

CITY OF JOHNSTOWN PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, October 1, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL:

The meeting was called to order at 5:05 p.m.

The Pledge of Allegiance was recited.

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

Chairman Carthew and Commissioners Buday, Grandinetti, and Shirt.

In addition, Codes Enforcement Manager Dave Williams, Economic Development Director John Rutledge, City Manager Art Martynuska, and Assistant City Manager Mike Capriotti were in attendance.

PUBLIC COMMENT (AGENDA ITEMS) - None

APPROVAL OF MINUTES:

Mr. Shirt motioned to approve the Minutes of the September 3, 2025 Planning Commission meeting. The motion was seconded by Mr. Grandinetti. A roll call vote was taken:

Planning Commission:

Ian Shirt- YES

Michael Grandinetti- YES

Donald Buday – YES

James Carthew – Chairman – YES

The motion passed.

ACTION ITEMS:

LAND MERGER- ASSAD PROPERTIES LLC

Chairman Carthew presented the lot merger from Assad Properties, LLC. He noted the merger was discussed at the September 2025 meeting, and the Commission had received the approval letter from Cambria County Planning Commission for the merger. The proposed subdivision would merge two adjacent lots of the same ownership resulting in a 1.583 total acre lot. He mentioned there may need to be some development with regards to parking in relation to city ordinances if the property remains R2.

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Jerry Thomas, Surveyor, stated the lot would become a commercial property upon merger. He added the veterinarian business is grandfathered as a commercial property and is the larger of the two lots.

The Commission discussed the zoning for the area and what zoning would apply to the newly merged property. Chairman Carthew noted commercial property is required to have design standards with regard to parking lots.

Mr. Buday motioned to approve the land merger. The motion was seconded by Mr. Shirt. A roll call vote was taken:

Planning Commission:

Ian Shirt- YES

Michael Grandinetti- YES

Donald Buday – YES

James Carthew – Chairman – YES

The motion passed.

OLD BUSINESS - No old business

NEW BUSINESS:

GIS MAPPING

Chairman Carthew inquired if there would be an opportunity with the GIS mapping to do inventory on buildings downtown to determine what is vacant and salvageable commercial properties. He added it could also be conducted by neighborhood. He wanted to see a map or list of vacant structures that could be stabilized.

Mr. Martynuska noted part of the suggested process had been started with Vision.

Mr. Rutledge stated the idea could possibly be added to the mapping, but a new layer would need to be built on top. He added, once the test template was complete, Mr. Williams would work with Hildebrand to add internal layers.

Chairman Carthew explained it would be useful to have the data to potentially implement opportunities for money to be allocated to stabilize structures before they continue to decay.

REPORTS:

DCED REPORT- JOHN RUTLEDGE, ECONOMIC DEVELOPMENT DIRECTOR

John Rutledge, Economic Development Director, noted the GIS mapping was in the test phase. Regarding the comprehensive plan, the goal is to present to the Planning Commission in

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November 2025. He was finishing up with the neighborhood initiative groups. The report will be reviewed by the City and steering committee before presenting it to the Planning Commission. He noted his office has done extensive outreach to every group and neighborhood. He hoped to have everything finished by the end of the year.

Mr. Grandinetti returned to the land merger and suggested zoning staff specifically review zoning ordinances related to parking when the site plan is submitted.

PUBLIC COMMENT - NON-AGENDA ITEMS: - None

RECESS/ADJOURNMENT: The meeting was adjourned at 5:24 P.M.