



Planning & Zoning Commission Meeting
Tuesday, April 26, 2022 - 6:30 PM
AGENDA

1. Call to Order
2. Swear in new member Steve Dyer
3. Roll Call
4. Elect Chair and Vice-Chair
5. Pledge of Allegiance
6. Public Comment
7. Approval of Minutes
 - a. March 22, 2022
8. Tabled Applications
 - a. Application # Z-21-203 Certificate of Appropriateness ACE Hardware; 921 W. Coshocton Street
9. Zoning Inspector
 - a. Zoning Report March 2022
10. Other Business
11. Adjourn



Planning & Zoning Commission
Tuesday, March 22, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Jon Merriman called to order the Planning and Zoning Commission meeting for March 22, 2022 at 6:30 p.m.

2. Roll Call

Present - Jon Merriman, Ryan Green, Jesse Coppel, Charlie Campbell, Walter Raub
Absent - None

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

Public present - Joseph Jorge CESO, Inc.; JP Phillips, Campbell Oil, Stephen Smith, Dave Pontia, Sean Staneart

3. Pledge of Allegiance

4. Public Comment

None

5. Approval of Minutes

a. March 8, 2022

ACTION: Jon Merriman moved to Approve as written; Ryan Green seconded and the vote was as follows:

AYES: Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Application # Z-22-47 Variance; 555 S. Main Street

a. Church of the Ascension Application

Application materials included with the packet. The Johnstown sign code prohibits internally illuminated signs in the UR-1 zoning district and only allows signs up to a maximum of six square feet. Their current sign is a wooden, static sign and is out of size compliance. The Church of Ascension requests a sign variance and staff report recommendation is approval.

Father Stephen Smith, pastor of the Church of Ascension, was present for the application

and expressed the poor condition of their current sign and the church's need for better signage allowing them to get messages to the community.

Jim Blair noted that the school has the same situation and will likely request the same variance; when these areas are rezoned as Special Use the signs would be allowed.

Discussion of the Board on the new sign features, dimensions and materials. Mr. Blair said there was no opposition to the sign when contiguous property letters were sent out, in fact he received two calls in support.

ACTION:	Jon Merriman moved to Approve with the condition that they keep the one foot six base and not three, for an overall height of six six; Jesse Coppel seconded and the vote was as follows:
AYES:	Charlie Campbell, Walter Raub, Jesse Coppel, Jon Merriman, Ryan Green
NOES:	None
ABSTAIN:	None

Passed 5 - 0 Application approved

7. Application # Z-22-54 Variance; 8 Coshocton Street

a. Bell Stores Application

Application materials included with the packet. Campbell/Marathon Oil has purchased two adjoining properties and plans to tear down the existing fuel station and canopy. A new canopy will be constructed to parallel to N. Main and the new Bellstores will be built on the adjacent property. Applicant is asking for a setback reduction from W. Coshocton Street. The required setback is forty feet, they are requesting a 13'1" reduction for the canopy overhang.

Joseph George, CESO, civil engineer on the project was present representing Campbell Oil. JP Phillips from Campbell Oil also present for the application. Mr. George provided large scale prints for Board review; said they plan to combine the lots and noted eight feet that overhangs the front setback. Understands that combining the two lots would be a condition for approval. Discussion on semi-trucks and how they would navigate through the lot.

Ryan Green noted the property is still two lots so there are setback issues on both sides; referred to the 32' from right of way and said we have to get to 40'; also that in light of what is coming down the road he would advocate to table this, he wouldn't be for it.

Public Hearing:

1. Sean Staneart; 8411 Jacob White Road

- Said he assumes this would go for a site plan review. Bailey Morlan said they have

to get design approval. The Design Review Board will consider this on April 12, 2022; they will also still need engineering review.

- Asked the applicant if they were aware they are in a historic design district, the applicant answered they were.

ACTION: Jon Merriman moved to Approve as written; Charlie Campbell seconded and the vote was as follows:
AYES: Jon Merriman, Charlie Campbell, Walter Raub
NOES: Ryan Green, Jesse Coppel
ABSTAIN: None

Passed 3 - 2 Application approved

8. Other Business

1. Bailey Morlan noted farm animal ordinance will be sent for legal review then to council.
2. Jon asked staff to look at other community drone ordinances; Bailey said she can look at that.
3. Ms. Morlan noted the Board is likely to see a Preliminary Plat at the next meeting.
4. Jim Blair has a list of eight new businesses that want to be here.

9. Adjourn

ACTION: Jon Merriman moved to Adjourn; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub
NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:06 p.m.

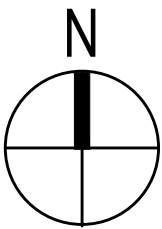
ACE[®]

Hardware

921 W COSHOCTON STREET
JOHNSTOWN, OH 43031



AERIAL MAP
JOHNSTOWN, OH



OWNER

Mike Dwyer and Wendy Weiler
1220 County Line Rd
Westerville, OH 43081

Owner's Rep
Ben Vause
678-451-9504

DRAWING INDEX

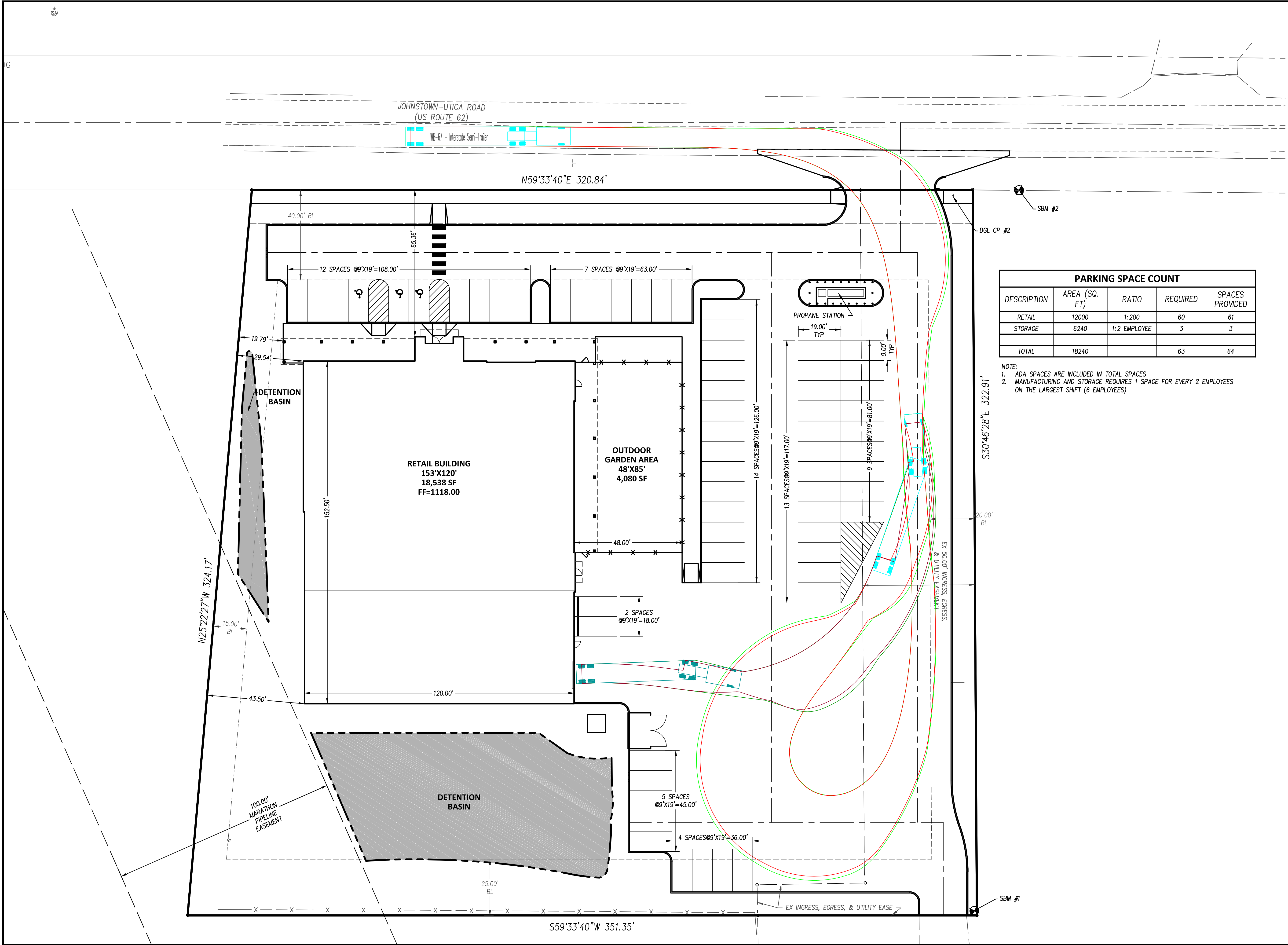
C4	COVER SHEET
	SITE PLAN
	3D COLOR RENDERING
A1.1	FLOOR PLAN
A3.1	ELEVATIONS
1	COLOR ELEVATIONS
2	COLOR ELEVATIONS

PROJECT TEAM

Pontia Architecture
39 E. Main Street, Suite 101
New Albany, Ohio 43054
614-245-8273

DGL Consulting Engineers, LLC
3455 Briarfield Boulevard, Suite E
Maumee, OH 43537
419-535-1015 Ext. 230
Contact: Robert Bailey

PLOTTED: Apr 21, 2022 - 3:15pm
DRAWING: M:\21118 (Weller & Dwyer - Ace Hardware)\CIVIL\Drawg\21118 CD.dwg: 004 LAYOUT ACE



PARKING SPACE COUNT				
DESCRIPTION	AREA (SQ. FT)	RATIO	REQUIRED	SPACES PROVIDED
RETAIL	12000	1:200	60	61
STORAGE	6240	1:2 EMPLOYEE	3	3
TOTAL	18240		63	64

NOTE:
1. ADA SPACES ARE INCLUDED IN TOTAL SPACES
2. MANUFACTURING AND STORAGE REQUIRES 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT (6 EMPLOYEES)

02040

SCALE: 1" = 20'

STATE OF OHIO

REGISTERED PROFESSIONAL ENGINEER

ROBERT W. BAILEY

E-62836

APRIL 21, 2022

NO	REVISION	DATE
1	UPDATE BUILDING FOOTPRINT AND SITE LAYOUT	04/21/22

DGL CONSULTING ENGINEERS, LLC
3455 BRIARFIELD BLVD., SUITE E
MARIETTA, OHIO 43031
PHONE: 419-353-1015
www.dgl-rtd.com

ACE HARDWARE
RETAIL BUILDING
921 W COSHOCTON STREET
JOHNSTOWN, OHIO 43031
LICKING COUNTY
SECTION 18, TOWNSHIP 3N, RANGE 15W

LAYOUT PLAN

FILE: 21118 CD.dwg

JOB NO.: 21118

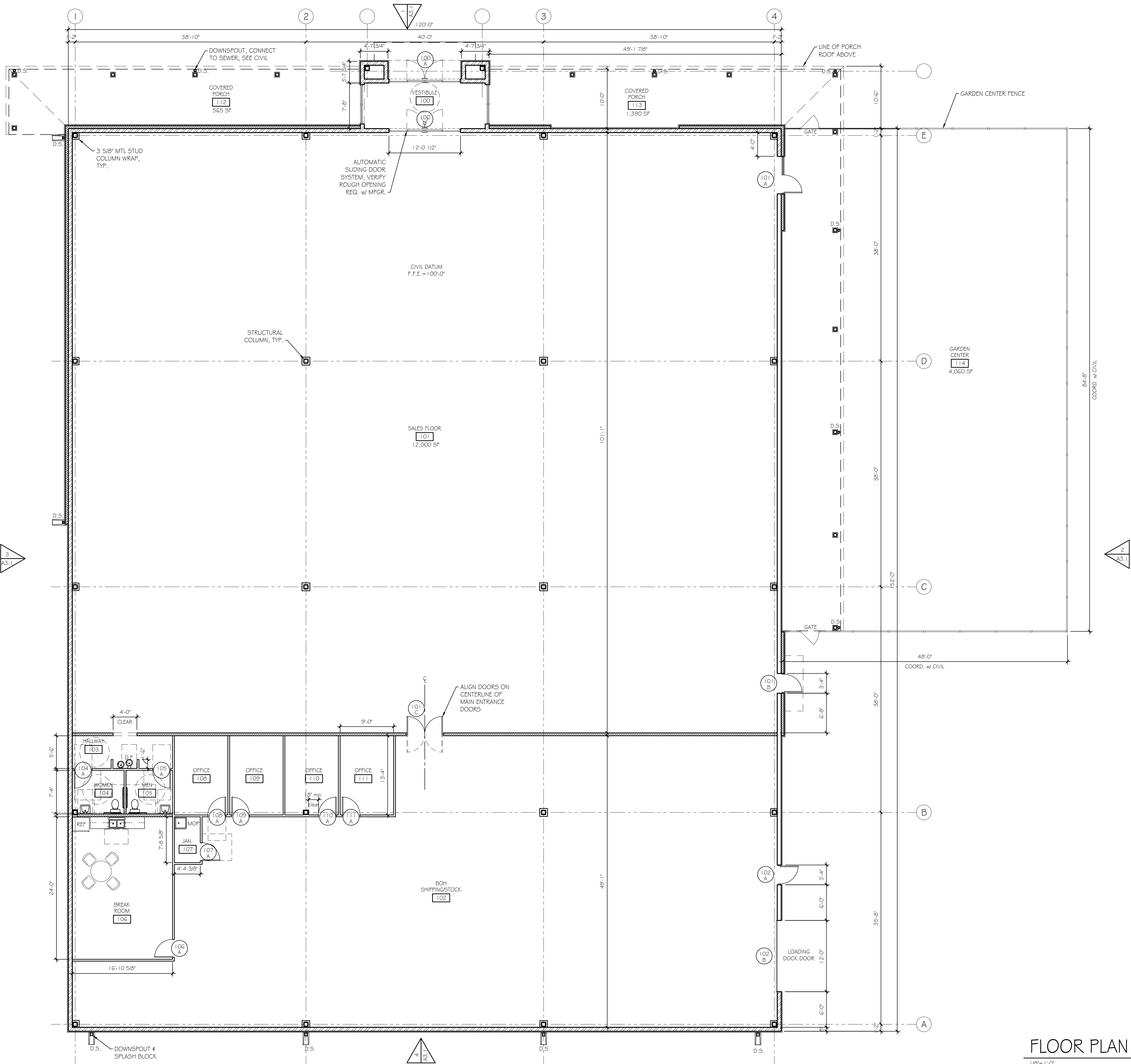
DRAWN BY: CCC

ISSUED: DEC 8, 2021

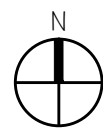
C4

Page 6 of 16





FLOOR PLAN



ACE HARDWARE
RETAIL BUILDING
921 W Coshocton Street
Johnstown, OH 43031

PONTIA
ARCHITECTURE
39 E. Main Street, Suite 101
New Albany, Ohio 43054
614-245-6273

SHEET TITLE

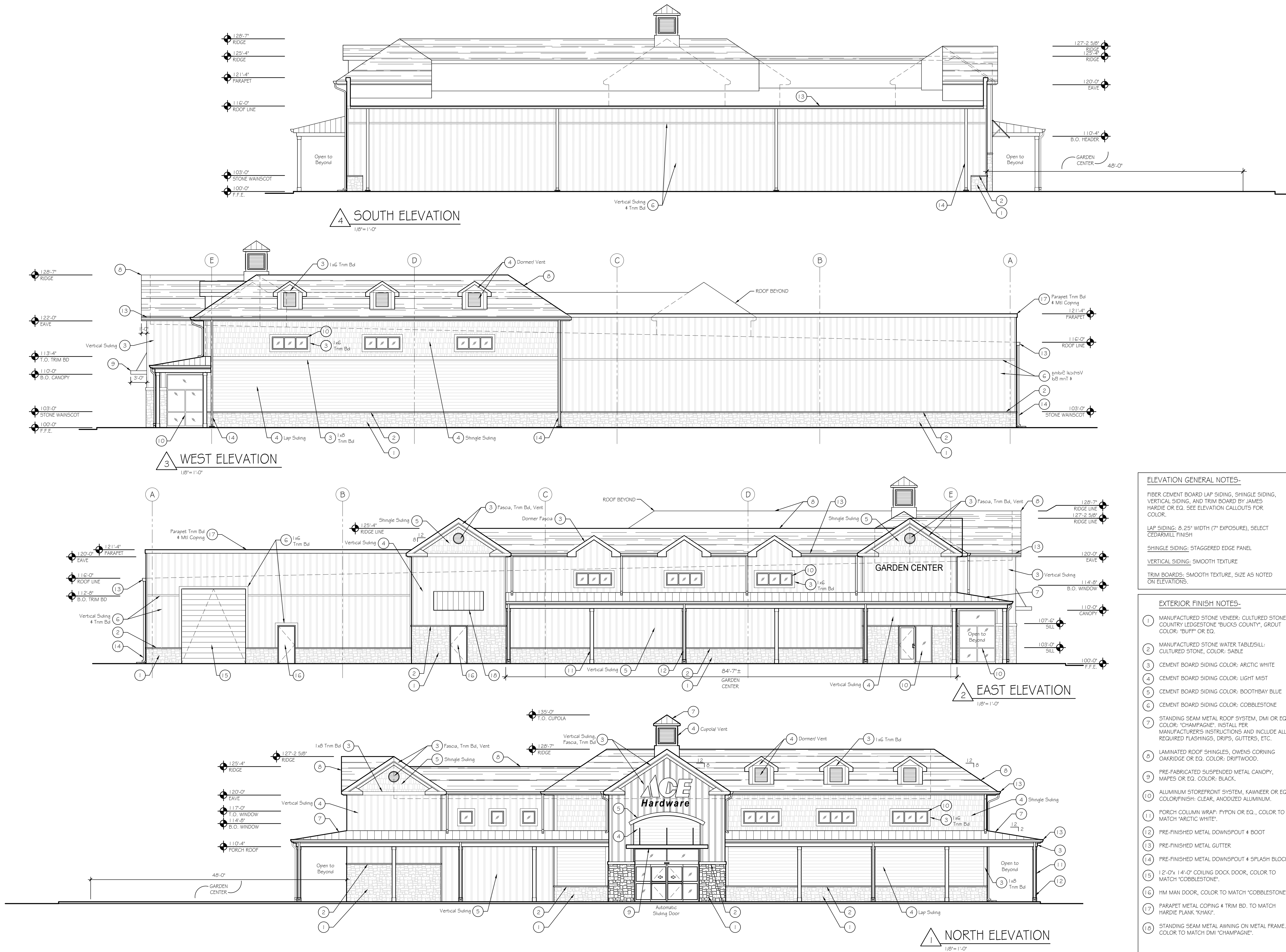
FLOOR PLAN

SHEET INFORMATION

PROJECT NUMBER 2126
DRAWN BY SBT
CHECKED BY DP
SCALE AS NOTED
ISSUE FOR PRELIMINARY
DATE 4-20-2022
REVISIONS

SHEET NUMBER

A1.1



ELEVATION GENERAL NOTES:-

FIBER CEMENT BOARD LAP SIDING, SHINGLE SIDING, VERTICAL SIDING, AND TRIM BOARD BY JAMES HARDIE OR EQ. SEE ELEVATION CALLOUTS FOR COLOR.

LAP SIDING: 8.25" WIDTH (7" EXPOSURE), SELECT CEDARMILL FINISH

SHINGLE SIDING: STAGGERED EDGE PANEL

VERTICAL SIDING: SMOOTH TEXTURE

TRIM BOARDS: SMOOTH TEXTURE, SIZE AS NOTED ON ELEVATIONS.

- EXTERIOR FINISH NOTES:-**
- 1 MANUFACTURED STONE VENEER: CULTURED STONE, COUNTRY LEDGESTONE "BUCKS COUNTY", GROUT COLOR: "BUFF" OR EQ.
 - 2 MANUFACTURED STONE WATER TABLE/SILL: CULTURED STONE, COLOR: SABLE
 - 3 CEMENT BOARD SIDING COLOR: ARCTIC WHITE
 - 4 CEMENT BOARD SIDING COLOR: LIGHT MIST
 - 5 CEMENT BOARD SIDING COLOR: BOOTHBAY BLUE
 - 6 CEMENT BOARD SIDING COLOR: COBBLESTONE
 - 7 STANDING SEAM METAL ROOF SYSTEM, DMI OR EQ. COLOR: "CHAMPAGNE", INSTALL PER MANUFACTURER'S INSTRUCTIONS AND INCLUDE ALL REQUIRED FLASHINGS, DRIPS, GUTTERS, ETC.
 - 8 LAMINATED ROOF SHINGLES, OWENS CORNING OAKRIDGE OR EQ. COLOR: DRIFTWOOD.
 - 9 PRE-FABRICATED SUSPENDED METAL CANOPY, MAPES OR EQ. COLOR: BLACK.
 - 10 ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQ. COLOR/FINISH: CLEAR, ANODIZED ALUMINUM.
 - 11 PORCH COLUMN WRAP: PYPON OR EQ., COLOR TO MATCH "ARCTIC WHITE".
 - 12 PRE-FINISHED METAL DOWNSPOUT # BOOT
 - 13 PRE-FINISHED METAL GUTTER
 - 14 PRE-FINISHED METAL DOWNSPOUT # SPLASH BLOCK
 - 15 12'-0" x 14'-0" COILING DOCK DOOR, COLOR TO MATCH "COBBLESTONE".
 - 16 HM MAN DOOR, COLOR TO MATCH "COBBLESTONE".
 - 17 PARAPET METAL COPING # TRIM BD. TO MATCH HARDIE PLANK "KHAKI".
 - 18 STANDING SEAM METAL AWNING ON METAL FRAME. COLOR TO MATCH DMI "CHAMPAGNE".

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RETAIL BUILDING
921 W Coshocton Street
Johnstown, OH 43031

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ARCHITECTURE
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SHEET TITLE

BUILDING
ELEVATIONS

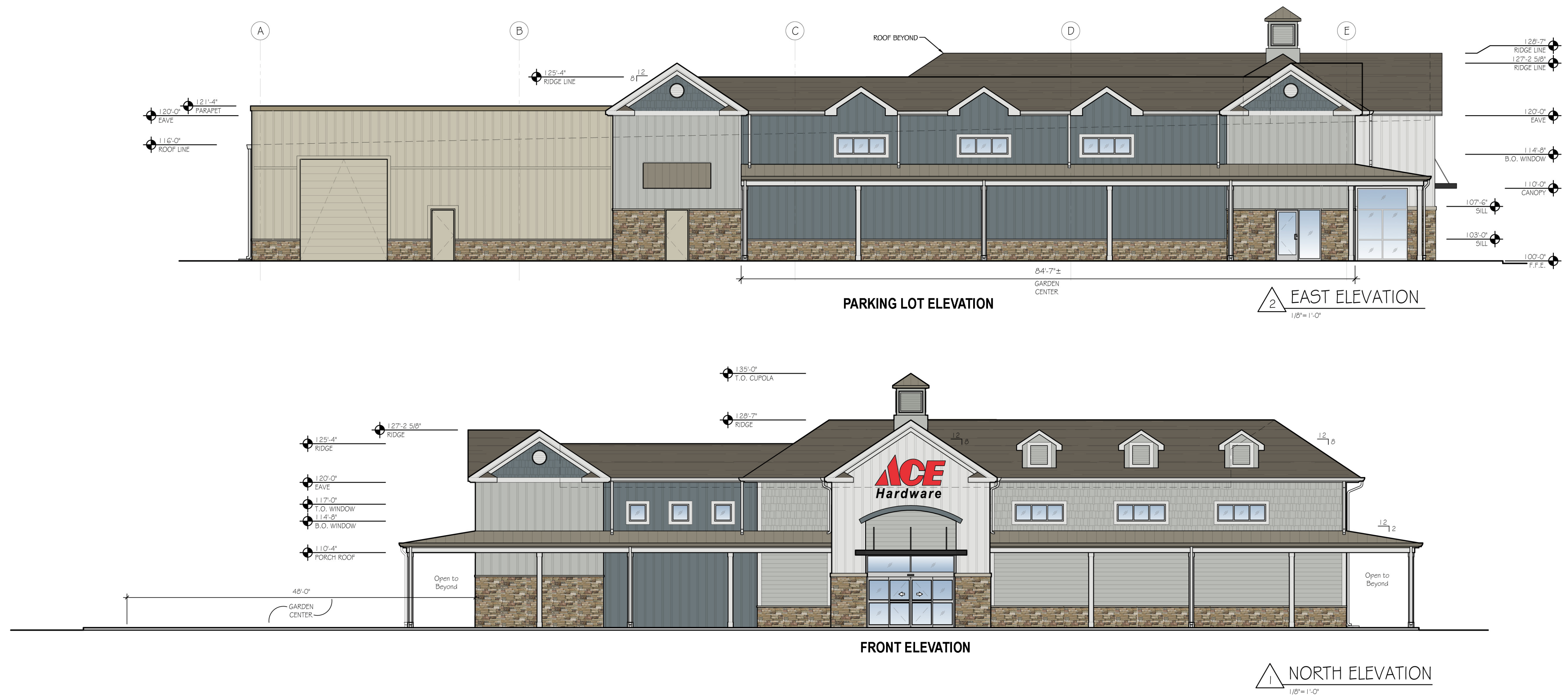
SHEET INFORMATION

PROJECT NUMBER 2126
DRAWN BY SBT
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SCALE AS NOTED
ISSUE FOR PRELIMINARY
DATE 4-20-2022

REVISIONS

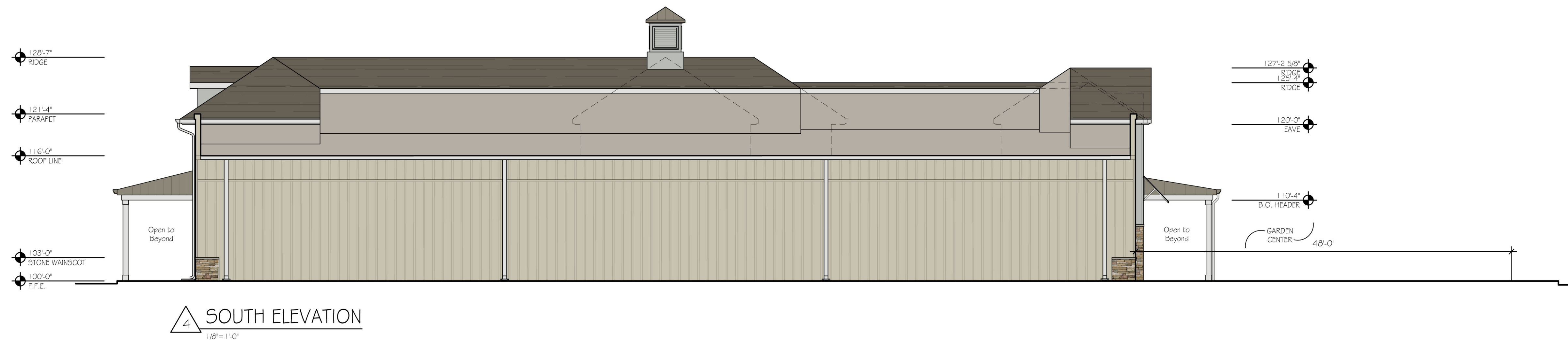
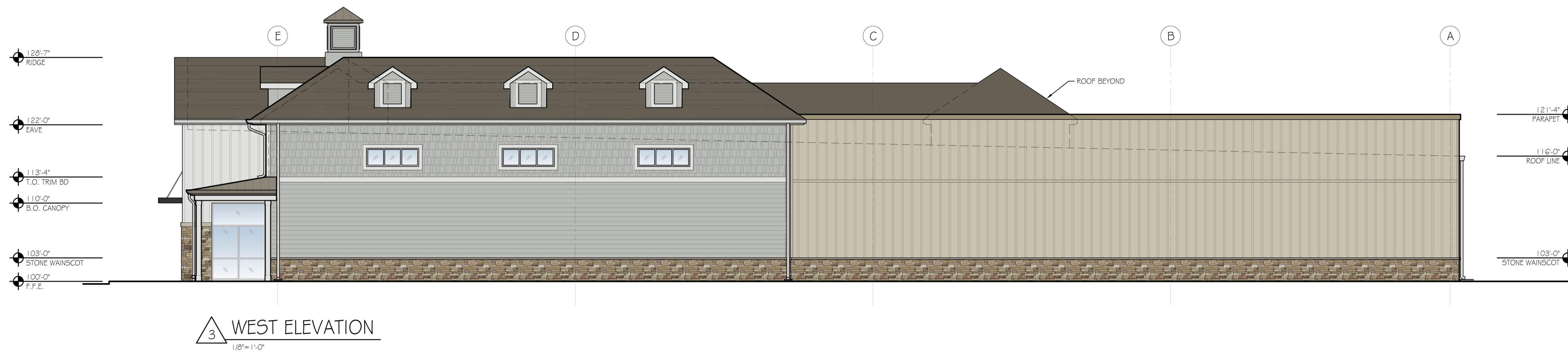
SHEET NUMBER

A3.1



Schematic Elevations

SCALE: 1/8" = 1'-0"



Schematic Elevations

SCALE: 1/8" = 1'-0"

CITY OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-21-203

Applicant: Dave Pontia

Property Address: 921 W. Coshocton Street

Zoning District: GCC-2

Commission Date: 04/26/2022

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a retail building on US 62. The proposed retail building will be 18,240 square feet with an outdoor garden area of 4,000 square feet. Of the 18,538 square foot retail structure, 12,000 square feet will be used for the sales floor at the front of the building. The remainder of the space will be used for offices, restrooms and other support spaces. The rear of the building will also have a loading dock. 64 parking spots have been proposed for the building. One row has been provided in the front with the majority to the side of the building.

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.
-

CITY OF JOHNSTOWN OHIO



March 2022 Zoning Inspector Summary

Total new homes permitted 2022 YTD: (23)

Total new homes permitted in March 2022: (4)

Total permit applications received by type for March: (14)

Total March property code enforcements entered into OpenGov (5)

New Permits for March by category 2022:

1. Zoning Certificates: 8
2. Curb cut, CO, Sidewalk 4
3. Certificate of Appropriateness approved 1
4. Fence: 1
5. Decks: 0
6. Shed: 0
7. Signs: 1
8. Variance: 0
9. Zoning Map Amendment: 0
10. Lot Split 0
11. Food Trucks 0
12. Residential garages/additions: 0
13. New businesses 1

Property Maintenance Code Violations, pending or corrected.

1. S. Main property and sidewalk conditions: Second Certified Letter sent to property owner also provided her with a list of local concrete contractors. Several phone calls to her about the property. She was given one more week to respond with a plan and timeframe for the sidewalk replacement.
2. Sunset Drive a tarp covered Vehicle parked in the rear yard for 35 years. 10 to 20 bikes (down from 40 to 60 bikes) along with years of miscellaneous junk throughout the yard and leaning on the house exterior. Two Certified letters were sent, clean up progress has been very slow.
3. Barn demolition on Pratt: the barn has been removed and the area has been fenced off to match the existing privacy fence.

4. S. Main resident wanted to park his semi cab in his driveway, the request was denied. He parked it anyway. A Certified letter was sent to him, he was very upset. The semi cab will no longer be parked on the property.
 5. College and Track, appliances stored on the front porch and in the yard along with very large wood boxes, cars parked in the mud, trailer in the yard. Pending
- Inspections completed sidewalks, decks, fence post holes: 2
 - Final Occupancy permits issued: 3
 - Temporary Occupancy permits issued: 1
 - Parking in front yards Violations Notices: 2
 - Litter receptacle violations: 0
 - Illegal yard signs removed: 4

Jim Blair
Johnstown Zoning and Property Code Official

