



Planning & Zoning Commission  
Tuesday, May 11, 2021 - 6:30 PM  
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for May 11, 2021 at 6:35 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, Teresa Monroe - Clerk of Council

Public present - Kim Littleton, Carolyn Fallon, David (Cheryl) Cool, Deb Young, Mary Queen Cool, John Luke

3. Public Comments

1. David Cool - Association of the Villas of Leafy Dell Condominium Group

- Regarding the effort to begin work on the vacant lot; said the lot was previously approved for condominiums, now there is a push for eighty apartment units and it has not been approved yet but there is a plan. His question is what changed and if they don't like it what can they do about it.

Chairman Ryan Green said at this point everything has pretty much been approved other than the Certificate of Appropriateness (COA).

Village Planner Bailey Klimchak said she would like to correct that statement; the plans for the apartments have not been approved, they need to get a Zoning Certificate and they need to go through Engineering review. The change from condos to apartments is not a change on the village side, the plan for condos was never approved through the village, the existing Leafy Dell Condos were approved but an extension of that was never approved; it was zoned AR which is Multi-family and that includes condos and apartments so apartments are an approved use and they do not need to get zoning approval. Ms. Klimchak added that they need to meet all designations in AR which includes a density designation and they need to get their engineering and storm water work approved but they do not need to get zoning approval as this is an approved use so there is really nothing to be done about that. Noted that the public can join the public meeting for the Certificate of Appropriateness (COA) which is on design and elevation of the buildings.

Mr. Cool said they intend to do what they can do to reduce the density and make it more appropriate for their neighborhood.

## 2. Carolyn Fallon - 106 Maple Leaf Drive

- Said she knows the zoning is approved and they have to keep it under twelve units, asked if the plat map has been approved. Ms. Klimchak said that has not been approved yet.
- Asked if when that is approved, would zoning take into consideration the private roads that belong to the Villas of Leafy Dell and the plat showing access to private roads? Ms. Klimchak said the village will not get involved in private roads, the Leafy Dell Condos have the full right to block those roads off, she has not seen a new plat plan from the developer of the apartments but knows that the Leafy Dell Condo Association has spoken to them so they may change that plat plan to not have them be connected; she will ask them when they send the new plat plan but the village won't require them to not connect to the stub streets.
- Asked if they had the right to block those streets and actually all of the property off with fencing if they so choose. Ms. Klimchak said that they do.

Jesse Coppel asked if they will need a new plat approval or if they can just build twelve units. Ms. Klimchak said they have not received any plat approval as of yet, however, their preliminary plan shows eighty units which is within the density allowed; the density of an AR zoning district is twelve units per acre.

Jess Coppel asked if we had seen the preliminary plat or is that yet to come. Ms. Klimchak said the preliminary plat does not need to be approved; they just sent the preliminary plan to the village just to get input. Mr. Blair added that with the building height requirements they will not be building any more than a two story building. Ms. Klimchak restated that the plan will not come to zoning, it is an approved use.

## 3. Carolyn Fallon - 106 Maple Leaf Drive

- Since the plat plan does not need to come to zoning, asked if it would go to the building department for permitting. Ms. Klimchak said they need to get a zoning certificate which can be approved internally and does not need to come to Planning and Zoning. Mr. Green confirmed that the COA would come to zoning; Ms. Klimchak said yes but a COA is only for the design of the buildings (materials, elevation, colors, stone work etc.). Mr. Blair added that the COA would need to be approved before the zoning certificate is approve.

Mr. Danne asked if they had scheduled the COA meeting yet. Ms. Klimchak said they have not, they are still working on engineering and storm water plans.

There were no further comments from the public and Chairman Green closed Public Comments.

## 4. Work Session: Design Regulations

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*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*

a. [Draft Document - Begin page page 64](#)

Commissioners continued review of the Design Regulations draft beginning on page 64 Undesirable Materials and worked to make edits through page 76. Discussions on stucco and other material types, window placement and requirements, building façade, murals, garage location and design, utility and services placement, landscaping, site detention for storm water.

Next work session to begin on page 77.

5. Zoning Inspector

a. April 2021 Zoning Inspector Summary Report

Zoning Inspector Report was included with the packet. Discussion on availability of liquor licenses in the village and improvements to downtown buildings.

6. Other Business

No further business.

7. Adjourn

**ACTION:** Ryan Green moved to Adjourn; Jesse Coppel 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 8:38 p.m.