Planning & Zoning Commission
Tuesday, June 8, 2021 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Ryan Green called to order the Planning and Zoning Commission meeting for June 8, 20 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, Marvin Block - Villag Council, Mayor Chip Dutcher - Village Council, Yazan Ashrawi - Village Law Director, Teresa Mon Clerk of Council

   Public present - Tom Zigo, Eric and Wendi Zigo, John, Kevin Adams, Patrick Boggs, Ron McCarty, Mary Queen Cool, David Cool, Chyrel Cool, James Estep, Bonnie Estep

3. Pledge of Allegiance

4. Approval of Minutes

   a. May 25, 2021

   ACTION: Ryan Green moved to Approve; Ben Lee seconded and all were in favor.
   AYES: Ryan Green, Ron Danne, Jesse Coppel, Ben Lee, Jon Merriman
   NOES: None
   ABSTAIN: None

   Passed 5 - 0

5. Public Comment

   No comments

6. Application Z-21-67

a. Certificate of Appropriateness 670 Coshocton Street

The application is for an addition onto an existing building; Wendi and Eric Zigo own Flying Iron Ax Throwing and would like to plan a fourteen hundred foot addition on to the back of the building enlarging their area for seating and entertainment. Commissioners reviewed the application, Eric Z provided color samples; some discussion on insulation for sound and parking and maintaining acce for emergency vehicles to the back of the building.

Public Hearing: No comments

ACTION:	Ben Lee moved to Approve Application Z-21-67 with no conditions; Ryan Gree seconded and the vote was as follows:
AYES:	Chairman Green, Ron Danne, Jesse Coppel, Jon Merriman Ben Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0

7. Application 2021-216-Z

a. Nonconforming Use Permit 120/140 Track Street

Village Law Director Yaz Ashrawi said this is a quasi-judicial administrative and evidentiary hearing and pro a brief overview of process.

Due to a brief power outage the Commission took a five minute recess to allow recording and streaming equipment to reconnect.

Village Planner Bailey Klimchak provided background and overview of the application; the non-conforming u permit is for two parcels totaling 2.1 acres, the use of the property is non-conforming because it is not listed under permitted uses in Light Manufacturing, the applicant has not gotten a non-conforming use application approved yet through Planning and Zoning so a fence has been built around the property so the use is shiel and buffered from surrounding properties, a business is operating on the parcels it is just not an approved business yet.

Law Director Ashrawi provided a summary of the pending zoning enforcement action noted in the staff repor legal action going on behind the scenes.

Those planning to give testimony were sworn in by Chairman Green.

Patrick Boggs, representing applicant Johnstown Leasing LLC / Ron McCarty reviewed the applicants busin use described as primarily (ninety percent) rental and storage of dumpsters with some (five to ten percent) storage and repair of trucks and equipment. Said the applicant made a lot of improvements to the property v he first moved in, also installed an eight foot fence in the primary work area. Mr. Boggs addressed their pos on matters for review in Chapter 1181.11 as follows:

a) The application conforms to Light Manufacturing's conditional use under codified Ordinance 1159.04 (i) w allows for commercial storage units. Said 1157.02 (c),(d) permits uses in GCC-2 for equipment and auto ser repairs.
b) Duration will be perpetual, as long as Johnstown Leasing LLC is in business
c) Have taken steps to conform, put up fencing to hide storage; the non-conforming use complies with the conditional use in 1159.04 (i). Two surrounding properties are being used in a similar manner
d) They believe they have an operational and profitable business in the district, they have employees and pa taxes and provide a beneficial service to the community
e) From their position this is not applicable, operation is quiet and confined to the fenced in area of the prop

Commissioner comments:

Chairman Green said this has been in business for a while, so why apply now, why not at the beginning? No problems with the address, does not see filed with the County Auditor, Mr. Blair said he assigned addresses everything on Track Street, he is working with county so they are reflected. Asked what cars were worked o the property, owner said his, but is mostly dumpsters; confirmation there was no plan for a mechanic shop. Confirmed height of the fence was eight foot (mistakenly shown as twelve foot on some of the application) a asked how did we arrive at that type fencing; Mr. Blair said it is an allowed fencing. Asked what type of wast they work with, owner said construction materials; Mr. Green asked about hazardous materials, lead or asbe owner said EPA does not make them check. Asked if the dumpsters would be stored full, Mr. McCarty said y fifteen or twenty of them could sit for two to three weeks, sometimes quicker. Regarding question asked on v

8. Design Review Districts and Standards Document - Commissioner review
    a. Document Draft
       Commissioners to review final draft and provide comments to Ms. Klimchak. There were no comme
       from the public. Special meeting scheduled for June 10th at 6:30 pm.
    b. Res 2021-21
9. Zoning Inspector
    a. Zoning Summary May 2021
       Review of Mr. Blair's summary; questions on items within.
10. Other Business
       No further business
11. Adjourn

ACTION:	Ryan Green moved to Adjourn; Benjamin Lee 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 9:36 pm