



Planning & Zoning Commission
Tuesday, January 26, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for January 26, 2021 at 6:31 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, Mayor Chip Dutcher - Village Council, Teresa Monroe - Clerk of Council

Public present - Kim Littleton, John Luke

3. Pledge of Allegiance

No pledge due to virtual format.

4. Public Comment

There were no comments from the public.

5. Approval of Minutes

a. January 12, 2021

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

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

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Design Guidelines & Standards

a. [Design Guidelines Document Draft](#)

Kim Littleton, Senior Planner with OHM Advisors was present for discussion on the draft.
Chairman Ryan Green said that right now this is a more generic document and they need

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

to work to make it a little more “Johnstown”. Bailey Klimchak asked the Commissioners to think about revising the wording of "Village" throughout the document and suggested using either city or municipality or just Johnstown as we will not be a village for much longer. She also suggested Commissioners talk about changing the wording "Historic Village Center" district to just Historic Center. Commission was in favor of removing village wording throughout the draft and just using Johnstown but chose to keep village in the district name.

Ben Lee asked if there had been any communication with the Steering Committee; Ms. Klimchak said there has not been; she will email the draft to members and ask for their comments. Mr. Lee said he would like to see more pictures of Johnstown; Mr. Littleton said some have been added but some of the building types in the draft do not currently exist in Johnstown.

Chairman Green asked if there were any comments on the draft by the public; there were none.

Commission reviewed and provided their comments through page eighteen of the draft; discussion on desired look for commercial buildings relative to the design district, parking to the rear and side of the business, green space between the storefront and the road, and building height requirements. Board members worked to streamline areas of the document that are already covered in the zoning code.

Review to continue next meeting.

Chairman Green opened again for any public comments on the draft; there were none.

7. Zoning Ordinance Draft

a. [Review Part Three, Articles 7, 8, 9](#)

Correction to the agenda noted; previous review ended with Part Two, Section Eleven. Board members began review and provided comments beginning with Part Three, Article Twelve and working through Fourteen. Bailey Klimchak said she wants to review the SR districts all together; commission agreed for review at next meeting. Ms. Klimchak to also send the proposed zoning district maps to Commissioners for their review.

8. Other Business

a. Committee Goals 2021

Bailey Klimchak provided a document that outlined Commission goals discussed at last meeting, document showed sub goals of their current work on the zoning code draft. Mr. Lee provided update to Commissioners on the Council action taken to vote down the Accessory Dwelling Unit (ADU) Ordinance sent for consideration. Commission agrees that

the currently ranked #3 goal of completing ADU zoning is a lower priority now but will be left on the list for future discussion.

Other Business

1. Ms. Klimchak said the village should be hearing from ACE Hardware very soon for an application.

2. Mr. Blair said he has an upcoming application for a lot split on North Main and a variance for two properties to share an access from North Main.

9. Adjourn

ACTION: Ryan Green moved to Adjourn; Ron Danne 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 8:28 p.m.