more than one district at a time. Mr. Littleton invited questions on the document for any who had begun review;

Ben Lee asked if the map could be shown all on one page, Mr. Littleton said they could work to give it some scale and that it would also be provided in digital format. Mr. Lee said he did not see a strong correlation to the current future land use map to which he thought this should be based off of; Mr. Littleton said this is an overlay of current zoning, if it were done by land use there would be a chance a current zoning category could be split; he elaborated on this and provided some examples of other communities. Mr. Lee provided the Village Planner with written comments on his review of the document; Ms. Klimchak said she would provide his full comments to Mr. Littleton. Mr. Lee highlighted several of his comments for discussion with Mr. Littleton and staff. Mr. Lee and Chairman Green both commented it is a good document, just needs to become a bit more "Johnstown", it can be massaged. Mr. Lee suggested the document draft be passed along to the Design Review Committee for input; Ms. Klimchak said she could do that.

Chairman Green opened the floor to public comments on the document. Councilman Lehner said the document is needed as Johnstown continues to grow, he thinks it is a good document, the only thing that concerned him was lot sizes shown for SR-1 SR-2 SR-3; did this represent the "rural" feel wanted for Johnstown, would like to come up with the right formula. Chairman Green said a developer should be able to know what is wanted; the zoning code, Comprehensive Plan and other village documents should work well together. Mr. Lehner offered encouragement to the Commissioners and staff for all their work.

6. Zoning Code Draft Part Two; Articles 7-10

a. [Zoning Code Draft](#)

Commission members and staff reviewed Articles seven through ten; Ms. Klimchak noted comments that needed researched and edited the document as discussed; said she would like an informal vote on the edits from tonight at the next meeting. At the first meeting in the new year, she would like to start review of Part Three with specific attention on zoning districts.

7. Accessory Dwelling Unit Draft zoning

a. ADU Draft Chapter 1171.04

Chairman Green said he did not think all changes previously discussed made it into the draft. Discussion on owner occupancy of the primary residence, separately metered utilities and previously discussed reduction of tap or capacity fee (it was noted that this was not supported by village service department staff), discussion on number of adults allowed to occupy the unit; zoning districts that may permit ADU's and how HOA's would likely allow or not. Discussion on enforcement or allowing in certain zoning districts with larger lots such as Rural Residential and using as a "case study". Greater discussion on many aspects; Bailey to edit draft for review at next meeting.

8. Other Business

None

9. Adjourn

ACTION: Chairman Green moved to Adjourn; Ben Lee seconded and all were in favor.

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

NOES: None
ABSTAIN: None

Passed 4 - 0

Meeting adjourned at 9:04 p.m.