



Design Review Board Meeting
Monday, July 18, 2022 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comments on Items Not on the Agenda
4. Approval of Minutes
 - a. May 10, 2022
5. Application # Z-22-143; 451 Coshocton Street Certificate of Appropriateness
 - a. Application & Staff Report
6. Application # Z-22-132; 120 Track Street Certificate of Appropriateness
 - a. Application & Staff Report
7. Other Business
8. Adjourn



Design Review Board
Tuesday, May 10, 2022 - 5:00 PM
MINUTES

1. Call to Order

Board Chairman Nathanael Ashbrook called the Design Review Board to order for May 10, 2022 at 5:00 pm

2. Roll Call

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

Staff present - Bailey Morlan - City Planner, Sean Staneart - Assistant City Manager, Jim Blair - Zoning Inspector, Charlie Campbell - Zoning Commission, Steve Dyer - Zoning Commission, Teresa Monroe - Clerk of Council

Public present - JP Phillips; Campbell Oil Joseph Jorge CESO, Andrew Lallathin SOC, Mark Zelnik, Dave Pontia, Chyrel Cool, Bonnie Estep, James Estep, David Cool

3. Approval of Minutes

a. April 12, 2022

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

AYES: Harrison, Evans, Green, Ashbrook

NOES: None

ABSTAIN: None

Passed 4 - 0

4. Public Comments on Items Not on the Agenda

No comments from the public.

5. Application # Z-22-65 Certificate of Appropriateness; 555 S. Main Street TABLED April 12, 2022

a. Application and Staff Report

ACTION: Josh Harrison moved to take the application off the table Candice Evans seconded and the vote was as follows:

AYES: Harrison, Evans, Ashbrook

NOES: None

ABSTAIN: Green

Passed 3 – 0

Joseph George with CESO, Civil Engineer for the design, was present representing Campbell Oil who is requesting approval of the Certificate of Appropriateness for the updated design. Joseph George and Andrew Lallathin, the project architect reviewed changes made to the site plan and to the building since the last time they attended. Changes included the addition of a pitched standing seam roof, brick exterior matching the opera house, removal of the red accents adding brown, decorative stamped concrete, removal of the wall along Coshocton Street and adding a hedge wall, using the sign script version of the wall sign, and added goose neck lighting and three foot awnings.

It was noted that lighting was not changed to match the downtown; JP Phillips with Campbell Oil addressed additional comments and concerns of board members; additional discussion on setback, Sean Stanearth noted the sidewalk was in the right of way, would like to see the sidewalk on their side of the property.

Public comments - No comments

It was noted that there were still comments outstanding; some expression that the updated design is closer but some would like to do a work session. Discussion on building height and driving lanes. Campbell Oil said they need to start construction by August in order to complete the project by year end.

Jim Blair read the board comments from last meeting noting changes requested that had been made. Further discussion of the board prior to the motion.

ACTION:	Nathanael Ashbrook moved to approve Application Z-22-65; Josh Harrison seconded and the vote was as follows:
AYES:	Harrison, Ashbrook
NOES:	Evans
ABSTAIN:	Green

Passed 2 - 1

6. Application # Z-22-89 Certificate of Appropriateness; 800 W. Coshocton Street

a. Application and Staff Report

Applicant Mark Zelnik was present and requests approval for construction of a new building at 800 W. Coshocton Street on a vacant parcel. The applicant proposes construction of a new urgent care structure. Mr. Zelnik brought conceptual renderings of the building and site plan. Board and staff discussion of the general appearance of the building exterior and materials as well as some direction to the applicant on desired changes.

ACTION:	Nathanael Ashbrook moved to table; Heather Green seconded and the vote was as follows:
AYES:	Green, Ashbrook, Harrison, Evans
NOES:	None

ABSTAIN: None

Motion to Table passed 4 - 0

7. Other Business

8. Adjourn

ACTION: Mr. Ashbrook moved to adjourn; Ms. Green seconded and all were in favor.

AYES: Harrison, Evans, Green, Ashbrook

NOES: None

ABSTAIN: None

Passed 4 - 0

The meeting adjourned at 6:21 pm

Certificate of Appropriateness

undefined

Z-22-143**Applicant**

👤 Brian Wood
☎ 740-207-7274
@ bwood@adrinnovation.com

Location

451 COSHOCTON ST
JOHNSTOWN, OH 43031

General Information**Business Owner**

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Business Name

--

Principle Business Activity

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Property Information**Zoning District**

LM - Light Manufacturing

Existing Use of Property

Light Sheet Metal Product Manufacturing

Square Footage of Proposed Building

70000

of Off-Street Parking Spaces Proposed

133

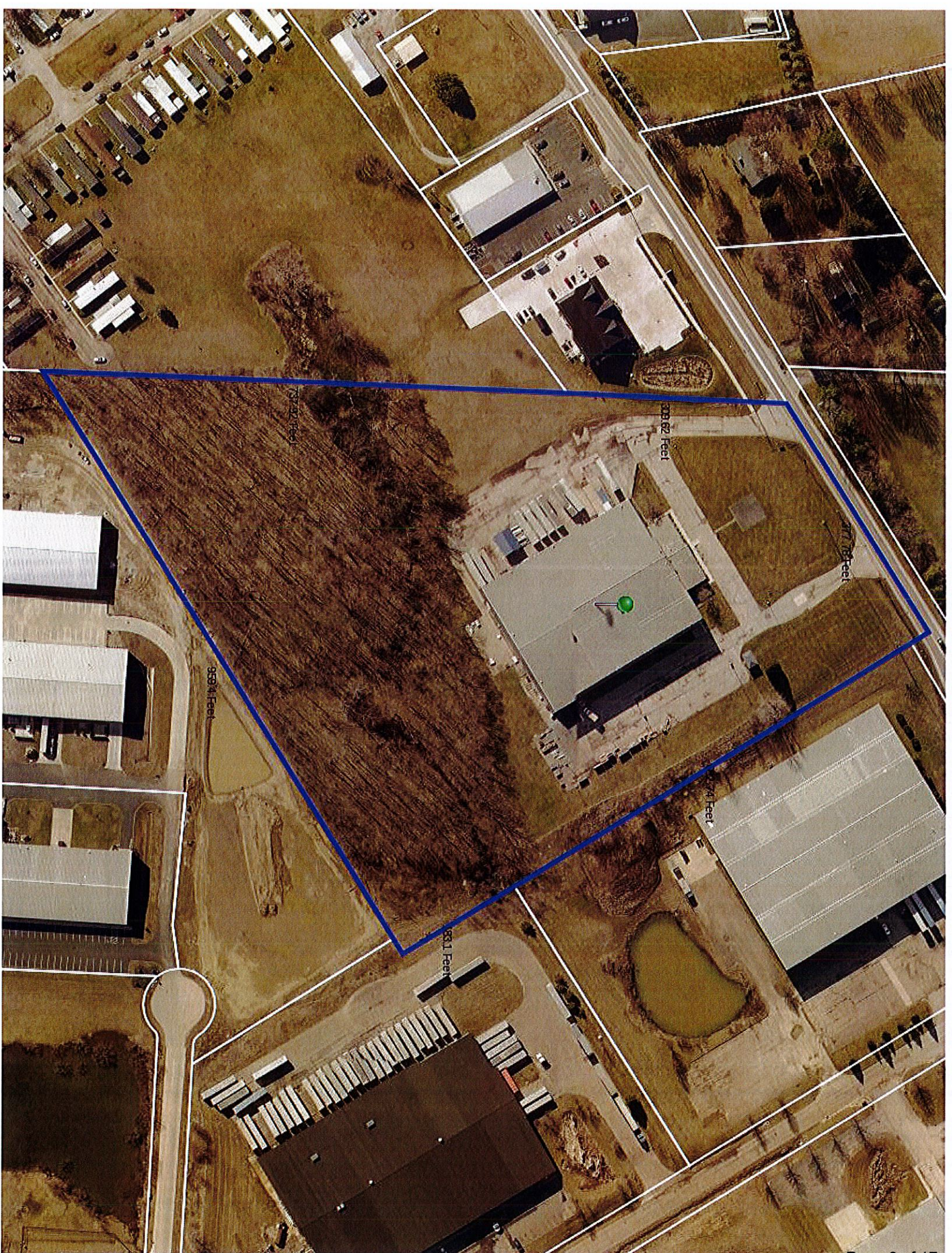
Description of Planned Project

70,000 Sq. Ft. addition to an existing building including parking and drainage improvements.

Authorization

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

true





Network Office:
18 West Chillicothe Street
Johnstown, Ohio 43031
(740) 245-1921 (ph)
(740) 245-4594 (fax)
www.adrinc.com

OWNER:
CDM CAPITAL ASSET GROUP, INC.
1000 E. COSHOCTON ST.
SUITE 102
JOHNSTOWN, OHIO 43031
(740) 317-5532
c.d.m.a@cdmcapitalgroup.com

PROJECT ARCHITECT:
H&H PROPERTIES, LLC
148 EAST MAIN STREET
HERON, OHIO 43025
(740) 628-1125
l.h@hproperties.com

VARIANCE REQUESTED:
NONE

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
CHPT 11	76889.218	119722.873	1159.02	1ST REBAR W/ CAP TRAVELER
CHPT 12	76891.157	119705.150	1154.07	2ND REBAR W/ CAP TRAVELER
CHPT 13	76892.892	119688.569	1150.08	3RD REBAR W/ CAP TRAVELER
CHPT 14	76894.459	119670.287	1154.50	4TH REBAR W/ CAP TRAVELER
BM 11	76893.5	119824.3	1159.28	"C" CHECKED IN N. SIDE OF LIGHT POLE BASE

FLOOD INFORMATION:
THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FEMA MAP NO. 306880412, DATED MARCH 14, 2015.
SURVEY INFORMATION:
SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC.
FOR MORE INFORMATION CONTACT:
SMART SERVICES, INC.
85 W. CHURCH STREET
JOHNSTOWN, OHIO 43031
(740) 345-4594

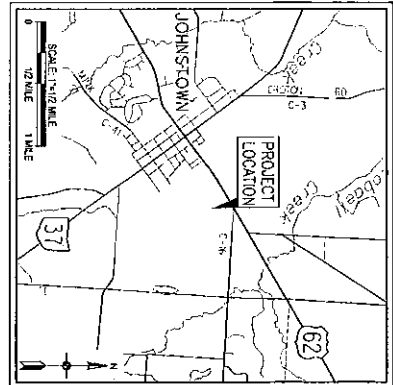
ZONING INFORMATION:

EXISTING ZONING: LM - LIGHT MANUFACTURING
EXISTING USE: MANUFACTURING
BUILDING SETBACKS: 40' FRONT
15' SIDE (35' TOTAL)
15' REAR
PARKING SETBACK: 15' FRONT
PARKING CALCULATIONS: 40' TOTAL
1 SPACE PER 10 EMPLOYEES & 48 EMPLOYEES
1 SPACE PER 1000 SQ. FT. OF FLOOR AREA
1 SPACE PER 1000 SQ. FT. OF FLOOR AREA
123 TOTAL
42 REQUIRED SPACES
123 STANDARD SPACES
4 REQUIRED SPACES

PARKING PROVIDED: 123 TOTAL
42 REQUIRED SPACES
123 STANDARD SPACES
4 REQUIRED SPACES

FLOOD INFORMATION:

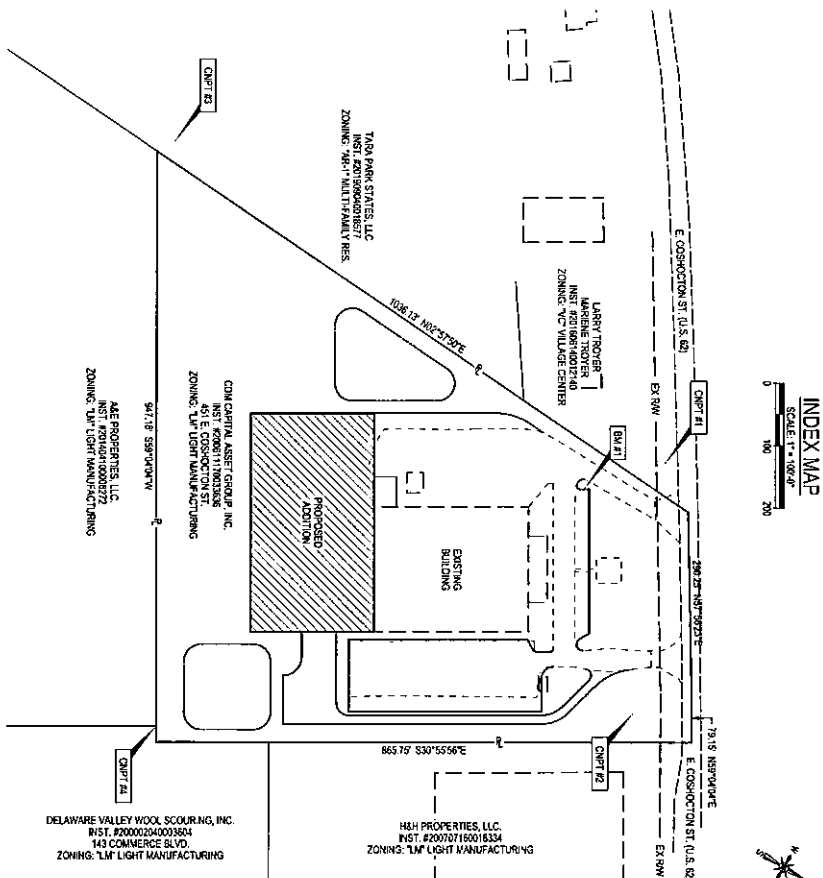
OWNER: CDM CAPITAL ASSET GROUP, INC.
ADDRESS: 451 E. COSHOCTON ST.
ADDRESS PAR. NO.: 253-17544-002
ADDRESS PAR. NO.: 253-17544-002
BUILDING AREA: 53,100 SQ. FT. (EXISTING)
70,200 SQ. FT. (PROPOSED)
123,100 SQ. FT. (TOTAL)



ARMSTRONG STEEL CEILINGS CERTIFICATE OF APPROPRIATENESS

SITUATED IN THE CITY OF JOHNSTOWN,
LICKING COUNTY, OHIO

INDEX MAP
SCALE: 1" = 100' 0"



PROJECT DATA

TOTAL AREA:	13.028 ACRES
R/W AREA:	0.444 ACRES
PROJECT EXIST. DISTING. AREA:	6.863 ACRES
PROJECT EXIST. DISTING. AREA:	0.250 ACRES
EXIST. DIST. LOCATED AREA:	6.343 ACRES
NOTICE TO ADJ. DIST. AREA:	0.350 ACRES
INTERPOLATE AREA FOR THE CONSTRUCTION SITE:	3.382 ACRES
INTERPOLATE AREA FOR THE CONSTRUCTION SITE:	5.665 ACRES
RECEIVING WATER:	UNPAVED TRIBUTARY TO LOBBEL CREEK

INDEX OF SHEETS

TITLE SHEET	1
EXISTING SITE CONDITIONS	2
PROPOSED SITE PLAN	3
EXISTING ELEVATIONS	(BY OTHERS)
PROPOSED ELEVATIONS	(BY OTHERS)
EXISTING SITE SIGNAGE	N/A
PROPOSED SITE SIGNAGE	N/A



UNDERGROUND
UTILITIES

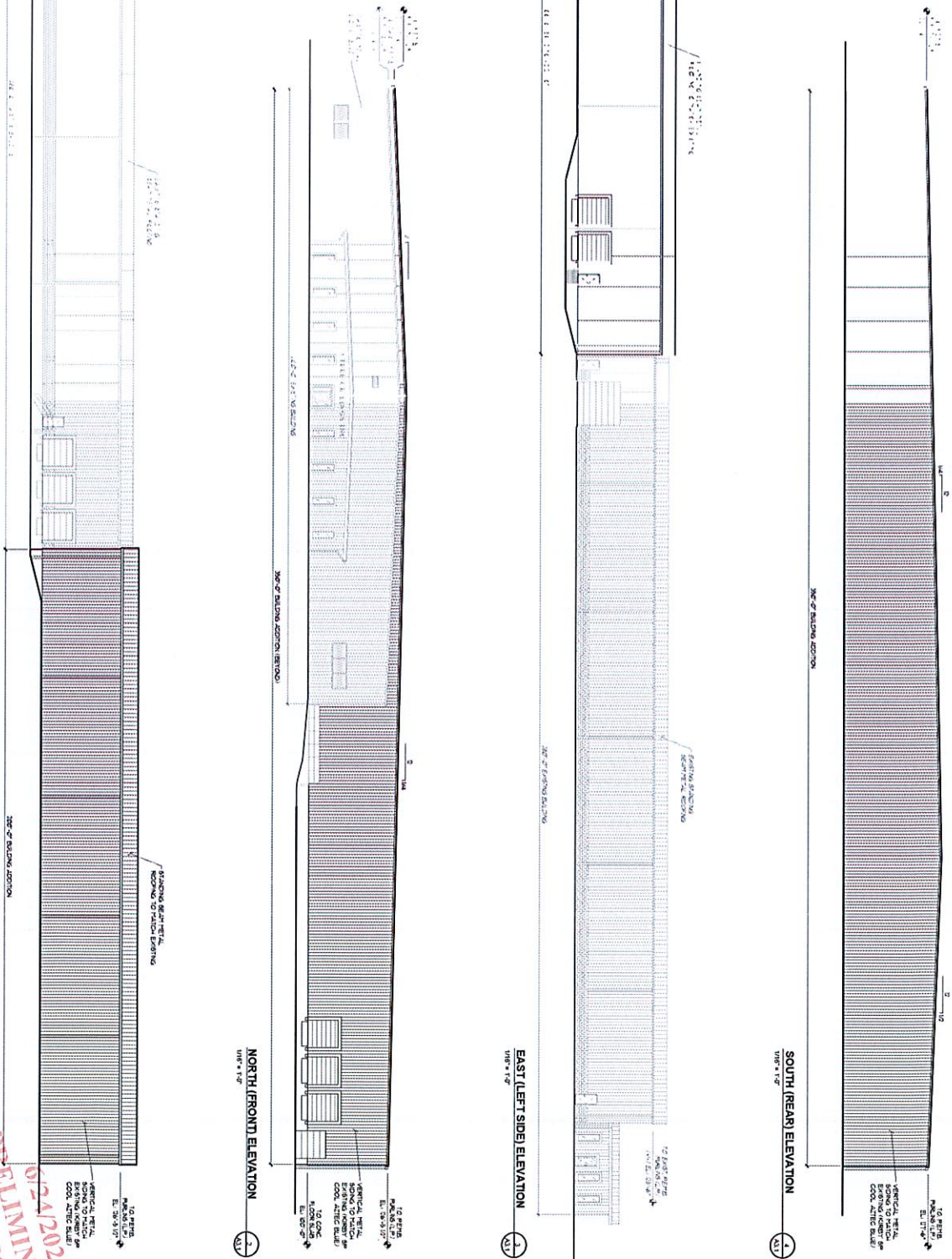
ARMSTRONG STEEL CEILINGS
451 EAST COSHOCTON STREET
CITY OF JOHNSTOWN, OHIO

CERTIFICATE OF APPROPRIATENESS
PROPOSED SITE PLAN



DRAWN BY: [blank]
CHECKED BY: [blank]
REVIEWED BY: [blank]





6/24/2022
 PRELIMINARY
 NOT FOR CONSTRUCTION
 A3.1

PROJECT
ARCHITECTURE LTD.
 Programming, Planning, Architectural Solutions

FACILITY ADDITION
ARMSTRONG STEEL CEILINGS
 451 E. COSHOCTON ST., JOHNSTOWN, OHIO 43031

REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	06/24/2022	ALJ



CITY OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-22-143
Property Address: 451 Coshocton Street
Board Date: 7/12/2022

Applicant: Brian Wood
Zoning District: LM

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a building addition to an existing structure located at 451 Commerce Blvd. The proposed expansion is 70,000 square feet and the existing structure is approximately 53,000 square feet. The applicant is also proposing additional parking spaces and drainage improvements to serve the addition.

The exterior design of the building will match the existing building, which has vertical metal siding in a cool blue. The roof will be a standing seam metal roof, also matching the existing structure.

The 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.

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.

Recommendation: Staff recommends **APPROVAL** of this Certificate of Appropriateness application.

Certificate of Appropriateness ·

undefined

Z-22-132

Applicant

👤 Conrad Sokolowski
☎ 8604904822
@ conradsokolowski@yahoo.com

Location

120 Track Street
Johnstown, Ohio 43031

General Information

Business Owner

Ron McCarty

Business Name

Johnstown Leasing, LLC

Principle Business Activity

Storage & Light Welding

Property Information

Zoning District

Light Manufacturing

Existing Use of Property

Storage / Vacant

Square Footage of Proposed Building

3840

of Off-Street Parking Spaces Proposed

0

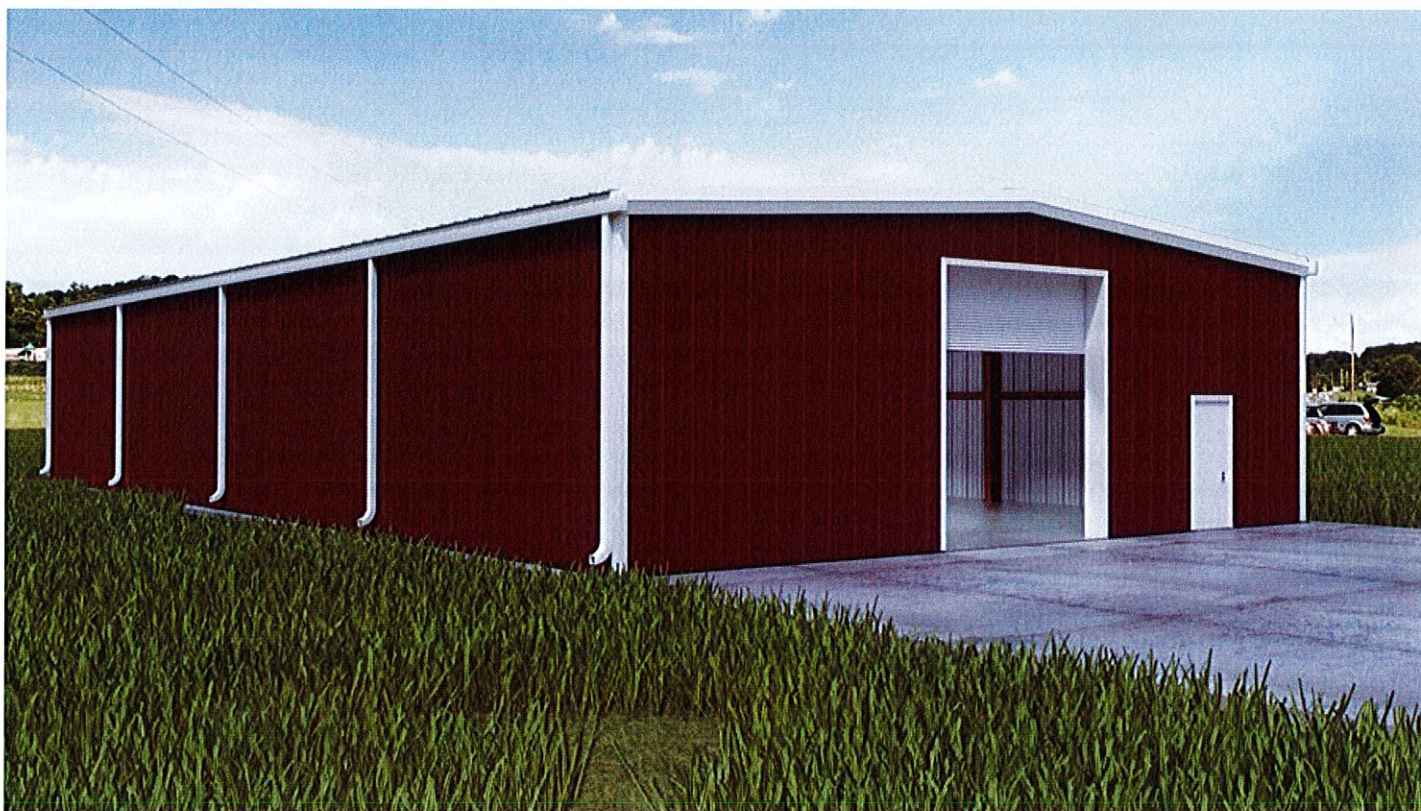
Description of Planned Project

To construct a 40x96' barn for storage and light welding.

Authorization

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

true





CITY OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-22-132
Property Address: 120 Track Street
Board Date: 7/12/2022

Applicant: Conrad Sokolowski
Zoning District: LM

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a storage barn. The proposed structure will be 40'x96' and will be located at 120 Track Street. The total square footage of the building will be 3,840 square feet. The exterior design of the building will be red metal siding with white accents. Hard surface paving is planned for the entry drive as well as 24 feet out from either side of the structure and 30 feet out to the rear. The property is currently fenced in.

The 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.

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- l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Recommendation: Staff recommends **APPROVAL** of this Certificate of Appropriateness application.