

CITY OF JOHNSTOWN PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 3, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL:

The meeting was called to order at 5:03 p.m.

The Pledge of Allegiance was recited.

The following members of Planning Commission were present for roll call:

Chairman Carthew and Commissioners White, Buday, Grandinetti and Shirt.

In addition, Codes Enforcement Manager Dave Williams, Economic Development Director John Rutledge, and City Manager Art Martynuska were present

PUBLIC COMMENT (AGENDA ITEMS)

John DeBartola, 1197 Bedford St., commented on the DCED report and the Johnstown Comprehensive Plan. Mr. DeBartola shared statistics regarding employment and population rates in Johnstown. He noted surveyed respondents confirmed job training for skilled work is the most important educational opportunity. He also reviewed statistics of disabled residents. He asked the Commission to review the DCED report and consider how the Commission can help employment and the City to grow.

Chair Carthew asked Mr. DeBartola to confirm where he gathered his information. Mr. DeBartola stated the information came from the City of Johnstown Comprehensive Plan Economic Development Focus Area on the City's website.

APPROVAL OF MINUTES:

Mr. White motioned to approve the Minutes of the August 6, 2025 Planning Commission meeting. The motion was seconded by Mr. Shirt. A roll call vote was taken:

Planning Commission:

Ian Shirt- YES

Michael Grandinetti- YES

Donald Buday – ABSTAIN

James White – YES

James Carthew – Chairman – YES

The motion passed. Donald Buday abstained from voting on the motion.

ACTION ITEMS: No Formal Action Items

OLD BUSINESS: No Old Business

NEW BUSINESS:

LAND MERGER – ASSAD PROPERTIES LLC

Chairman Carthew presented the Commission with information regarding a proposed land merger for two properties owned by Assad Properties, LLC. The proposed subdivision would merge two adjacent lots, resulting in one lot measuring half an acre. He noted the proposed merger had not been approved by the Cambria County Planning Commission as of the printing of the Agenda. City staff reviewed the proposal and found no issues. He noted the Commission did receive a letter from the Cambria County Planning Commission shortly before the meeting, which stated it had reviewed the proposal and found no issues.

Mr. Grandinetti requested confirmation on the intent of the land merger. Mr. Williams confirmed it was to allow Johnstown Veterinary to do a curb cut on Wood Street and create additional parking for their business.

The Commission reviewed GIS maps of the area in question.

Mr. Grandinetti had no objections to the merger.

Chairman Carthew requested another layer to the site plan to show the curb cut as well as any site enhancement. He added the ordinances may need to be reviewed for any type of buffer between the street and parking. Mr. Grandinetti added the parking lot surface would need to be reviewed. Chairman Carthew also noted stormwater management would also need to be reviewed.

Chairman Carthew stated the Commission recommended the City staff continue working with the property owners to develop their site plan for a future submission to planning.

REPORTS:

DCED REPORT- JOHN RUTLEDGE, ECONOMIC DEVELOPMENT DIRECTOR

Mr. Rutledge reported work was continuing with Hildebrand GIS on the codes for the platform for the zoning map. He added staff was working on creating the layers and Excel databases to work with the map.

Mr. Grandinetti inquired as to when the updated interactive zoning map would be available. Mr. William confirmed the goal is the end of the year.

Chairman Carthew asked if the existing map would be uploaded to the GIS so that there would be opportunities to revise the map. Mr. Williams replied revisions would be available later as rezoning designations need approval from the Zoning Board.

Mr. Rutledge stated, when the comprehensive plan is complete, map changes will be able to be made through revision instead of creating something new.

Mr. Grandinetti noted the map is essentially a merger of databases using an old map with current information. He added some items to be included on the map would be the district whether the property is located, the parcel lines, and the ownership when the property sold as there will information merged from Cambria County's GIS.

Mr. White asked if the comprehensive plan and new zoning map would be one document or if they would have one before the other as separate documents. Mr. Rutledge reiterated the comprehensive plan is slated to be complete by the end of the year.

Chairman Carthew stated the two documents go hand in hand. His priority item in the comprehensive plan is to update the zoning using the GIS format. He added the comprehensive plan will provide recommendations on updates and is a tool for discussion.

Mr. Rutledge will keep the Commission informed of additional meetings with the consultant. He added there will be additional meetings with input from businesses and stakeholders prior to the next steering committee meeting in the first or second week of October. He added the meetings are being scheduled to have as many people involved as part of the process.

PUBLIC COMMENT - NON-AGENDA ITEMS:

Mr. DeBartola stated, while taping the meeting for Facebook Live, he received a question from Ryan Altman. Mr. Altman asked if the Planning Commission had information about what was happening regarding the plant on Central Avenue. Mr. Altman had heard it was a Swedish outfit putting in a pre-case plant needing a ton of water. Mr. Altman heard water rights had been redirected for the plant, and the company had met with elected officials three years ago.

Chairman Carthew asked if anyone on the Commission or City staff had any information.

Mr. Williams noted there was a demolition permit for the building next to GapVax, but there was not a current building permit. He also confirmed there was not a space on the demolition application for intended future site use.

Mr. Buday noted there had been numerous people looking at the site over the years.

Chairman Carthew stated the Commission did not have an update for Mr. DeBartola or Mr. Altman, but the Commission would put it on their radar.

RECESS/ADJOURNMENT: The meeting was adjourned at 5:31 P.M.