



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, May 24, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Hatfield, Hayward, Salo and Chairman Grentz.

Grentz proposed amendment to switch the order of items 3 & 4 on the agenda.
Approved 6/0.

Minutes of the regular meetings held on March 22 and April 12, 2023, were approved unanimously.

No general public comment.

The Public Hearing for **Encore Filing 1 Preliminary/Final Subdivision** was opened. Kim Meyer, Director of Planning & Development, presented a presentation and overview of the proposed 189-acre subdivision for large lot and basic infrastructure development in the Encore PUD. Commissioners inquired about the definition of a lot, outlot and tract.

Russ Lee, Ripley Design, represented the Applicant and provided a brief follow up presentation. Russ noted that there was also another ODP Amendment that revised the ODP to the current layout and showed a rendering to better explain the subdivision. He also noted that High Plains Blvd will be a signalized intersection from Day One. Commissioner Hatfield noted that there was current well activity on the site, Lee indicated that is being currently plugged and abandoned. C. Flores asked how many wells were located on the sites that will remain. Roy Bade, with Caliber, also attended and provided answers to various questions.

Public comment received:

1. Steve Hariri, 1431 N CR 3 – resident on the west side. Had some concerns with how the westbound local road will provide access from CR 3. Feels like the engineering detail needs some additional attention and review. Been in contact with the applicant throughout this project.
2. Mike Hemberger, 2490 N CR 3, - He has concerns with southbound haul traffic. Is the turning radius considered for large vehicles. When will CR 3 be rerouted?

Applicant addressed the question on timing. Existing access on CR 3 until all roads are built and accepted, likely 12-15 months. Bade noted that the westbound local will be a long-term public street, fully built, as well as the intersection onto the existing LCR 3. Commissioners asked about when development would happen, respective to the roadway construction. Bade assured the commission that the roads will be constructed prior to development occurring.

Public hearing was closed. Commission had no further questions or discussion.

The Community That Cares

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A motion was made to Recommend Approval of Encore Filing 1 Subdivision to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Hatfield.

Vote: 6/0

Commissioner interviewed candidates who applied for the Planning & Zoning Commission, including Johnstown residents Steve Urban and Cody Jeanneret. Andrew Paranto withdrew his application upon his appointment to the Town Council on Monday, May 22, 2023. Commissioners asked a list of pre-set questions to both candidates. Commissioner Jessica Salo announced her resignation from the Commission effective immediately due to a recent promotion to department head at UNC and encouraged the Commission to keep that in mind.

C. Hatfield moved to recommend both candidates to the Council for appointment / 2nd: C. Flores.

Vote: 6/0

Kim Meyer provided a brief department update and highlighted the recent web publication of the land use and development code, a list of anticipated amendments to discuss in June and review in July, and new planning staff. Next meeting expected June 28th. Council should be able to appoint new commissioners at June 19th meeting with first meeting in July.

Commissioners had no reports. Meeting was adjourned.

Respectfully Submitted
Kim Meyer, Director



Accepted by Chair:
