Johnstown Planning Board

Council Chambers, City Hall

Tuesday, August 2, 2022 @ 4:00 p.m.

MINUTES

The proceedings of this meeting were recorded for the benefit of the City Clerk; because the minute are not a verbatim record of the proceedings, the written minutes are not a word-for-word transcript.

CALL MEETING TO ORDER – Peter Smith, Chairman

ATTENDANCE – Carrie M. Allen, City Clerk

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| --- | --- |
| [x] Peter Smith, Chairman | [x] Christopher Vose, City Engineer |
| [x] Betsy Camarra | [x] Michael Poulin, City Attorney |
| [x] Jason Mylott | [x] Code Enforcement  |
| [x] Terri G. Easterly | [x] Carrie Allen, City Clerk |
| [x]  Chandra Cotter | [x] Scott Jeffers, Liaison |

ABESENT – N/A

APPROVE MINUTES

July 5, 2022

Motion – Betsy Camarra

Seconded – Terri Easterly

Ayes: 7

Noes: 0

Absent: 0

ITEM #1; FOOTHILLS WORSHIP CENTER; JANSEN AVENUE

* STIE PLAN REVIEW

Bradley Chesebro, Pastor of the Foothills Worship Center was present to speak on the project. They would like to convert existing building, previously used as a school, to use as church building. Will use for church services, food pantry, after school activities. No changes to outside of building, will not be using the fields.

Codes office will schedule inspection. In the meantime, the Pastor requested a temporary certificate of occupancy permit in order to conduct services. Codes will grant request.

* PLANNING BOARD REVIEW

County referral is not required.

* DECLARE LEAD AGENCY

Motion – Chris Vose

Seconded – Betsy Camarra

Ayes: 7

Noes: 0

Abstain: 0

Absent: 0

Clerk will notify any involved agencies.

* PUBLIC HEARING

A Public Hearing needs to be scheduled; Clerk will advertise hearing for Tuesday, September 6, 2022 @ 4:00 p.m.

ITEM #2: SOLAR POWER NETWORK, DAISY LANE

* DISCUSSION

As the City currently doesn’t have zoning regarding solar farms, the Planning Board cannot make a determination as to whether or not to allow. The application should be denied by the Codes Office.

Richard Lynaugh, from the Town of Johnstown Planning Board, and resident of the City, spoke on what the Town faced regarding solar farms. No, or very little, money comes to the municipality.

Jim Mraz, Fulton County was present and discussed that the City may wish to adopt a Moratorium on solar farms until Zoning has been updated. In brief Mr. Mraz explained that the City currently has no language in our Zoning Laws pertaining to Solar Farms. A use that is not listed in a use table is not allowed. Section 22-504, paragraph C “any use not specifically listed in Schedule A of the allowed use in a Zoning District shall be prohibited”. Common Council would need to amend Zoning Ordinance to allow that use (solar farms) to the use table and identify what zoning districts they want to allow that use in. A Comprehensive set of regulations would need to be put in place to even be able to grant special use permits. Another issue should also be considered. Has National Grid looked at the project and stated that there system can handle “this amount” of solar electricity can handle and be generated in to their system?

This particular project could appeal to the ZBA but would have to convince them that the only use for this property would be for a solar farm and nothing else.

* POSITIVE DECLARATION

Project is not in harmony with neighborhood.

* PUBLIC HEARING

A public hearing was not held. Peter Smith explained to public present as there is no permitted use for the solar farm the Planning Board cannot make a determination as they don’t have jurisdiction to do so. Therefore, for now, the solar farm cannot move forward.

DISCUSSION

* Chandra Cotter would like to begin discussions again on preparing comments to present to Common Council regarding the Comprehensive Plan.

MOTION TO ADJOURN @ 4:39 p.m.

Motion – Terri Easterly

Seconded – Betsy Camarra

Ayes: 7

Noes: 0

Absent: 0

Respectfully submitted

Carrie M. Allen

City Clerk