

JOHNSON CITY REGIONAL PLANNING COMMISSION
Special Called Meeting Minutes
August 30, 2018

Members Present: Dr. Tim Zajonc, Chairman
Mr. Bob Cooper, Vice-Chairman
Dr. Stacey Wild, Secretary
Col. Paul Williamson
Mr. Jacobus Louw
Mr. Joe Wise
Mr. Jamie Povlich

Members Absent: Gen. Gary Harrell
Mr. Mike Williams
Dr. Mike Marchioni

Guest: Ben Miskelly, Kimley-Horn Consultants Representative

Staff Present: Asongayi Venard, Development Coordinator, City of Johnson City
Matthew Manley, Senior Planner, City of Johnson City
Will Righter, Planner, City of Johnson City
Pete Peterson, City Manager, City of Johnson City
Charles Stahl, Assistant City Manager, City of Johnson City
Allan Cantrell, City Engineer, City of Johnson City
Nicole Lawrence, Acting Recording Secretary, City of Johnson City

Chairman Zajonc called the meeting to order at 6:00 p.m. Vice-Chairman Cooper gave the invocation and led the Pledge of Allegiance.

Approval of the Johnson City Regional Planning Commission agenda was put forth; Commissioner Wild made the motion to approve with a second from Commissioner Povlich. Agenda was approved as presented.

The minutes of the Johnson City Regional Planning Commission held on July 10, 2018 were approved unanimously by a 7-0 vote with Commissioner Povlich making the motion and Commissioner Wild providing a second.

New Business

The first item on the agenda was the Johnson City Regional Planning Commission annual election of officers.

The following were nominated and elected to the following offices:

Chairman – Dr. Tim Zajonc

Vice-Chairman – Mr. Bob Cooper

Secretary – Col. Paul Williamson

Asst. Secretary – Dr. Stacey Wild

It was brought to the attention of the Planning Commissioners that Commissioner Mike Williams has resigned effective immediately from the Johnson City Regional Planning Commission due to the fact he now resides outside the corporate city limits of Johnson City, TN. Staff will advertise for a new member immediately. Mr. Williams was fulfilling the term of Mr. Jeff Benedict who resigned in November of 2017. This new member will fulfill Mr. Benedict's original term which expires in June of 2020. Mr. Williams was the Planning Commission representative on the Historic Zoning Commission, and his resignation left a vacancy on the Historic Zoning Commission in need of fulfillment. Col. Paul Williamson volunteered to be the Planning Commission Representative on the Historic Zoning Commission. His first meeting will be in September 2018.

A motion to approve placing Col. Paul Williamson to the Historic Zoning Commission as the Planning Commission Representative was put forth by Commissioner Wild with a second by Vice-Chairman Cooper.

Motion approved as presented 7-0

The next item on the agenda was the West Walnut District Draft Plan approval.

Mr. Ben Miskelly, the representative from the consultant group, Kimley-Horn was present to present the plan to the Planning Commission for approval. Kimley-Horn was contracted by the City of Johnson City to produce a general plan for the West Walnut District. Once the Planning Commission approves the plan, the proposal will move forward to the City Commission for approval.

Mr. Miskelly gave a presentation on the West Walnut Corridor Redevelopment Plan to the Commission. After the presentation, the commissioners held a discussion regarding the plan in its current state and what changes they would like to see made prior to implementation. Mr. Miskelly explained that this is a long range plan and all areas are open for discussion, debate and change if necessary prior to full implementation.

Commissioner Povlich suggested a Design Review Committee be established for the Central and West areas of West Walnut St. Commissioner Williamson recommended the city engage the Johnson City Downtown Association in further discussions regarding the design and sub-zoning phase of the plan. Commissioner Louw expressed concerns regarding performing a

Traffic Study too early in the process especially before anyone is sure the ETSU intends on building a parking garage on campus at the corner of University Pkwy and W. State of Franklin.

Public Hearing was opened; seeing no one wished to speak public hearing was closed.

Chairman Zajonc put forth a motion to approve the West Walnut Corridor Redevelopment Plan as submitted with the following directives to complement and implement the plan:

- 1.) Planning staff to compose improvements to Formed Based Zoning in the West Walnut District (WWD).**
- 2.) City to perform more extensive analysis for traffic at the intersection of University Pkwy and West Walnut intersection, and extending along the State of Franklin area close to the West Walnut District.**
- 3.) City to develop a curb cut consolidation plan.**
- 4.) City to develop a city wide pedestrian and bike plan connecting other areas of the City to the WWD.**
- 5.) City to develop an implementation plan to provide parking solutions in the WWD.**

The motion was seconded by Commissioner Wild.

Motion with directives approved 7-0

There being no further business the meeting was adjourned at 6:45 pm.

APPROVED:



Dr. Timothy Zajonc, Chairman

SIGNED:



Stacey Wild, Secretary