



Design Review Board Meeting
Tuesday, October 11, 2022 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. September 13, 2022
4. Public Comment
5. Application # Z-22-183 (TABLED 9/13/2022); Zoning Certificate Permit 580 W. Coshocton St.
 - a. Proposed Monument Sign
6. Application # Z-22-219; Certificate of Appropriateness 800 W. Coshocton St.
 - a. Proposed Building & Monument Sign
7. Other Business
8. Adjourn



Design Review Board
Tuesday, September 13, 2022 - 5:00 PM
MINUTES

1. Call to Order

Board Chairman Nathanael Ashbrook called the Design Review Board meeting to order for September 13, 2022 at 5:05 pm

2. Roll Call

Present - Chairman Nathanael Ashbrook, Heather Green, Josh Harrison
Absent - Candice Evans, Franz Stein

Staff present - Sean Staneart - Assistant City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Ray Lynn

3. Public Comment

No comments from the public

4. Action on Minutes

a. July 18, 2022

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

AYES: Harrison, Green, Ashbrook

NOES: None

ABSTAIN: None

Passed 3 - 0

5. Application # Z-22-183 Zoning Certificate Permit; 580 W. Coshocton Street

a. Application

Contractor Kessler Sign Company representative was present for the application. The Community Bank is applying for a monument sign for their new commercial location at 580 W. Coshocton Street. The sign design and specs were presented for board review. Board discussion on the metal monument base shown, preference would be a natural material such as brick or stone. Discussion on the color of the sign frame, board would like to see a color option for black or bronze. A new design will be presented at the next meeting.

ACTION: Josh Harrison moved to table the application; Heather Green seconded and the vote was as follows:

AYES: Harrison, Green, Ashbrook

NOES: None

ABSTAIN: None

Tabled 3 - 0

6. Other Business

1. Jim Blair update on potential new businesses; Community Bank, Chase Bank.
 2. Discussion on Bell Stores, or other projects and where citizens can find out about the project.
 3. Discussion on having a joint meeting with the Planning & Zoning Commission for discussion and direction on roles. Sean Staneart addressed the design guidelines and the current guiding document; recommendation to revise, further discussion on the process for that.
- Chairman Ashbrook opened the floor for a public comment request.

1. Lewie Main; 132 N. Main

- Addressed the sign ordinance relative to the application submitted tonight. Section 187.7(4) says the application shall be signed by the applicant and the owner. Noted that "shall" means mandatory. Section 187.14 Applicant shall post one sign per public street frontage, said there is no sign in front of the building.
- Stated concern for no setback requirement in the sign ordinance and line of site on US62.

7. Adjourn

Nathanael Ashbrook moved to adjourn the meeting. Heather Green seconded and all were in favor.

Meeting adjourned at 5:53 pm

CLIENT | Con

LOCATION | Ju

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Lending_Ce

DATE | July 2

REVISIONS |

SALESMAN |

DESIGNER | J

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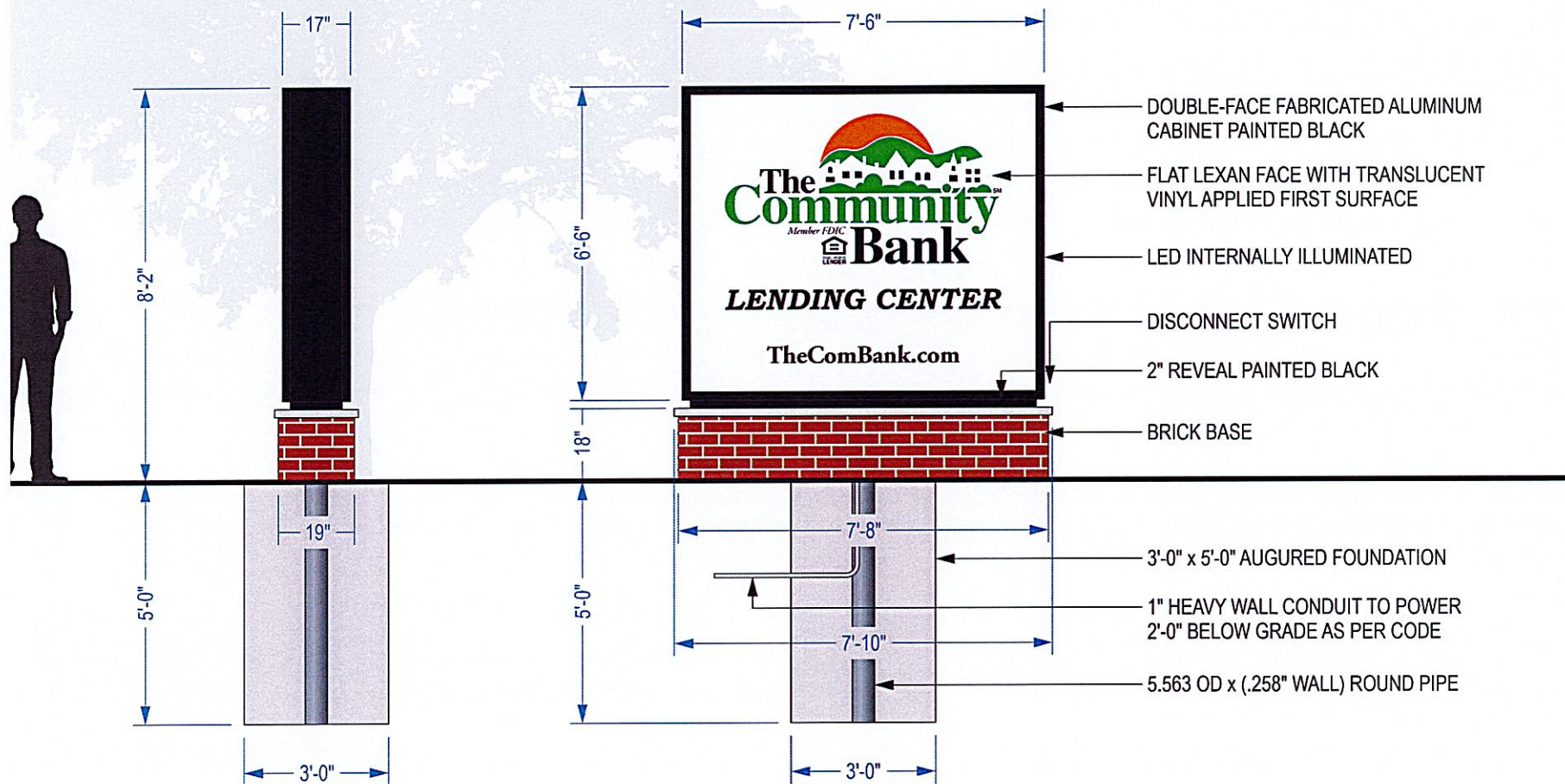
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VOLTAGE | 12

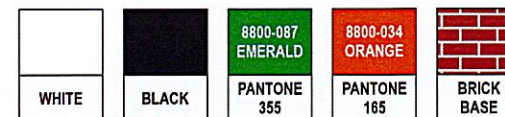
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2669 NP
ZANESVILLE, OH
740-453-0668 | 1-



FACE LED ILLUMINATED CABINET WITH FLAT
AND TRANSLUCENT VINYL GRAPHICS ROAD SIGN - OPTION A



Zoning Certificate Permit

Z-22-183

Applicant

Ashley Tanner

740-453-0668

@ ashley@kesslersignco.com

Primary Location

580 W COSHOCTON STREET
Johnstown, OH 43031

Applicant Information

Applicant Type

Who will be doing the work?

Contractor

Contractor

Homeowner Name

Owner Daytime Phone

--

--

Owner Email Address

Parcel Number

--

--

Property Information

Existing Use of the Property

Zoning District

Commercial

GCC-2

Yard Dimensions

Front (Feet)

--

--

Rear (Feet)

Left Side (Feet)

--

--

Right Side (Feet)

Total square foot of lot

--

--

Total percentage of lot to be occupied

--

Project Information

The applicant agrees to follow all applicable zoning regulations. No more than two Accessory buildings are allowed per property. All buildings must be at a minimum of five feet from all property lines and in the rear or side yard setback behind the rear corner of the house. Unattached deck post-hole and final inspections are required. Fence post holes are required to be a minimum of 32” in depth and holes must be inspected prior to setting posts. Fences located on an easement are subject to removal for access by the Village. Replacement is the owner's cost and responsibility.

Demolition

Swimming Pool

--	--
Zoning Certificate	Sign Size (square feet)
--	48.75
Sign Dimensions	
6.5 x 7.5	
Project Description	
road sign-2 sided led illuminated cabinet mounted on existing sign structure	

Authorization

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

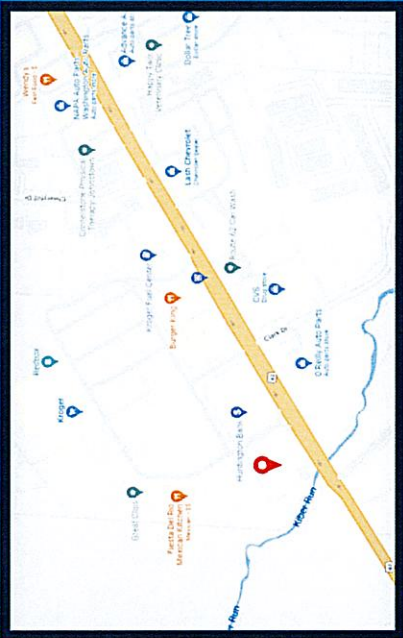
true

CHASE



#48100R002092
Johnstown NB
800 W. Coshocton St.
Johnstown, OH 43031

REVISION NOTES:
R1: Customer Drawing - 12 moved to southwest end of road and added "reason why" - AS - 08/09/22





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JP Morgan Chase Bank
#48100R002092
Johnstown NB
800 W. Coshocton St.
Johnstown, OH 43031

Initial Date: 08/29/22
Salesperson: Arthur Navarro
Coordinator: Tracey L. Pichler
Designer: ASera
Scale: As noted

CUSTOMER APPROVAL
Customer Signature _____ Date _____
COPY COLORS & SIZES
Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
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Project ID: CHASE_48100R002092_1
Revision: R1 - 08/08/22

Page: **DRG Page 1**



City of Johnstown, OH

09/27/2022

Z-22-219

Certificate of Appropriateness

Status: Active

Date Created: Sep 26, 2022

Applicant

Rachel Wolff
rwolff@manniksmithgroup.com
1160 DUBLIN RD
Suite 100
COLUMBUS, OH 43215-1052
6144414222

Primary Location

800 W COSHOCTON ST
JOHNSTOWN, OH 43031

Owner:
AH Johnstown Acquisition LLC
3062 Kingsdale Center Columbus , OH 43221

Office Use Only

Date of P&Z Commission Hearing

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

Jim Blair Signature



Bailey Morlan Signature



Nathanael Ashbrook Signature



General Information

Business Owner

Ken Colliander, AIA MA-CRE

Business Name

JPMorgan Chase Bank

Principle Business Activity

Banking

Property Information

Zoning District

General Community Commercial, Corridor District

Existing Use of Property

vacant lot

Square Footage of Proposed Building3,293

of Off-Street Parking Spaces Proposed29

Description of Planned Project

The proposed site will consist of a bank and Atm drive thu. It is located on a vacant lot in front of the Kroger off W Coschoton.

Authorization

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

Rachel Wolff
09/22/2022

Attachments

-  COA Plans Package.pdf
Uploaded by Rachel Wolff on Sep 26, 2022 at 4:38 pm
-  Proposed Site Parcel Information-On Trac Parcel.pdf
Uploaded by Rachel Wolff on Sep 26, 2022 at 4:41 pm

History

Date	Activity
Sep 22, 2022 at 8:04 am	Rachel Wolff started a draft of Record Z-22-219
Sep 22, 2022 at 8:42 am	Rachel Wolff altered Record Z-22-219, changed ownerCity from "CINCINNATI" to "Johnstown"
Sep 22, 2022 at 8:42 am	Rachel Wolff altered Record Z-22-219, changed ownerName from "KROGER CO" to "AH Johnstown Acquisition LLC"
Sep 22, 2022 at 8:42 am	Rachel Wolff altered Record Z-22-219, changed ownerPostalCode from "45202" to "43031"
Sep 22, 2022 at 8:42 am	Rachel Wolff altered Record Z-22-219, changed ownerStreetName from "VINE ST FL 7" to "W Coshocton St."
Sep 22, 2022 at 8:42 am	Rachel Wolff altered Record Z-22-219, changed ownerStreetNo from "1014" to "900"
Sep 26, 2022 at 2:02 pm	Rachel Wolff altered Record Z-22-219, changed ownerCity from "CINCINNATI" to "Columbus "
Sep 26, 2022 at 2:02 pm	Rachel Wolff altered Record Z-22-219, changed ownerName from "KROGER CO" to "AH Johnstown Acquisition LLC"
Sep 26, 2022 at 2:02 pm	Rachel Wolff altered Record Z-22-219, changed ownerPostalCode from "45202" to "43221"
Sep 26, 2022 at 2:02 pm	Rachel Wolff altered Record Z-22-219, changed ownerStreetName from "VINE ST FL 7" to "Kingsdale Center"
Sep 26, 2022 at 2:02 pm	Rachel Wolff altered Record Z-22-219, changed ownerStreetNo from "1014" to "3062"
Sep 26, 2022 at 4:35 pm	Rachel Wolff added attachment F1630068_Civil Sheets.pdf to Record Z-22-219
Sep 26, 2022 at 4:35 pm	Rachel Wolff added attachment Signtech BB 48100R002092 Johnstown 09122022.pdf to Record Z-22-219
Sep 26, 2022 at 4:38 pm	Rachel Wolff removed attachment F1630068_Civil Sheets.pdf from Record Z-22-219

Date	Activity
Sep 26, 2022 at 4:38 pm	Rachel Wolff removed attachment Signtech BB 48100R002092 Johnstown 09122022.pdf from Record Z-22-219
Sep 26, 2022 at 4:41 pm	Rachel Wolff added attachment Proposed Site Parcel Information-On Trac Parcel.pdf to Record Z-22-219
Sep 26, 2022 at 4:42 pm	Rachel Wolff submitted Record Z-22-219
Sep 26, 2022 at 4:42 pm	approval step Internal Reviewwas assigned to Jim Blair on Record Z-22-219
Sep 26, 2022 at 4:42 pm	changed the deadline to Oct 10, 2022 on payment step Permit Fee on Record Z-22-219
Sep 27, 2022 at 10:00 am	Jim Blair changed the deadline to Oct 11, 2022 on approval step Internal Review on Record Z-22-219

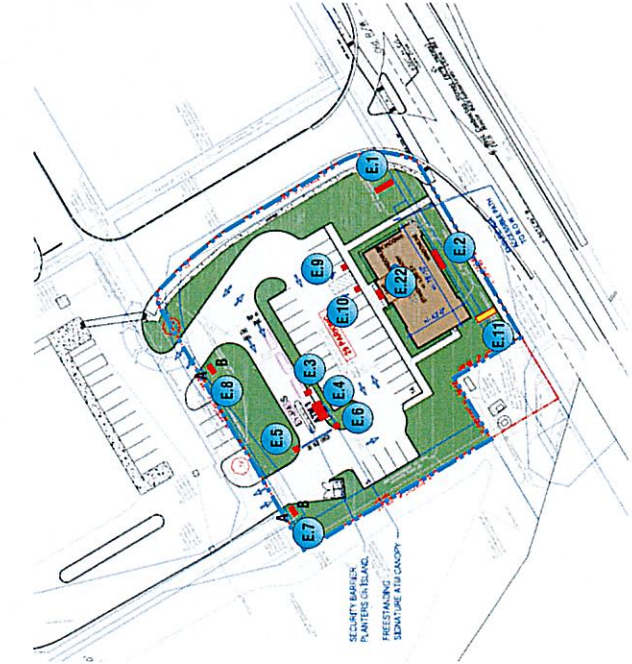
Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Internal Review	Active	Sep 26, 2022 at 4:42 pm	-	Jim Blair	10/11/2022
 Permit Fee	Active	Sep 26, 2022 at 4:42 pm	-	-	10/09/2022
 Design Review Board Approval	Inactive	-	-	-	-
 Permit Issuance	Inactive	-	-	-	-

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq Ft
	E.1	M-50-RE	Illuminated Monument Sign	50
Southeast	E.2	LINC-WBD-24	24" Non-Illuminated White Channel Letters and Logo	36.9
	E.3	HB-U-R	Headache Bar - Right	
	E.4	CAN-ATM-SIG-OCT-NP	ATM Signature Canopy w/ Octagon - No Pedestal	
	E.5	TC-P-DNE-DOT-RE	Post Mount Do Not Enter Sign - DOT Standard	
	E.6	TC-P-DNE-DOT-RE	Post Mount Do Not Enter Sign - DOT Standard	
	E.7	CUSTOM D-2-RE	Non-Illuminated Directional Sign - No Branding	
	E.8	CUSTOM D-2-RE	Non-Illuminated Directional Sign - No Branding	
	E.9	TC-P-ADA-OH-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.10	TC-P-ADA-OH-RE	Post Mount Handicap Stall Sign	
	E.11	COMING SOON	Temporary Construction Site Sign	
	E.22	CHA-VYL-10X56	Chase Letters and Logo Vinyl for Transom Window	
Total Proposed Sq Ft				86.9
Total Allowable Sq Ft				200
Difference				113.1

***FINAL LOCATION TO BE CONFIRMED VIA CIVIL ENGINEERING REPORT & VERIFIED BY FIELD SURVEY**



SITE PLAN SCALE: 1/64" = 1'-0" PROPERTY LINE



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JP Morgan Chase Bank
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Johnstown NB
800 W. Cochran St.
Johnstown, OH 43031

Initial Date: 08/29/22
Salesperson: Arthur Navarro
Coordinator: Tracey L. Pichler
Designer: ASana
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

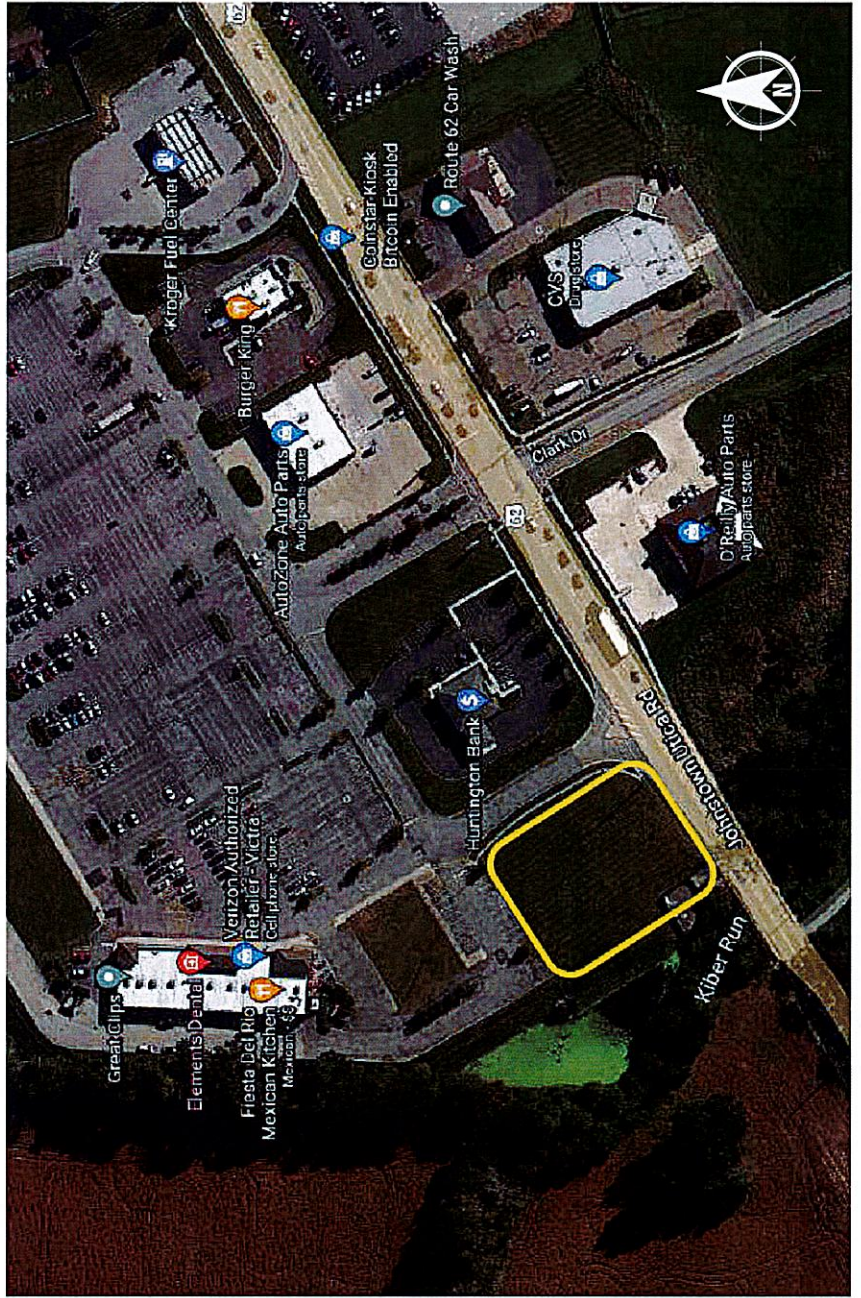
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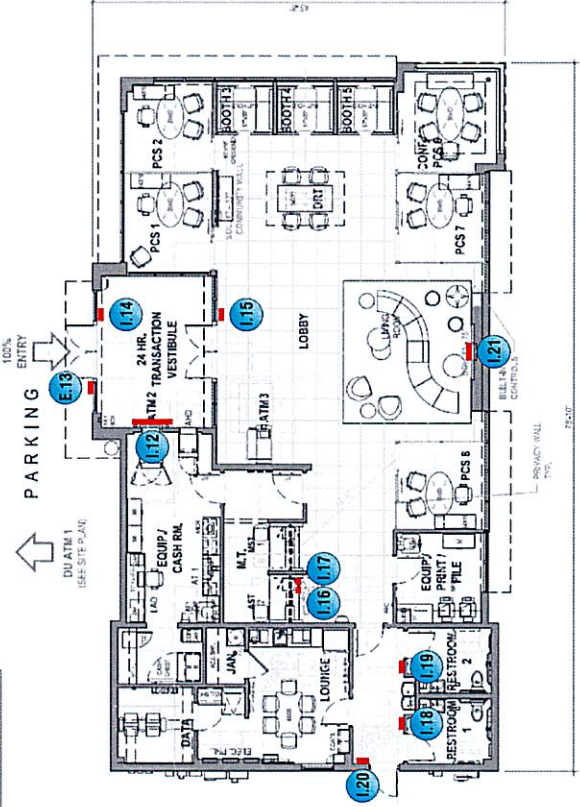
Sign Legend / Site Plan

Page: **DRC Page 2**



INTERIOR SIGN LEGEND

Elevation	Sign No.	Sign Type	Description	Sq. Ft.
	L12	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	
	E13	ADA-EP	ADA Accessible Entrance Plaque w/ Vinyl Back	
	L14	ADA-EX	ADA Exit Plaque w/ Vinyl Back	
	L15	ADA-EX	ADA Exit Plaque w/ Vinyl Back	
	L16	ADA-TW	ADA Accessible Teller Window Plaque	
	L17	ADA-TW-ALS	ADA Assisted Listening System Plaque	
	L18	ADA-RRAG-A-G	ADA Accessible All-Gender Restroom Plaque	
	L19	ADA-RRAG-A-G	ADA Accessible All-Gender Restroom Plaque	
	L20	ADA-EEX	ADA Emergency Exit Plaque	
	L21	OCT-24-INT	Illuminated Blue Bitro Interior Octagon	



WEST COSHOCTON STREET

FLOOR PLAN SCALE: 3/32" = 1'-0"

DATE	DESIGNER
08/16/2022	KMS



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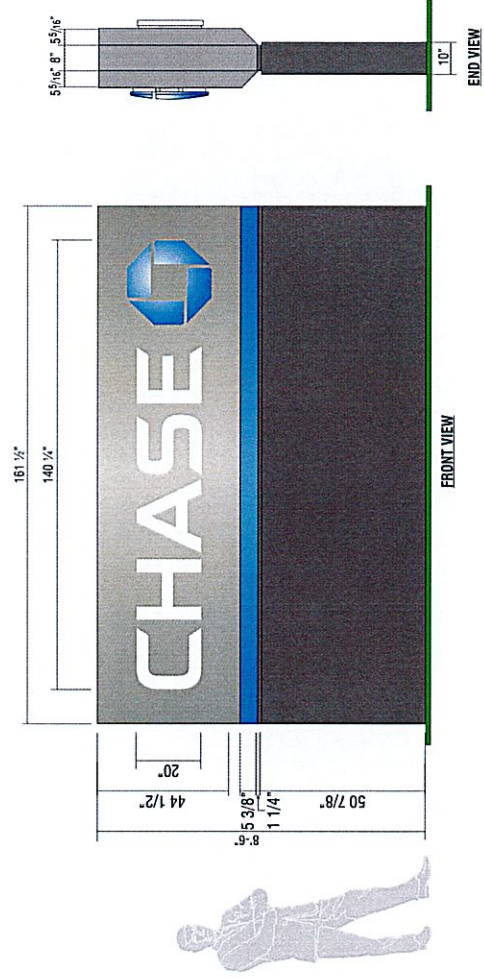
Revision: R1 - 08/08/22

Sign Legend / Floor Plan

Page: **DRC Page 4**



SIGNAGE OVERVIEW



E-1 SIGN TYPE M-50-RE
MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN



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