



Design Review Board Meeting
Tuesday, January 25, 2022 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Chair and Co-Chair elections
4. Public Comments
5. Certificate of Appropriateness; 150 Commerce Blvd.
 - a. Application # Z-21-208
6. Other Business
7. Adjourn

CITY OF JOHNSTOWN

ZONING STAFF REPORT

Application Number: **Z-21-208**
Property Address: 150 Commerce Blvd.
Subject: Certificate of Appropriateness
Subdivision: None
Commission Date: January 25, 2022

Applicant: Anthony Golden
Representative: Steve Rice (RBI)
Zoning District: LM
Property owner: Andy Joseph
Business: Curaleaf

Background:

This will be the second addition to the original building at 150 Commerce Blvd, the original building and addition were constructed by RBI Construction. RBI will be adding the second addition. The occupant of the building is Curaleaf, a cannabis grower, processor and dispensary owner.

This parcel in question is located in a Light Manufacturing zoning district. It is not located in a Design Review district but all Light Manufacturing buildings and additions need a Certificate of Approval.

The applicant is requesting a Certificate of Appropriateness Design Review for the construction of a building addition to an existing structure at 150 Commerce Blvd. The proposed expansion is 45,000 square feet and the existing structure is approximately 32,000 square feet. The applicant is also proposing 70 additional parking spaces to serve the addition.

The 45,000 square feet addition will be built to match the existing structures colors of block, siding, trim and roof as shown in the attached pictures.

1187.08 CRITERIA FOR EVALUATION OF APPLICATION FOR CERTIFICATION OF DESIGN APPROPRIATENESS.

In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or City staff member shall consider the following, as a part of its review:

1. The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the City, incorporated by reference.
2. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
3. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
4. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.
6. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

7. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
 8. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 11. Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.
 12. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (Ord. 05-2011. Passed 5-17-11.)
-

Recommendation: The City Zoning staff recommendation is to **APPROVE** this Certificate of Appropriateness Design Review application to allow the new addition.

Certificate of Appropriateness

99 – 150 COMMERCE BOULEVARD BUILDING EXPANSION

3012-2020, 2021

Active



Z-21-208

**Details**

Submitted on Nov 29, 2021 at 4:07 pm

**Attachments**

1 file

**Activity Feed**

Latest activity on Dec 22, 2021

**Applicant**

Anthony Golden

0

**Location**

150 COMMERCE BLVD, JOHNSTOWN, OH 43031

Timeline

Add New ▾

Permit Fee

Paid Nov 29, 2021 at 4:11 pm

Dec 12

Internal Review

On Hold

**Planning and Zoning Commission Review**

Review

**Permit Issuance**

Document

Office Use Only

Application Received By

Date of P&Z Commission Hearing

01/25/2022

Additional Comments or requirements, reason approved or denied, conditions on approval:

Jim Blair Signature



Ryan Green Signature



Bailey Klimchak Signature

**General Information**

Business Owner ⓘ

Andy Joseph

Business Name

Apeks Supercritical

Principle Business Activity

Property Information

Zoning District

LM

Existing Use of Property *

LM

Square Footage of Proposed Building *

45,000

of Off-Street Parking Spaces Proposed *

70

Description of Planned Project *

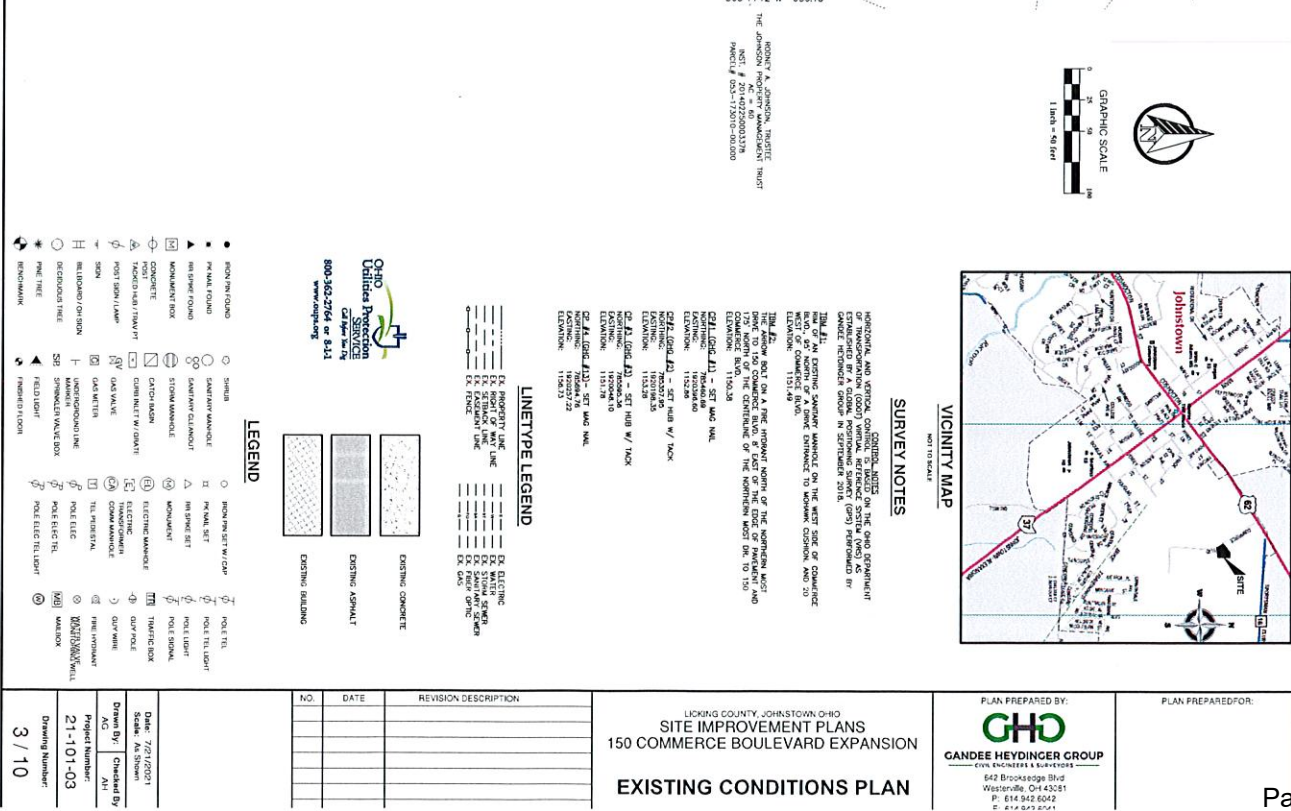
Building Addition

Authorization

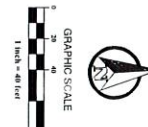
I certify the information contained in this application and attachments is true and accurate. *

✓ Anthony Golden
Nov 29, 2021

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PLAN PREPARED FOR

Date: 7/21/2021 Scale: As Shown	
Drawn By: AG	Checked By: A+1
Project Number: 21-101-03	
Drawing Number: 4 / 10	









