



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, December 14, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hayward, Salo, and Weber.

Agenda was approved 6/0

No general public comment.

The Public Hearing for **ZON22-0010 South Ridge PUD Design Guidelines** was opened. Justin Currie, Planner II, presented an overview and the staff analysis for this proposed set of guidelines that would apply to the South Ridge PUD and Subdivision. Currie noted several recommended revisions that were addressed in the Staff Memo, as conditions of approval, to be updated prior to proceeding to Council – fencing, masonry, and removing references to multi-family. One element of note was related to the percent of masonry façade, where the design guidelines would have permitted less than by code standards.

Russell Lee, Ripley Design, was available to represent the Applicant and had one additional slide to present that illustrated the difference between a 20% vs 30% masonry façade on a conceptual home elevations. Kim Meyer, Planning & Development Director indicated that given the Applicant presentation, it is likely there is more a disconnect in how the measurements are being taken, and the presented “20%” by the Applicant appeared to meet or be very close to the expectation of the Town. Commission asked Staff to clarify that the Town doesn’t have specific requirements for porches or patios. The Applicant indicated that level of detail is more typically and HOA covenant, not a code requirement.

Public Comment:

- Jim Hatfield – 345 Hickory Ln. In Section 2.10.1 of the guidelines, the graphic shows trees planted next to the curb – please consider how wide the planting strip is and limit the type of trees. Who is responsible for sidewalk maintenance and repair? 3.1.2 Storm discusses tree clusters 20’ apart. 3.6.4 Plant selection C & G clarification. 3.6.5 Street trees prohibited.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Grentz / 2nd C. Flores

Vote: 6/0

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The Public Hearing for **SUB22-0002 East Ledge Rock Center Filing No. 3 Preliminary/Final Development Plan and Subdivision Plat**, was opened. Kim Meyer, Planning & Development Director, presented an overview and staff's analysis for this proposed single family subdivision development as presented in the Staff Memo. Jim Shipton, Point Consulting LLC, represented the Applicant but had no presentation. Commissioners had minor clarification questions, expressed no major concerns.

Public comment:

- Jim Hatfield, 345 Hickory Ln. – What is happening to the irrigation line? C Weber noted prior representation of that being piped and buried.

A commissioner asked about consideration for creating larger open spaces between developments. A question was asked about the oil & gas facility noted on-site, which has been plugged and abandoned, and flowlines are now removed. Shipton noted that Phase I & II environmental reports were submitted to the Town and verified that flowlines have been removed.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Grentz
Vote: 6/0

Agenda item was opened to discuss the Commission Bylaws and bring them to Commission's attention. Please review and forward any redlines to Town Staff. Staff is reviewing the bylaws and current municipal code with the Town Attorney to consider addition of alternate commissioners to help maintain quorum and fill future vacancies.

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:34 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair



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