



Planning & Zoning Commission Meeting
Wednesday, December 2, 2020 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. November 24, 2020
4. Public Comment
5. Application 2020-393-Z Hidden Estates Preliminary Plat
 - a. Hidden Estates
6. Accessory Dwelling Units
 - a. Draft Zoning
7. Zoning Code Draft - Part 2 review
 - a. [Zoning Code Draft](#)
8. Zoning Inspector
 - a. November 2020
9. Other Business
10. Adjourn



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.

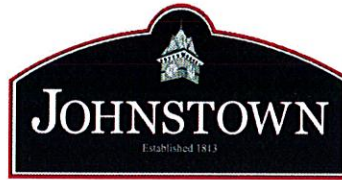
AYES: Ryan Green, Jesse Coppel, Benjamin Lee, Jon Merriman

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

NOES: None
ABSTAIN: None

Passed 4 - 0

Meeting adjourned at 9:04 p.m.



JOHNSTOWN, OHIO

NOV 18 2020

Preliminary Plat Application

PAID

Application Number: 2020-393-Z

NOV 18 2020

\$ 2900

Fees:

Base Fee of \$1,500 + \$100/lot (single family) OR \$750 plus \$50/acre or partial acre (non-single family)

Total fee amount: \$2900 Paid: 11.18.2020 Check/cash: chk 18859

The undersigned is applying for a Preliminary Plat Approval for the following use; said approval to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to **Chapter 1105**.

Applicant Name: George W. Schweitzer P.E. Phone: 614-231-2016
(agent for developer)

Mailing Address 3331 E. Livingston Avenue City: Columbus, Ohio 43227

Email address: gschweitzer@geo-graphicsinc.com

Property Owners (If different from Applicant): Ronnie D. & Linda L. Elkins
614-975-5158 reelkins4290@gmail.com

Property address: N/A Benedict Drive Johnstown, Ohio

Zoning District: UR-1

Proposed name of Subdivision: Hidden Estates

Size of Subdivision: 6.25 acres

Number of Proposed Lots: 14

In addition, the following items must accompany this application:

1. Ten (10) copies of a preliminary plat
2. A PDF copy of the submittal

Developer: John Neubarger Key Properties, Realtor
740-967-1060 jneubarger@rrhio.com

I certify the information contained in this application and attachments is true and accurate.

Applicant's signature: George W. Schweitzer P.E. Date: 11 / 17 / 20
(agent for developer)

Office use only

Date received by office: NOV 18 2020

by: Jim Blain

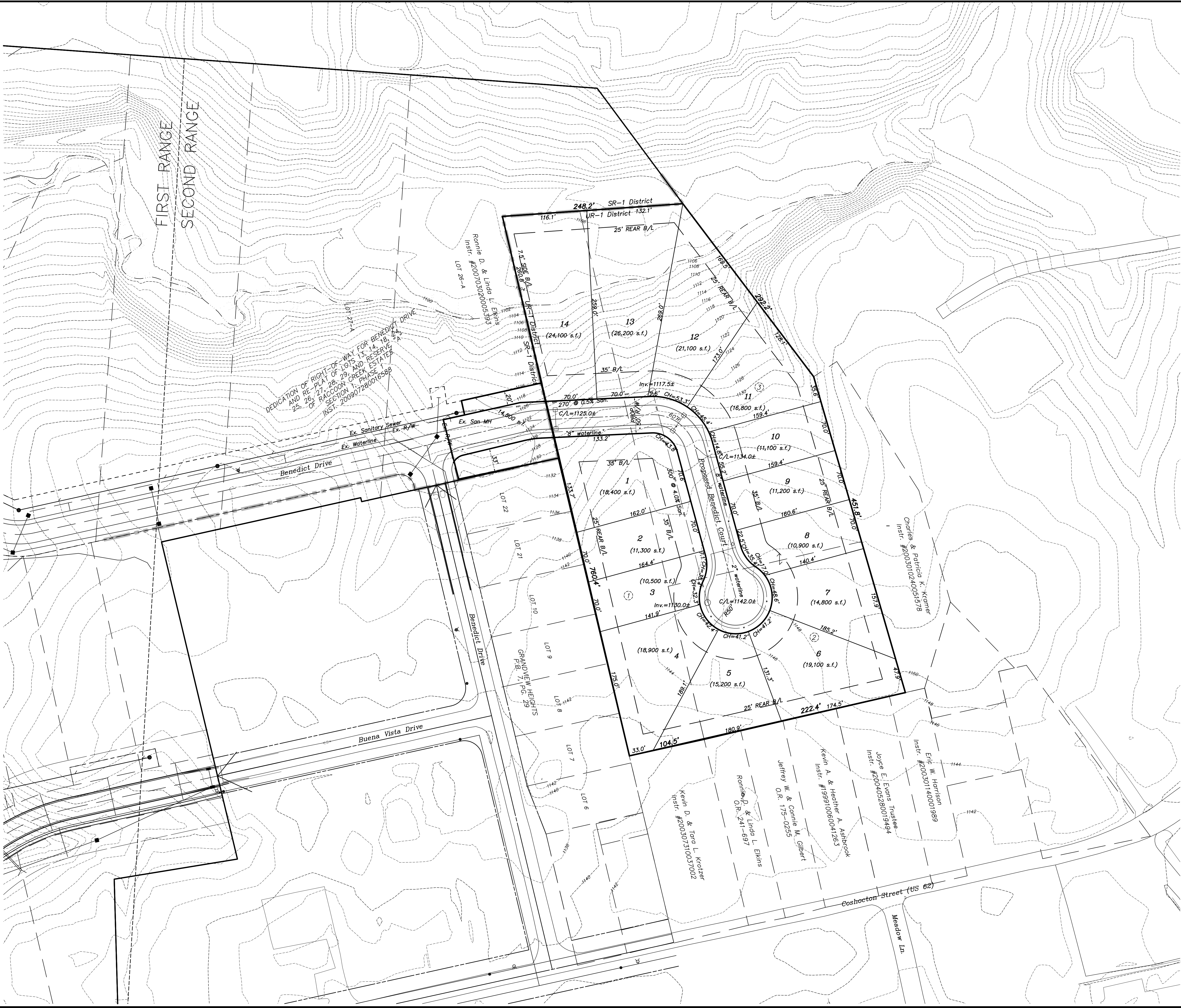
Planning and Zoning Commissioners hearing date: 12 / 2 / 2020

Permit was approved issued on date: / /

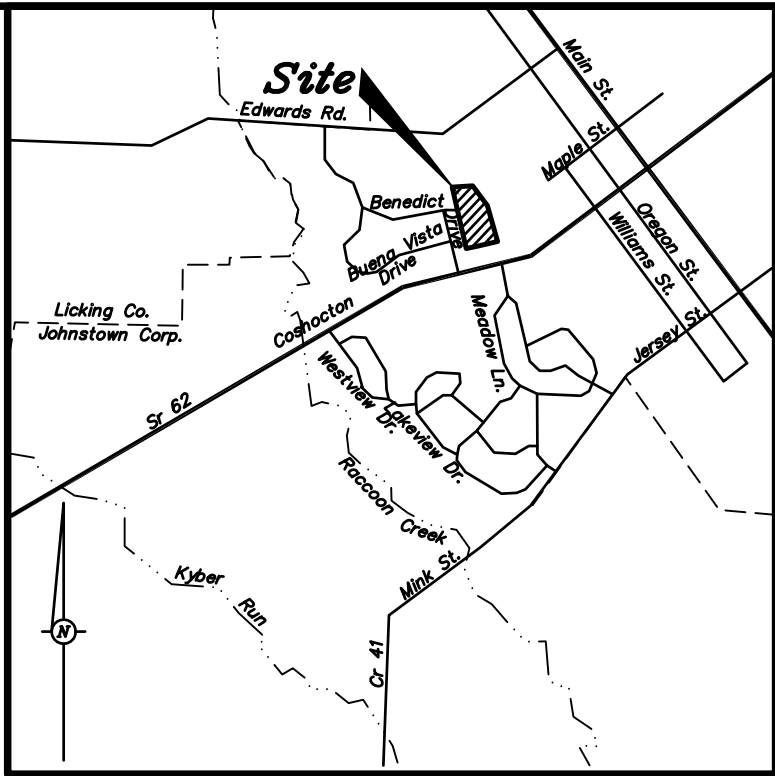
Permit was denied on date: / /

Commission Chairperson Signature:

Additional comments or requirements:



- ① Ronnie D. & Linda L. Elkins
Instr. #200508230025974
- ② Ronnie D. & Linda L. Elkins
Parcel 1
Instr. #200403290010420
- ③ Ronnie D. & Linda L. Elkins
Parcel 3
Instr. #200403290010420



LOCATION MAP
No Scale

NOTES:

This drawing represents a preliminary plat of 6.25 acres located in the Village of Johnstown currently owned by Ronnie D. & Linda L. Elkins, containing 14 lots and right-of-way for Benedict Court.

Information compiled on this plan is based on Licking County GIS and Deeds and NOT from a field survey.

Current Village of Johnstown Zoning: SR-1 & UR-1.

Residential District Zoning Summary:

	SR-1	UR-1
Minimum Lot Size:	20,000 s.f.	9,500 s.f.
Minimum Lot Width at building front:	95 feet	70 feet
Minimum Frontage (chord distance):	60 feet	55 feet
Minimum Front Setback:	35 feet	35 feet
Minimum Rear Setback:	30 feet	25 feet
Minimum Side Setback (one side):	10 feet	7.5 feet
Minimum Side Setback (total of two):	20 feet	16 feet
Maximum Building Height:	35 feet	30 feet

Current site layout shown - 14 proposed lots meeting existing UR-1 zoning (10,500-24,000 s.f.).
A reserve for stormwater detention will be required.

Proposed roadway 680 i.f. 26' or 28' wide pavement with curb & gutter. 980 i.f. 5' wide sidewalk required across lot frontages. 50' Right of Way shown.

Area within Lot 26-A (proposed R/W and easements) that would be impacted by proposed roadway & utility extension = 14,500 s.f.

All proposed lots are minimum 70' wide at front building setback line.

OWNER:

Ronnie D. & Linda L. Elkins
614-975-5158
RELkins4290@gmail.com

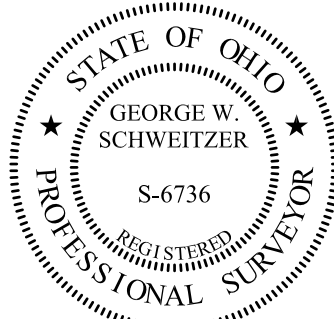
DEVELOPER:

John Nelbarger
Key Properties, Realtors
740-967-1060
JNelbarger@rkhio.com

PRELIMINARY PLAT PREPARED BY:

Geo-Graphics Inc.
Land Surveying & Civil Engineering

3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018



George W. Schweitzer
OHIO PROFESSIONAL SURVEYOR 6736

11-16-2020
DATE



0 60 120
SCALE 1 INCH = 60 FEET

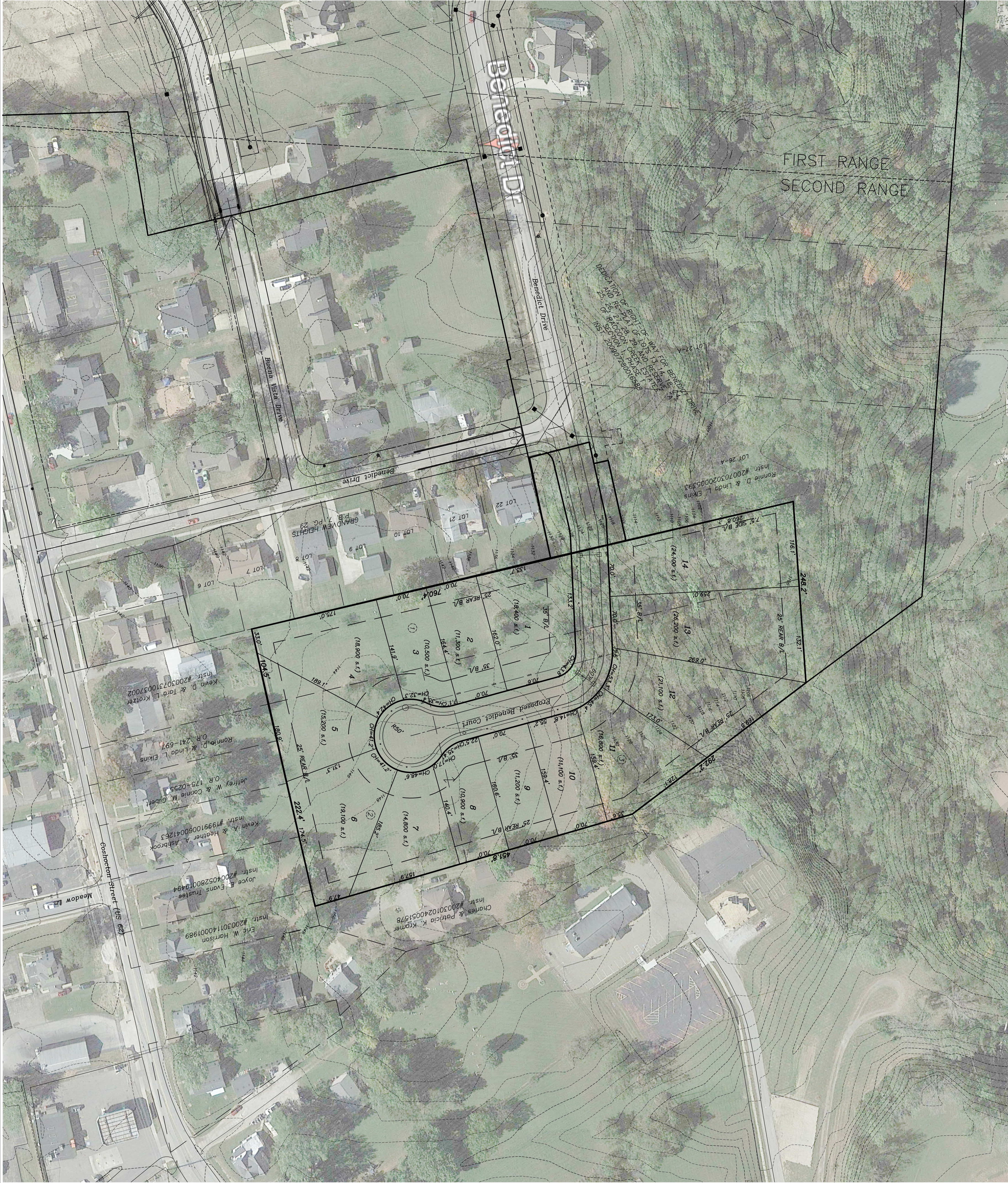
Geo-Graphics, Inc.
Land Surveying & Civil Engineering

3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

PRELIMINARY PLAT
HIDDEN ESTATES ~ ±6.25 ACRES
PROPOSED BENEDICT COURT
VILLAGE OF JOHNSTOWN
LICKING COUNTY, OHIO

Revised: 0-00-00

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=60'	K2	CMS	08-02-18	1 OF 1



- ① Romie D. & Linda L. Elkins
Instr. #200508230025974
- ② Romie D. & Linda L. Elkins
Parcel 1
Instr. #200403300010420
- ③ Romie D. & Linda L. Elkins
Parcel 3
Instr. #200403300010420

NOTES:

This drawing represents a preliminary plat of 6.25 acres located in the Village of Johnstown currently owned by Romie D. & Linda L. Elkins, containing 14 lots and right-of-way for Benedict Court. Information compiled on this plan is based on Licking County GIS and Deeds and NOT from a field survey.

Current Village of Johnstown Zoning: SR-1 & UR-1.

Residential District Zoning Summary:

	SR-1	UR-1
Minimum Lot Size:	50,000 s.f.	50,000 s.f.
Minimum Lot Width at building front:	95 feet	70 feet
Minimum Frontage (chord distances):	60 feet	55 feet
Minimum Front Setback:	35 feet	35 feet
Minimum Side Setback:	35 feet	35 feet
Minimum Side Setback (one side):	10 feet	7.5 feet
Minimum Building Height:	20 feet	16 feet
Current site layout shown -	14 proposed lots meeting existing UR-1 zoning (10,500-24,000 s.f.).	

A reserve for stormwater detention will be required.

Proposed roadway 60' (11.26' or 28' wide pavement with curb & gutter; 80' (11.5' wide sidewalk required across lot frontages; 50' Right of Way shown).

Area within Lot 26-A (proposed R/W and easements) that would be impacted by proposed roadway & utility extension = 4,500 s.f.

All proposed lots are minimum 70' wide at front building setback line.

OWNER:

Romie D. & Linda L. Elkins
614-975-5158
Rekins230@gmail.com

DEVELOPER:

John H. Hargrett
Key Properties, Realtors
740-967-1060
Jhargrett@keypro.com

PRELIMINARY PLAT PREPARED BY:

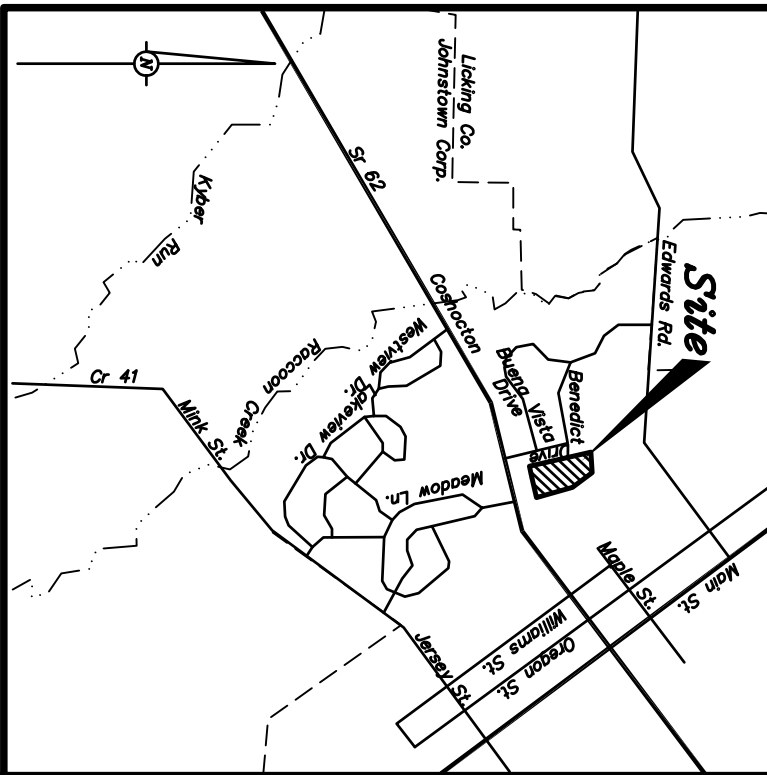
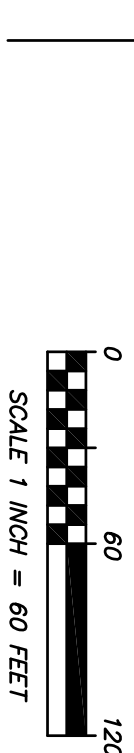
Geo-Graphics Inc.

Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018



George W. Schweitzer
OHIO PROFESSIONAL SURVEYOR 6736

11-16-2020
DATE



LOCATION MAP

No Scale

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

PRELIMINARY PLAT
HIDDEN ESTATES ~ 6.25 ACRES
PROPOSED BENEDICT COURT
VILLAGE OF JOHNSTOWN
LICKING COUNTY, OHIO

SCALE: DRAWN: 11/18/2020 CHECKED: 08/25/18 DATE: 11/18/2020 SHEET: 1 OF 1

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: 2020-393-Z
Parcel #: Multiple Parcels on Benedict
Commission Date: 12/02/2020

Applicant: George Schweitzer
Zoning District: UR-1

Project Narrative:

The applicant has submitted a preliminary plat to develop approximately 6 acres of land into single family homes. The land is located on Benedict Drive and is currently undeveloped. The plan features 14 new lots ranging in size from 10,500 square feet to 26,000 square feet. A curb and gutter road as well as sidewalks will also be installed off Benedict Drive. The developer plans to construct a single family neighborhood that is geared toward homeowners looking for a smaller footprint and those without children.

Approval of the Preliminary Plat - “The Commission shall thereupon examine it and approve it within thirty days if it is satisfied that it complies in all respects with this chapter. The approval of the Planning and Zoning Commission shall be indicated in writing on two copies of the preliminary plat which will be returned to the owner and surveyor. The remaining four copies bearing the notation of approval shall remain on file in the office of the Manager, available to the public. The approval of a preliminary plat shall be effective for a maximum period of twelve months, unless extended in writing by the Planning and Zoning Commission.” (1105)

Zoning District: Chapter 1147 Urban Residential Low Density District (UR-1)

1147.01 PURPOSE.

The purpose of the UR-1 District is to encourage the establishment of medium to low density single-family residential uses not to exceed five dwelling units per gross acre. Centralized water and sewer facilities are required.

1147.02 PERMITTED USES.

In an Urban Residential Low Density District UR-1, the following uses are permitted:

- a. One-family dwelling structures;
- b. Accessory structures and uses in association with permitted structures;
- c. Church or other place of worship provided it occupies a lot of not less than three acres;
- d. Public school offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.

1147.03 CONDITIONAL USES.

The following uses shall be allowed in the UR-1 District subject to approval with Chapter 1131 .

- a. Public parks, playgrounds and playfields operated with or without fee.

- b. Private schools, including child care centers, offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.
- c. General public facilities such as public libraries, municipal buildings and community buildings.
- d. Home occupation in association with a permitted dwelling, and in accordance with Chapter 1173 .

1147.04 ADDITIONAL DISTRICT DEVELOPMENT STANDARDS.

In addition to the provisions of Title Seven of this Part Eleven, the following standards for arrangements and development of land and buildings are required in the UR-1 District: (Ord. 1983-20. Passed 8-16-83.)

a. Lot Requirements.

- 1. Each lot shall consist of not less than 9,500 square feet;
- 2. Each lot shall have a minimum width of seventy feet at the front line of the dwelling or other permitted structure closest to a publicly dedicated right-of-way. Each lot shall have access to and abut on such public right- of-way for a distance of seventy feet, except that, when such right-of- way is other than a straight line the chord distance may be reduced to fifty-five feet;
- 3. Each lot shall have a front setback of not less than thirty-five feet;
- 4. Each lot shall have a rear setback of not less than twenty-five feet;
- 5. For permitted structures there shall be a total side setback of not less than sixteen feet with a minimum of seven and one-half feet on one side. For conditional use structures there shall be a side setback on each side of the structure of twenty-five feet or more.
- 6. Permitted and conditional structures shall not cover the lot by more than thirty percent (30%).

(Ord. 16-11. Passed 8-16-83.)

b. Building Requirements.

- 1. No dwelling shall exceed thirty feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and reviewed and approved by the Planning and Zoning Commission.
- 2. Dwellings shall have a total living area of not less than the minimum set forth below:
 - i. Single-story dwellings - 1,400 square feet;
 - ii. Two-story dwellings - 1,600 square feet;
 - iii. One and one-half story - 1,000 square feet ground level, 400 square feet for each additional level;
 - iv. Bilevel dwelling - 1,600 square feet. (Ord. 1983-20. Passed 8-16-83.)
 - v. Roof pitches shall be a minimum of 7/12 unless a lower pitch is appropriate for the architectural style. Front-facing gables exceeding 10/12 pitch are strongly encouraged for most house styles. (Ord. 4-2013. Passed 4-16-13.)

Recommendation: Staff recommends approval of the Preliminary Plat. The lot sizes follow those recommended for the UR1 zoning district and the parcels are already zoned for the development.

Chapter 1171 Supplementary District Regulations

1171.04 ACCESSORY DWELLING UNITS

Accessory dwelling units shall be conditionally permitted in [SR and RR](#) residential districts, subject to Chapter 1131. Accessory dwelling units will be considered as accessory structures for the purposes of 1171.03 (b). All accessory dwelling units must follow the zoning district development standards as well as the following conditions and requirements:

- (a) An accessory dwelling unit may be located within a principal single-family detached dwelling or a detached accessory building on the same lot as a principal dwelling.
- (b) There shall not be more than one accessory dwelling on a lot in addition to the principal single-family dwelling and other permitted accessory structures.
- (c) ~~The owner of the lot must live in the primary residence.~~
- (d) Accessory dwellings shall be no more than;
 - a. ~~500 square feet in UR districts;~~
 - a. 800 square feet in SR districts, and
 - b. 1,000 square feet in the RR district.
- (e) A detached accessory building must be assigned a separate mailing address.
- (f) A minimum of one off-street parking space shall be provided on the lot for the accessory dwelling unit in addition to the off-street parking spaces required for the principal dwelling unit.
- (g) The accessory dwelling shall contain a living area, one bath and a kitchenette (including a refrigerator, microwave oven and/or stove, and sink) and may contain not more than one bedroom. Each unit must also have a permanent foundation.
- (h) Accessory dwelling units will be [separately metered-have separate water and sewer taps.](#)
- (i) ~~No more than two adults shall occupy the accessory dwelling unit.~~
- (j) No new access points or driveways shall be created or installed for access to the accessory dwelling unit.
- (k) The accessory dwelling shall have a roof pitch and design character that matches that of the primary dwelling and shall be no more than one story.

Comment [BK1]: Is this enforceable?

Comment [AYS2]: Tough call. There has been a lot of litigation around the country related to AirBNB sort of prohibitions. I would suggest a more comprehensive short-term rental ordinance if we want to address this. Happy to look at this in more detail if Council/P&Z wants to continue with a prohibition. But there is risk.

Comment [AYS3]: This also may be challenge. We need to look at this further as there has been litigation on restriction of number of individuals living in a structure.

District Standards Reference Table

District	Minimum Sq Ft	Lot Coverage
RR	3 acres	
SR-1	20,000 sq feet	30%
SR-2	13,500 sq feet	30%

0130654.0623330 4823-4175-2529v1
11/4/2020 4:47 pm

VILLAGE OF JOHNSTOWN, OHIO



November 2020 Zoning Inspector Report

November 1, 2020 through November 30, 2020

60 S Williams met with the homeowner to inspect concrete forms for a new driveway approach and for widening the curb cut. The forms were approved. Followed up and inspected it after the concrete was installed due to the location of the new entrance in relationship to a catch basin.

49 S Oregon approved a shed permit.

Received a call Diyanni Builders they have the lot at Edwards and Buena Vista in contract. The issue is the public sidewalk that per code is required for the length of the lot on Edwards. The total walk required is 600' long and the estimated cost is approximately \$18,000. With the future plans for the Edwards road replacement the walk might require removal in the future. The cost of the walk is included in the new build plan. After discussing this with staff we will not require the sidewalk on the Edwards Rd section. This decision has not been shared with Diyanni yet.

Yard signs picked up around the Village in November approximately 17.

663 W Coshocton Bin Mania and Pallet Stacks Liquidation issued the final Zoning Permit for the two new stores, opening ASAP.

Issued Final Occupancy permits for four new Pulte homes.

424 Fox Dr.

428 Fox Dr.

332 Raccoon Ave

407 Fox Dr.

Inspected sidewalks and driveway approaches for four new Pulte homes, some adjustment to forms were necessary.

426 Fox Dr

331 Raccoon Ave.

327 Raccoon Ave

330 Raccoon Ave.

383 W Coshocton Johnstown Pointe met onsite with the project Architect, Landscaped Designer, and Planting Supervisor to discuss street tree locations and landscaping. The trees are 15' October Glory Maples; there is very little space available on the street side of the detention pond, the decision was made to group some of the trees at the end of the detention pond. Also walked through the building with

the Architect, very impressive, the interior courtyard is absolutely beautiful with its landscaping, planting beds, stone walls, benches, sidewalks and is surrounded with artificial turf.

35 Benedict inspected and approved post holes for a new privacy fence.

340 W Coshocton and Benedict inspected and approved forms for a new concrete driveway approach and curb extension. This is the former Dr Bright's office. The old sidewalks and parking lot have been removed with one section left and repaved as a new driveway. A two car garage has been constructed in the back part of the building.

923 W Coshocton the 2.404 acres is located behind the barn at the archery range. Received a call from a realtor, the property is in contract to a Landscaping company. The plan is to build an 80x80 pole barn style building on the property to park their equipment in, no offices just storage. This property has a very large underground Marathon gas line running diagonally across it. The zoning district is GCC-2. A few days later I received an application for a ten foot tall privacy fence. I denied the application due to its 10 feet in height; over 6' in a GCC-2 district is prohibited, and up to six feet is allowed. I also questioned the property purchaser about their intentions to build anything on the property. Improvements to the driveway will be required; at this time there is no water and sewer on the property. A water line runs in front of the property along W Coshocton, and a new sanitary sewer is being constructed along W Coshocton for the Duncan Plaines Enterprise center. The existing barn has septic and well. A fire hydrant might also be required. There is also a future plan to build the new ACE Hardware building in front of the barn; however we have not officially received any documents related to the project. The main entrance to the store should come in off the existing driveway.

923 W Coshocton St. The fence permit was revised and resubmitted and approved for a 6' foot privacy fence with one set of gates.

197 N Main inspected a replacement sidewalk and approved the forms.

504 Pheasant Ct. permitted another new Pulte home valued at \$301,930.

106 Benedict received an inquiry about installing an in ground pool.

152 Elm two disabled vehicles, with junk piled around them setting in the driveway, the grass in the rear yard has not been cut since July and there is a severely shredded storage tent full of stuff in the rear yard. I have contacted the property owners about the violations; they rent the house to their grandson. In 2019 they were taken to court and fined for similar property maintenance violations. Recently I notified them by certified letter of the new Violations and that this is their 2nd offense. The case has been turned over to Licking County for prosecution.

203 Crestview received a call from the homeowner, he ask if he could clean up the edge of the woods that adjoins his property in the rear. I told him to contact the property owners and ask for their permission. The property is owned by Maronda.

47 N Williams this property is under Court order for property code violations, the owners are making monthly payments on their fines. They had to return to court to give an update on progress with getting the repairs made. I also attended the hearing and had to tell them that their home was sold at Sheriffs sale the week before. I asked the Judge Magistrate to wave the rest of their fines, which she did. They had no idea that they had lost their home. They have 60 days to vacate the property.

Golden Pond the newest and last remaining street that Maronda can build on in Leafy Dell, nine lots have sold, two homes were permitted recently. Received applications for five more new Maronda homes.

510 Golden Pond value \$311,068

528 Golden Pond value \$365,404

527 Golden Pond value \$357,250

523 Golden Pond value \$353,285

512 Golden Pond value \$275,345

106 Benedict issued a Zoning Permit for an in-ground pool and instructed the property owner on how to apply for his Licking County Building Permits.

232 Weeping Willow Run inspected and approved post holes for new fence.

Received a call from an individual that had questions about allowing Medical Marijuana sales in Johnstown he is looking into transferring his Ohio State permits for his Medical Marijuana store to Johnstown or another nearby location. His store is in Newark. I told him a Condition Permit would be required if he choose Johnstown.

Received a Preliminary Plat application for a new 14 home development off of Benedict, the name of the planned development is Hidden Estates. The application will be herd for consideration by the Planning Commission on December 2.

Final Occupancy permits issued for three new Pulte homes.

111 Bigelow Ave

331 Raccoon Ave

326 Raccoon Ave

318 Green Acres approved forms for a new sidewalk and driveway approach.

104 Benedict permitted a new home to be built on this ravine lot, value \$558,000.

230 Crestview received a complaint about an RV trailer parked in the side yard with a truck and a utility trailer also in the yard. This is a rental property mailed a certified letter to the property owners.

Jim Blair