



Planning & Zoning Commission
Tuesday, April 27, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Vice-Chair Ron Danne called to order the Planning and Zoning Commission meeting for April 27, 2021 at 6:37 p.m.

2. Roll Call

Present - Vice-Chairman Ron Danne, Jesse Coppel, Jon Merriman, Ben Lee

Absent - Chairman Ryan Green

Staff present - Bailey Klimchak - Village Planner, Jim Lenner - Village Manager, Mayor Chip Dutcher, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - George Swietzer, John Luke, Kim Littleton

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes: April 8, 2021 Regular meeting and April 22, 2021 Special meeting

ACTION: Ben Lee moved to Approve both en bloc; Ron Danne seconded and the vote was as follows:

AYES: Ron Danne, Jesse Coppel, Jon Merriman, Ben Lee

NOES: None

ABSTAIN: None

Passed 4 - 0

6. Application 2021-193-Z

a. Lot Split - Vacant Parcel

George Swietzer with Geo-Graphics was present representing Johnstown Kyber Run LLC, the owner of a parcel located in front of the Kroger store and next to Huntington National Bank. Bailey Klimchak said the parcel has for a long time been located in the flood plain and because of that, there is a lot to do to make it ready for development. The existing parcel is 1.03 acres and is vacant other than a lift station in the lower corner near US 62. The applicant would like to do a lot split and split off the bottom corner and the property that holds the lift station, which would take the larger lot out of the flood plain making it easier for development. Ms. Klimchack said the larger parcel would be just under an acre

and the smaller parcel being split off would be just .064 acres; the village has an easement to access the lift station so if the lot split were approved, nothing could be developed on the smaller parcel, the village already controls it, it is very small and in the flood plain. Staff recommends approval of the lot split to bring this property up into something that can be developed.

Mr. Swietzer said if approved, the village might be interested in acquiring title to the lift station as the parcel cannot be developed or accessed because it is fenced in and locked up, the direct access is off of US 62 and access to the larger parcel would be through the common entrance and through the rear. He added that he does not represent the developer of the lot, he represents the owner who is trying to make it right for someone to use it, and he does not know who the end user will be.

Discussion on process for flood plain designation removal as well as fence positioning around the lift station. Ben Lee said he does not know why the village would not be interested in taking over any piece of property that currently has a village asset on it. Mr. Lee asked if this parcel was owned by the same company that owns the balance of the Kyber Run Plaza; Mr. Swietzer said he is not certain. Mr. Lee said he hoped the ingress/egress would not be on US 62; Mr. Swietzer said that was a definite, the only access is through the rear of the property, noted that he says that without being involved with the development, that is his understanding as it is currently set up.

Public Hearing; there were no comments either for or against the application.

ACTION: Ron Danne moved to Approve; Jon Merriman seconded and the vote was as follows:

AYES: Ron Danne, Jesse Coppel, Benjamin Lee
**Lost signal to Mr. Merriman during roll call vote.

NOES: None

ABSTAIN: None

Passed 3 - 0

7. Legislation Draft Review & Recommendation to Council

a. **ORDINANCE 18-2021** AN ORDINANCE AMENDING CHAPTERS 1155 AND 1157 OF THE VILLAGE OF JOHNSTOWN CODIFIED ORDINANCES

Bailey Klimchak said this is an Ordinance that moves vehicle fueling stations into Conditional Uses for Chapter 1155 (GCC-1) and Chapter 1157 (GCC-2); this was

discussed at last meeting when the Board amended a parcel from SR-1 to GCC-1. Ben Lee said he proposed this because knowing the default for a lot of their decisions have to do with buffering and incompatible uses between properties especially between commercial and residential; in his opinion there is an argument for the health and safety and environmental considerations for where a gas station could or should be located.

Mr. Danne opened the floor to any public comments; there were none.

ACTION: Ben Lee moved to forward the Ordinance to Council and recommend approval; Ron Danne seconded and the vote was as follows:
AYES: Jesse Coppel, Jon Merriman, Ben Lee, Ron Danne
NOES: None
ABSTAIN: None

Passed 4 - 0

8. Work session - Design Standards
Technical difficulty prevented any discussion on the draft.

9. Other Business
None

10. Adjourn
ACTION: Ron Danne moved to Adjourn; Jesse Coppel seconded and all were in favor.
AYES: Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES: None
ABSTAIN: None

4 - 0

The meeting adjourned at 7:09 pm