



Design Review Board Meeting
Tuesday, April 12, 2022 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes
 - a. January 25, 2022
5. Application # Z-22-65 Certificate of Appropriateness; 8 Coshocton Street
 - a. BellStores COA application & Staff report
6. Other Business
7. Adjourn



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

1. Call to Order

Clerk of Council Teresa Monroe called the Design Review Board meeting to order for January 25, 2022 at 5:00 pm.

2. Roll Call

Present - Cheryl Robertson, Josh Harrison, Candice Evans, Heather Green, Nathanael Ashbrook
Absent - None

Staff present - Bailey Klimchak - Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Steve Rice (RBI)

3. Chair and Co-Chair elections

After interest expressed and discussion, the Board came to a consensus.

ACTION: Cheryl Robertson moved to appoint Nathanael Ashbrook as Chair and Heather Green as Co-Chair; Candice Evans seconded and the vote was as follows:

AYES: Robertson, Harrison, Evans, Green, Ashbrook

NOES: None

ABSTAIN: None

5 - 0

4. Public Comments

There were no comments by the public.

5. Certificate of Appropriateness; 150 Commerce Blvd.

a. Application # Z-21-208

Application for a second addition to the original building at 150 Commerce Blvd. The original building and addition were constructed by RBI Construction who will be adding this addition as well; Staff report was attached to the packet sent out for review. Steve Rice with RBI was present for the Certificate Of Appropriateness application. Mr. Rice said the addition will match up perfectly with the existing structures. He provided a metal siding sample for the board. After Board member questions and review of the criteria for evaluation read by Mr. Ashbrook, a vote was taken.

ACTION: Nathanael Ashbrook moved to approve; Josh Harrison seconded and the vote was as follows:

AYES: Ashbrook, Evans, Green, Harrison, Robertson

NOES: None
ABSTAIN: None

Passed 5 - 0

6. Other Business

1. Bailey Klimchak said Planning and Zoning will continue to work with ACE Hardware on their tabled Certificate of Appropriateness application because it started with them and was tabled by them. This Design Review Board will see all future COA's. ACE has requested that Planning and Zoning meet with them for a work session, Ms. Klimchak said she would request the Design Review Board sit in as well. Plan for work session to take place on February 8th at 5:00 pm before the scheduled Planning and Zoning meeting.

2. Asked the board to attend the 6:30 pm Planning and Zoning meeting on February 8th for some group training by the Law Director.

7. Adjourn

Nathanael Ashbrook moved to adjourn. Cheryl Robertson seconded and all were in favor. Motion carried 5-0.

Meeting adjourned at 5:27 pm.

Certificate of Appropriateness · Add to a project

**Expiration Date**

Active

**Z-22-65****Details**

Submitted on Mar 21, 2022 at 11:51 am

**Attachments**

1 file

**Activity Feed**

Latest activity on Mar 22, 2022

**Applicant**

Joseph Jorge

0

**Location**

8 COSHOCTON ST, JOHNSTOWN, OH 43031

Timeline**Add New** ▾**Permit Fee**

Paid Mar 21, 2022 at 12:00 pm

Apr 03

Internal Review

In Progress

**Design Review Board Approval**

Review

**Permit Issuance**

Document

🔒 Office Use Only

Application Received By

Date of P&Z Commission Hearing

04/12/2022

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

COA will be heard by the DRC date undetermined

Jim Blair Signature



Ryan Green Signature



Bailey Klimchak Signature



General Information

Business Owner ?

Campbell Oil (JP Phillips)

Business Name

BellStores

Principle Business Activity

Convenient Store and Fueling Station

Property Information

Zoning District

GCC-1

Existing Use of Property *

Fueling Station

Square Footage of Proposed Building *

5,168

of Off-Street Parking Spaces Proposed *

26

Description of Planned Project *

Demolition of existing Fueling Station and Convenient Store and new construction of proposed Fueling Station and Convenient Store

Authorization

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

✓ Joseph Jorge
Feb 7, 2022

PROJECT NO:	21.032
DATE:	3/3/2022

[illegible]

New Convenience Store for:
BellStores  **KEEP THE FAMILY ON FULL.**
BELLSTORES -
JOHNSTOWN STORE
8 W. Coshoccon St.
Johnstown, OH, 43031

Design Review Board Submission


SOL Harris/Day
 architecture
 6677 Frank Avenue NW, North Canton, OH 44720 | 330.493.3722 | www.soharrisday.com



PROJECT NO:	21.032
DATE:	3/3/2022

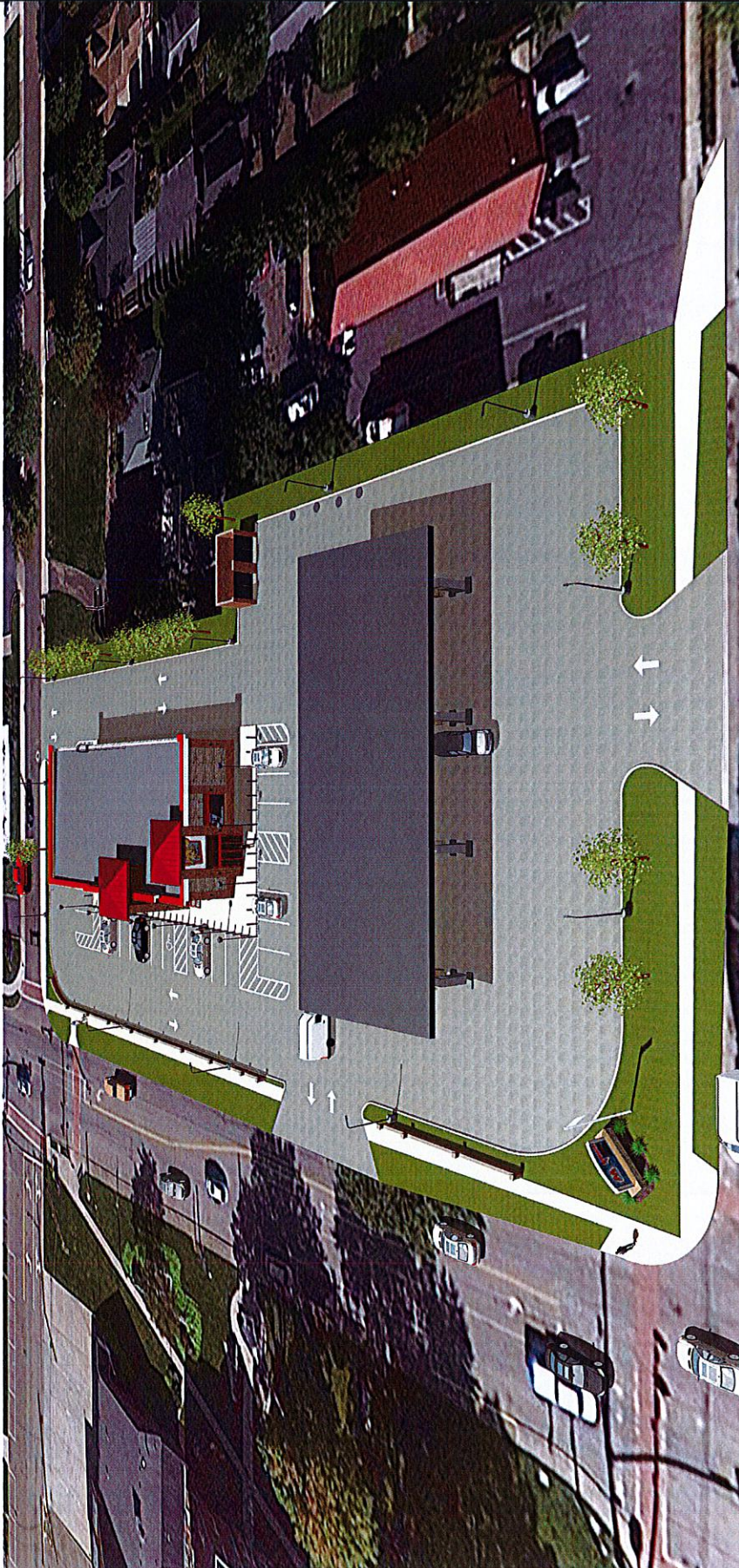
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BellStores -
KEEP THE FAMILY ON FULL.
JOHNSTOWN STORE
8 W. Coshocton St.
Johnstown, OH, 43031

not subject to right of recovery



SOL Harris/Day
architecture



PROJECT NO:	21.032
DATE:	3/3/2022

[illegible]

BellStores - **JOHNSTOWN STORE**
KEEP THE FAMILY ON FULL.
8 W. Coshocton St.
Johnstown, OH, 43031

DATE: 01/11/2018

Designed for People. Designed for Life.



SOL Harris/Day
architecture





PR.18

PERSPECTIVE VIEW

PROJECT NO:	21.032
DATE:	3/3/2022

[illegible]

New Convenience Store for:



BELLSTORES -
JOHNSTOWN STORE
8 W. Coshocton St.
Johnstown, OH, 43031

not subject to copyright

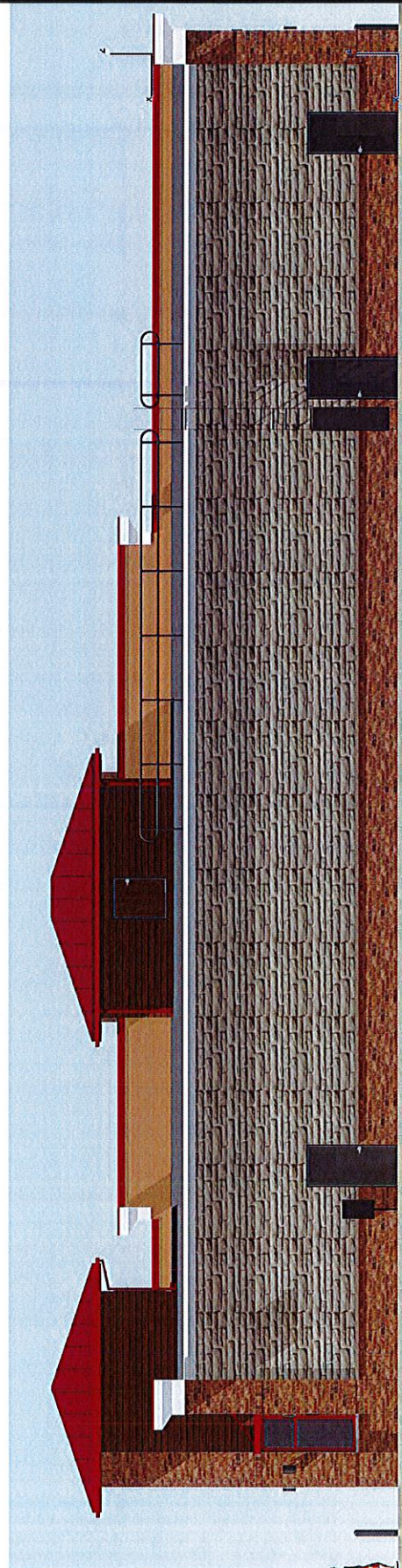
Design Review Board Submission

Designed for People. Designed for Life.

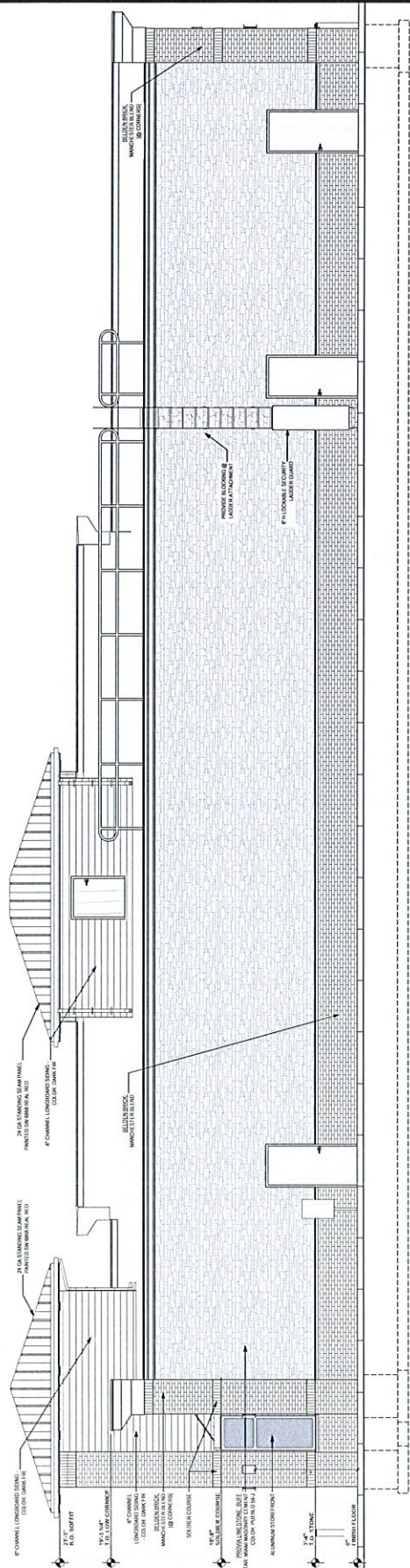


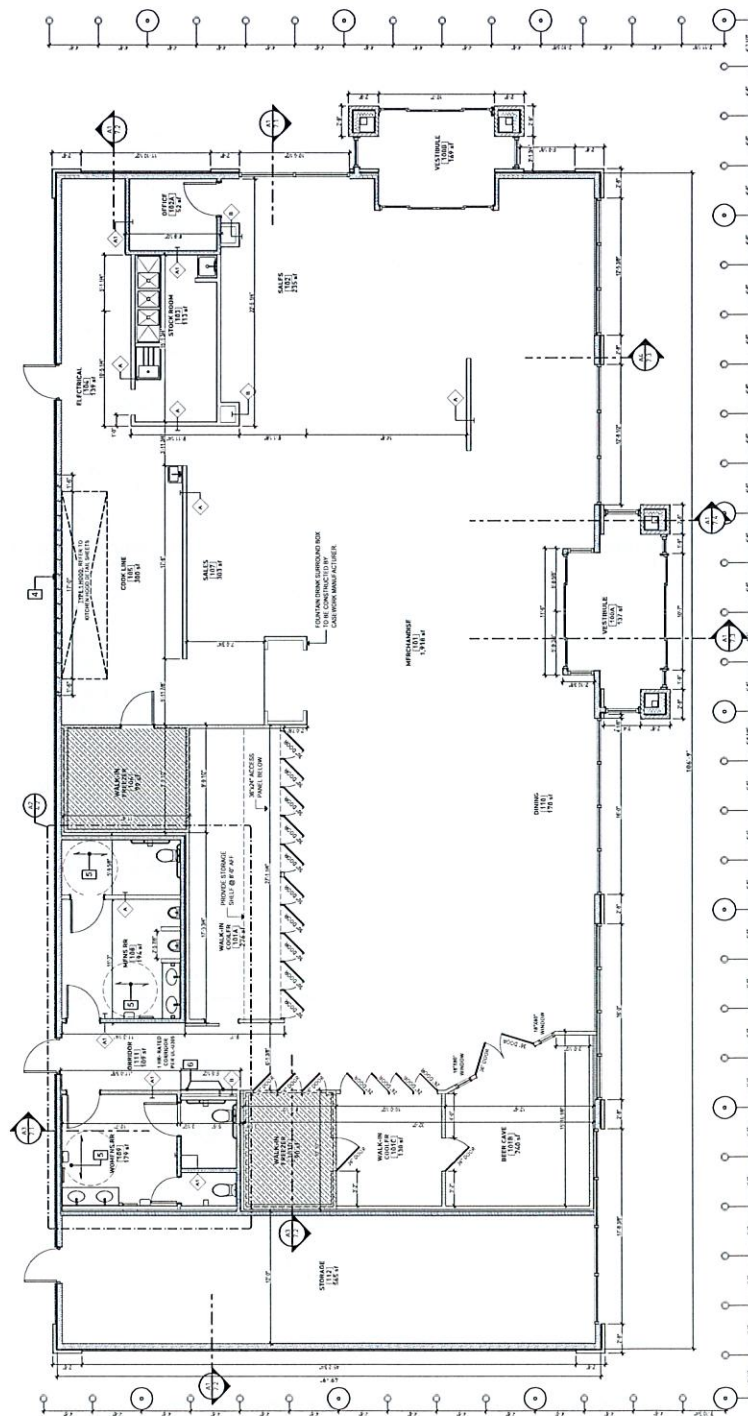
Sol Harris/Day
architecture





C1 NORTH ELEVATION





WALL TYPE LEGEND

WALL TYPE D

WALL TYPE C

WALL TYPE B

WALL TYPE A

NOTES: EXTEND WALL TO STRUCTURE ABOVE.

NOTES: EXTEND WALL TO STRUCTURE ABOVE.

NOTES: EXTENDING WALL TO STRUCTURE ABOVE.

NOTES: EXTEND WALL TO STRUCTURE ABOVE.

REFER TO FLOOR PLANS FOR WALL TYPE DESIGNATIONS INDICATED ON THIS SHEET

WALL TYPE INDICATES HEIGHT OF WALL

HEAVY DASHED LINE INDICATES 5' TIRE RATED WALL
DASHED LINE INDICATES 4' TIRE RATED WALL
SOLID LINE INDICATES 3' TIRE RATED WALL
U.L. NUMBER, CODE AND (IF NOT GLASS) AND (IF NOT GLASS) DIVISION 1 SHEET IS DRAWING FOR U.L. (28) REQUIRED

5/8" WOOD STUDS
AT 16" O.C.

1/2" GYPSUM BOARD

[illegible]

NEW CONVENIENCE STORES!

CITY OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-22-65
Property Address: 8 Coshocton Street
Commission Date: 4/12/2022

Applicant: Joseph Jorge
Zoning District: GCC-1

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a new building at 8 Coshocton Street. The property is being used as a gas station. The applicant is proposing to demolish the current structure and build a new, larger station. The proposed structure is approximately 5,100 square feet. The applicant also plans to construct a new fueling canopy that will be approximately 5,700 square feet.

The exterior design of the building will feature natural colors in browns, tans and grays. Building materials will consist of a mix including brick, wood, and cement. The natural materials will be used on all four elevations. Windows feature along the front of the building. Metal and aluminum materials features in the roof and windows are proposed to be red as is the lettering in the Bellstores sign on both the building and fuel canopy. The trash structures will be in the rear of the property and enclosed in brick to match the brick on the main building. A low brick wall has been proposed on the US 62 side of the property to delineate the pavement area from the street and sidewalk.

The parcel in question is in a General Community Commercial 1 zoning district and the Corridor design review district.

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 Village staff member shall consider the following, as a part of its review:

- a) 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 Village, incorporated by reference.
- b) 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.
- c) 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.
- d) 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.

- e) 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.
 - f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - g) 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.
 - h) 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.
 - i) 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.
 - j) 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.
 - k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.
 - l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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