



Planning & Zoning Commission
Tuesday, March 10, 2026 - 6:30 PM
MINUTES

1. Call to Order/Roll Call

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for March 10, 2026 at 6:30 p.m.

Present - Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel
Absent - Todd McConnell

Staff present - Donny Barnard - City Council, Jeff Sheridan, Chris Hermann - City Planner/MKSK, Teresa Monroe - Clerk of Council

Public present - John Reed, Phil Watts, Barb Watts, Nick Cermak, Teri Wise, Justin Fox, Rodney Johnson

2. Public Comment on items not on the agenda

No comments.

3. Approval of Minutes

a. February 10, 2026

ACTION: Kyle Cook moved to approve; Steve Dyer seconded and all were in favor.

AYES: Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel

NOES: None

ABSTAIN: None

Passed 4 - 0

b. February 24, 2026

ACTION: Mark Zolendziewski moved to approve; Brian Hiebel seconded and the vote was as follows:

AYES: Brian Hiebel, Mark Zolendziewski, Kyle Cook

NOES: None

ABSTAIN: Steve Dyer - Absence

Passed 3 - 0

4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural

a. Application; tabled pending building owner approval of exterior changes to brick and a proposed sign/size and location

No applicant present. Chairman Dyer said he would like to keep this tabled, the applicant has paid the money and is waiting on the owner of the building. The board will decide on removing it from the agenda in a month if requested items have not been received.

5. Section 1159 Light Manufacturing amendments - Tabled

Chris Hermann said he provided Trevor Traphagen with notes from the last meeting, and Trevor would be returning to review the draft and edits with the board. Kyle Cook said they would leave this tabled until Trevor had time to review their discussion on the addition of Sportsman Club and Endeavor to the text draft, the possibility of a through road from Sportsman Club to Endeavor, and the limitation of curb cuts on Sportsman Club. Kyle said it was brought to his attention that the county might already have a limitation on curb cuts. Discussion on why the text amendment was returned to the Planning Commission. Chris Hermann said he would provide the notes he took tonight to Trevor for when he attends on March 24th.

6. Chapter 1187, Text of the Design Review Administration & Regulations

a. Text amendment

This text amendment goes hand in hand with the Design Guidelines draft document, which will provide guidance for new construction, alterations and renovations throughout Johnstown, and the design quality expected by the city.

Chairman Steve Dyer opened the floor to any public discussion or comments, there were none.

ACTION: Kyle Cook moved to recommend the text of the design review administration and regulations to City Council; Steve Dyer seconded and the vote was as follows:

AYES: Kyle Cook, Brian Hiebel, Mark Zolendziewski, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0 Recommendation to Council

7. Application # 2-9-26 Conditional Use; 11891 Johnstown Utica Rd. - Granville Milling

a. Application

City Planner Christopher Hermann reviewed the application submitted and highlighted items in his staff report. This is a 7,200 square foot addition right next to the existing Granville Milling building, on the east side. The building will have two drive-through bays for feed and item pickup as well as adding alcohol sales. The reason this is before this board is because drive-through uses require a Conditional Use permit from the Planning & Zoning Commission, part of that is because drive-throughs can create traffic and have impacts on sites that should be reviewed as it relates to the roadway network and adjacent properties. Mr. Hermann said this aligns generally with the Comprehensive Plan and the Future Land Use map. Mr. Hermann provided a review of the site and the neighboring properties. He said in terms of the zoning, if you are building new, there are number of things that you have to do, because this is an expansion, it's impacting some of those requirements that fall under the conditional review. Some examples were provided; 1) there is an impervious surface requirement in the GCC2 district of 65% max, so, only 65% of the site can be covered by building, sidewalk, drives, and parking. Mr. Hermann said no calculation was provided for this, so he can't answer whether that is being met or

not met, if it's not being met, that would require a variance. 2) Another requirement is parking, and the parking code requires one parking space for every 200 square feet gross of enclosed structure, this is 7,200 square feet, based on the calculation, that is around thirty-some additional spaces. Mr. Hermann said that as staff, he is willing to recommend to the board that we waive the square footage that would be dedicated to cars driving through the building. He said he doesn't know what that calculation is, so, he doesn't know what the leftover is, he will need to know the new square footage that is not drive-through. He said then, 3) we need to talk about what the required additional parking spaces are, this plan didn't show exactly where existing and any future parking is. Kyle Cook said that because this is a drive-through, and not a building that someone's going to go and actually sit in and be at, is new parking necessary? Mr. Hermann said he thinks that is a totally legitimate discussion, he thinks it would still require a variance, just by code, but that would be reasoning to justify a variance. He said the last big thing is 4) a landscape plan, if there was additional outdoor storage, dumpster etc. and he would recommend some kind of screening for headlights coming through the drive-through, at night headlights are going to be shining onto SR 62, best practice is, and by the code, some kind of 3 and 1/2 foot tall screening right in front of where that drive exit would be so you're not shining headlights straight into 62 when you're driving through, that would be a recommendation. Additionally, they are going to have to expand their storm water detention area that is in between the street and the building because of the additional impervious service and current requirements. Also, to expand that area, it looks like they're going to be impacting an evergreen tree lawn required by code for the adjacent neighbors, that would need to be addressed, it looks like it may even impact the street trees behind the sidewalk, those are required by code, if those are taken down, they'd have to be replaced in some fashion, so all of this needs to be taken into account. Mr. Hermann said in terms of the conditional use for this use, from a staff point of view, at the highest level, he doesn't have any opposition. People could say that a new use, alcohol drive-through, would increase trips, he thinks that is true, but he doesn't think it increases trips significantly enough to warrant concern with the access setup as it is. He said he also separately wanted to share that ODOT is studying 62 between Johnstown and New Albany and has plans, and several alternatives. Most alternatives are putting some kind of median on 62 in addition to the added two lanes, to make it two lanes in each direction, so that would impact left hand turns in and out.

Mr. Hermann added that Granville Milling will be taking the leach fields out because they are connecting to city sewer.

Applicants for Granville Milling were present, John Reed and Phil Watts. John Reed said that markets change all of the time, their traditional customer base is somebody that is either a farmer or somebody that has land, maybe some horses and some animals, but as the market changes, a lot of those people are exiting, he said they called that their legacy business. As there becomes more houses, more density, those people don't own a horse, they may have dogs, cats, and feed the wild birds and they may drink some beer. Mr. Reed said they are not making this play to add additional traffic, although there may very well be some, they are looking at this more to replace the legacy business they are losing as the marketplace changes. Mr. Reed provided a landscape plan which he reviewed with board members and noted the screening along US 62 to prevent headlight glare, they will plant what the city recommends. He said they are aware that as they expand the retention pond, they could damage the root system of existing trees, if that happens they know the

trees will have to be replaced, particularly the ones along the sidewalk in the front, on 62. He said also, the pine tree screening that protects the neighbor to the east, if those trees are damaged or die, they will replace them. Mr. Reed said they have some additional space in the back, they could identify more parking but, it is a drive-through, people will be in their cars the whole entire time, what is not drive-through is basically warehouse or cooler. Mr. Reed also provided the impervious surface calculations, he passed out a site map with those percentages. He added that they are purchasing an additional strip of land to the east, mainly to meet setback requirements. A third site plan showing the intended traffic flow pattern and dumpster location was provided for review.

Chris Hermann added that a tree removal permit would also be needed if major trees, in good condition, were being removed. The requirement is either replace trees by the same number of caliper inches removed or pay into the city Memorial Tree Fund that is used to plant trees throughout the city. The necessary applications will be sent to the applicant, no further discussion.

ACTION: Kyle Cook moved to approve, with the condition that a variance is received for the parking; Mark Zolendziewski seconded and the vote was as follows:
AYES: Kyle Cook, Brian Hiebel, Mark Zolendziewski, Steve Dyer
NOES: None
ABSTAIN: None

Passed 4 - 0

8. Other Business
No further business.

9. Adjourn

ACTION: Mark Zolendziewski moved to adjourn; Steve Dyer seconded and all were in favor.
AYES: Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel
NOES: None
ABSTAIN: None

Passed 4 - 0

The meeting adjourned at 7:18 pm.