



Design Review Board Meeting
Wednesday, November 9, 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. October 11, 2022
5. Tabled Applications
 - a. Application # Z-22-219 Certificate of Appropriateness; 800 W. Coshocton Street TABLED
OCTOBER 11, 2022
6. Other Business
7. Adjourn



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

1. Call to Order

Board Chair Nathanael Ashbrook called the Design Review Board to order for October 11, 2022 at 5:06 pm

2. Roll Call

Present - Nathanael Ashbrook, Heather Green, Franz Stein

Absent - Josh Harrison, Candice Evans

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

Public present - David Youse, John Risteter, Ken Colliander, Ray Lynn, Ashley Fowler, Rachel Wolfe

3. Approval of Minutes

a. September 13, 2022

ACTION: Nathanael Ashbrook moved to approve; Heather Green seconded and the vote was as follows:

AYES: Franz Stein, Heather Green, Nathanael Ashbrook

NOES: None

ABSTAIN: None

Passed 3 - 0

4. Public Comment

No comments

5. Application # Z-22-183 (TABLED 9/13/2022); Zoning Certificate Permit 580 W. Coshocton St.

a. Proposed Monument Sign

ACTION: Nathanael Ashbrook moved to take from the table; Heather Green seconded and the vote was as follows:

AYES: Franz Stein, Heather Green, Nathanael Ashbrook

NOES: None

ABSTAIN: None

Passed 3 - 0

The monument sign application for the Community Bank new location at 580 W. Coshocton Street was tabled last meeting. Board members expressed a desire to see other color options for the sign frame.

A new design was presented showing a brick base and a black sign frame.

ACTION: Nathanael Ashbrook moved to approve; Heather Green seconded and the vote was as follows:
AYES: Heather Green, Nathanael Ashbrook, Franz Stein
NOES: None
ABSTAIN: None

Passed 3 - 0

6. Application # Z-22-219; Certificate of Appropriateness 800 W. Coshocton St.

a. Proposed Building & Monument Sign

Commission review of the Chase Bank Certificate of Appropriateness application presented for new location at 800 W. Coshocton Street. Review of the proposed site plan, building materials, elevations and an overview of the monument sign proposed. Discussion on wall signs, one is allowed, if more are requested, they would need to apply for a variance. Board member comments were a desire to see stone or brick on the base of the monument sign as well as a pitch to the building roof, even if it is only on the parapets, brick incorporated to match the surrounding businesses, Huntington Bank, O'Reilly's and the shopping center to the rear, additional canopy feature incorporated in the rear of the building and adding dimension to the roof line to soften. Staff asked the applicant if they would like to table the application until next month, applicant agreed. Discussion on the landscape plan and the appearance that the street trees may be in the right of way, should be inside the property, discussion on the existing sidewalk and allowing to hug that line. Comment by the engineering firm present for the applicant was that between the building and the existing property line is a twenty foot gas easement so they cannot put trees in that area; staff comment that it would depend on how it was installed. Board members request material samples.

ACTION: Nathanael Ashbrook moved to table the application; Heather Green seconded and the vote was as follows:
AYES: Nathanael Ashbrook, Franz Stein, Heather Green
NOES: None
ABSTAIN: None

Passed 3 - 0 Application Tabled

7. Other Business

1. Jim Blair said it looks like Enterprise Drive off of Duncan Plains is in contract for a new industry, that is all that is known right now.
2. The Bell Store is moving quickly now, first trusses are going up.

8. Adjourn

Nathanael Ashbrook moved to adjourn. Franz Stein seconded and all were in favor.

Meeting adjourned at 5:47 pm

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

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

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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

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-OnTrac Parcel.pdf

Uploaded by Rachel Wolff on Sep 26, 2022 at 4:41 pm

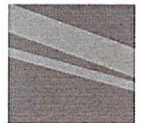
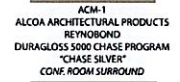
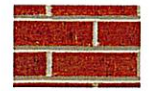
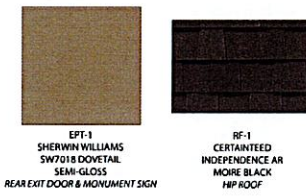
History

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

Sep 26, 2022 at 4:42 pm approval step Internal Review was 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	-	-	-	-

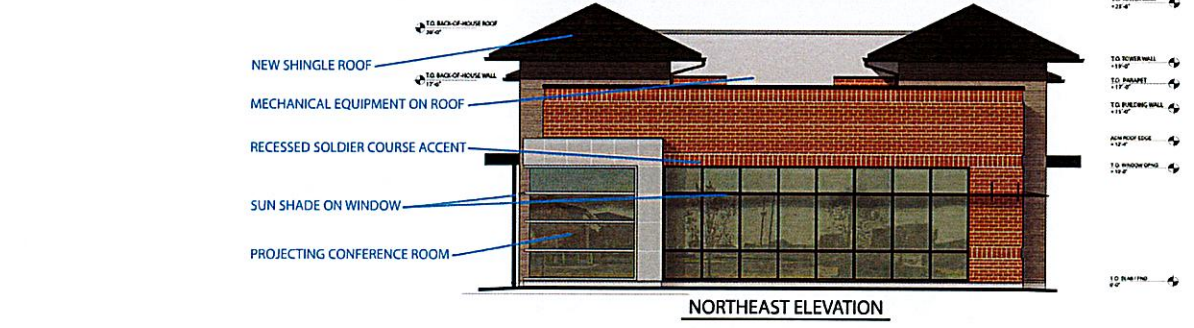
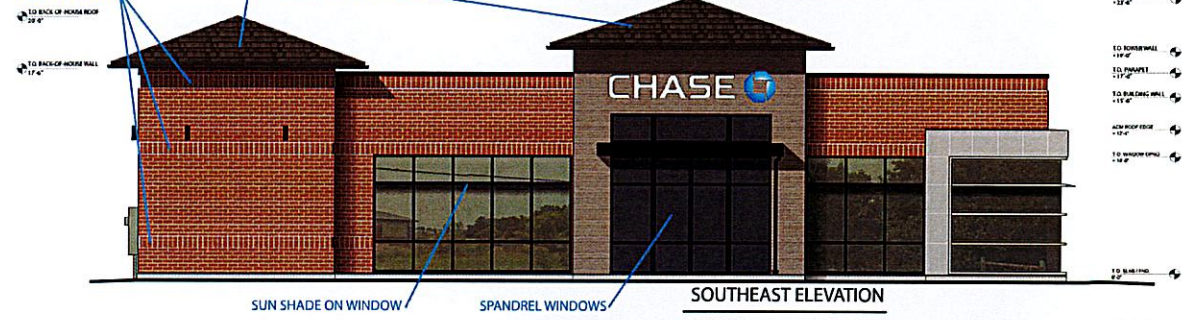
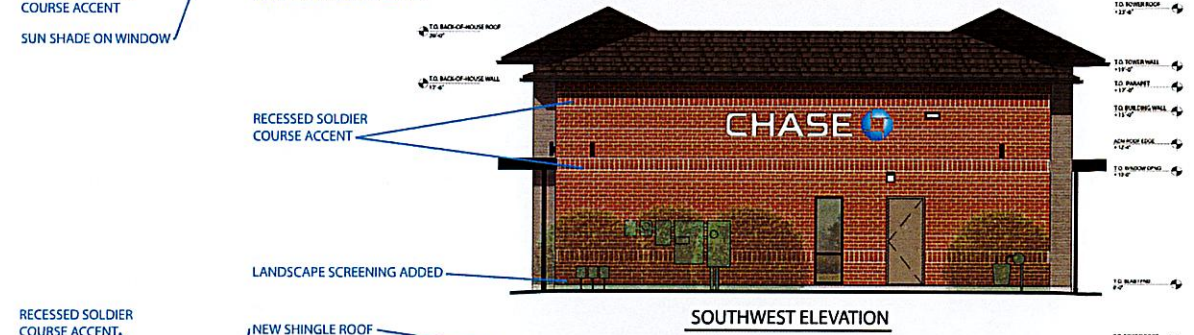
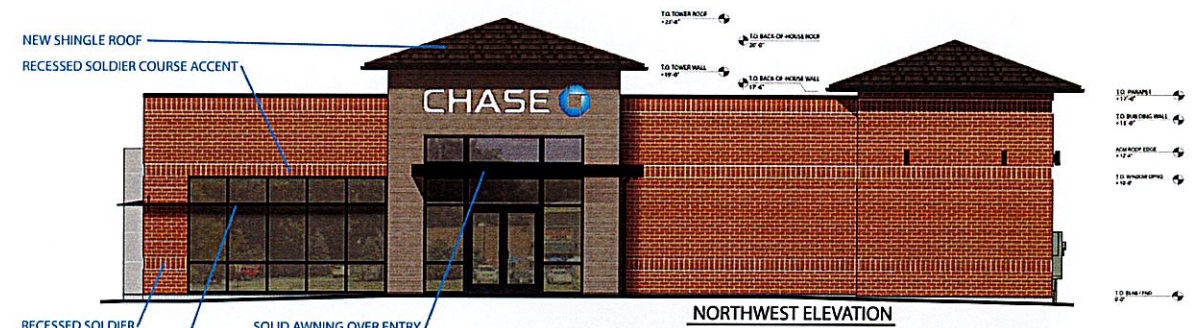


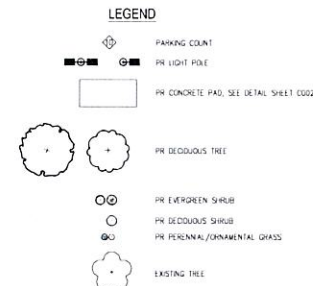
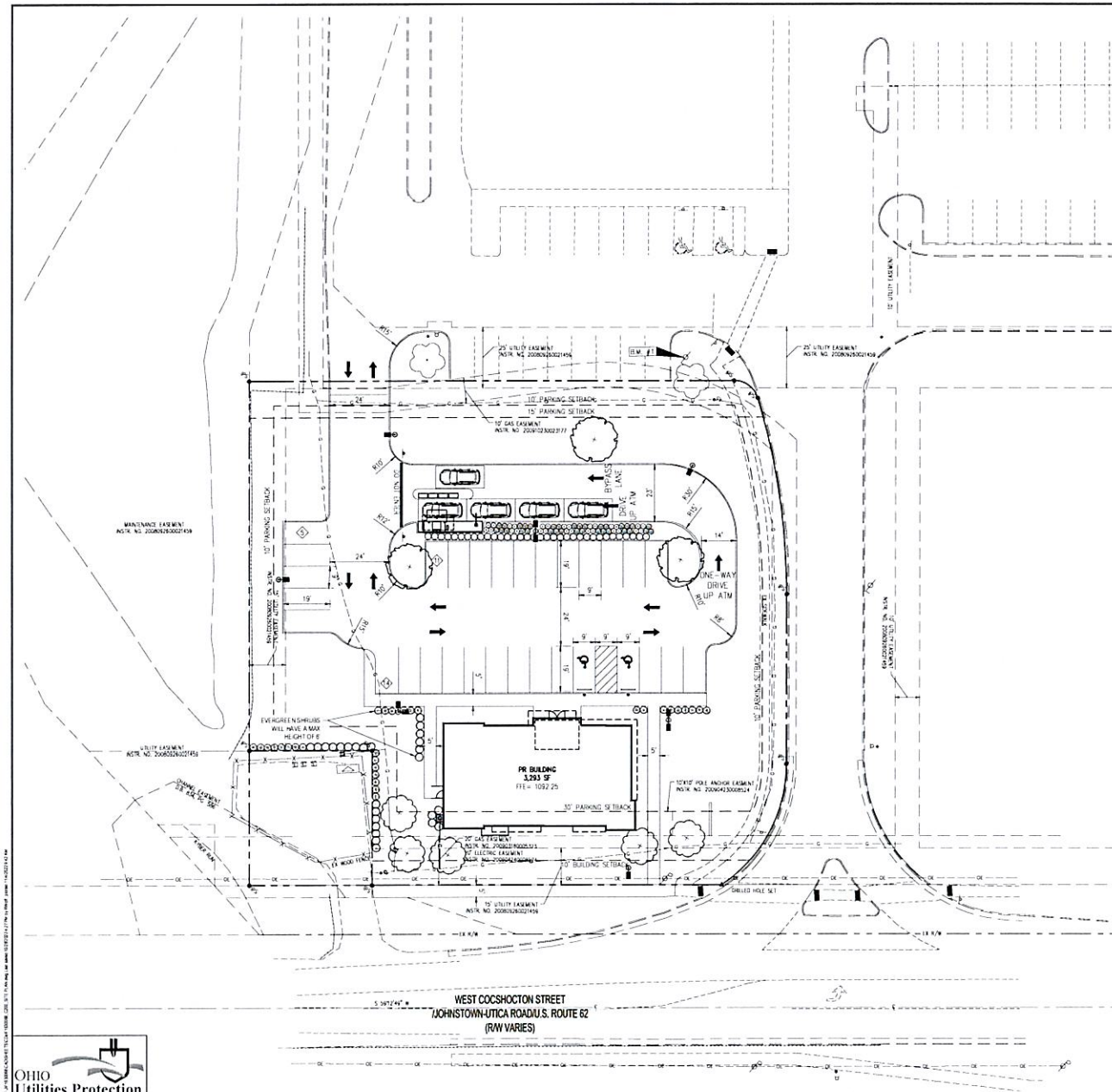
13'-7" HIGH SIGN, 14" LETTERING

32 3/8" WIDE, 8" DEEP



TRASH ENCLOSURE HAS BEEN REMOVED FROM SCOPE





SITE DATA	
PARCEL ID NUMBER	055-173442-00 DND
ZONING	CC-2
PROPOSED SITE AREA	0.96 AC
TOTAL BUILDING AREA	3,263 SF
SETBACKS REQUIRED:	
FRONT	50'
SIDE	10'
REAR	15'
PARKING	30'
PARKING SPACES:	
3,263 SF BLDG / 200 SF = 17 SPACES REQUIRED	
SPACES REQUIRED = 17 SPACES	
SPACES PROVIDED = 33 SPACES	

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
1183.0-1.1 CODED ORDINANCES OF JOHNSTOWN, OH:	
1183.0-1.2 DECIDUOUS CANOPY TREES (STREET TREES) SHALL BE PLANTED NO LESS THAN TWENTY-FOUR (24) FEET AND NO MORE THAN THIRTY-FOUR (34) FEET ON CENTER.	STREET TREES PROVIDED ALONG WEST COOCHOCTON STREET
1183.0-1.3 FOR COMMERCIAL, INDUSTRIAL, OFFICE, INSTITUTIONAL, AND MULTIPLE-FAMILY USES, ALL TRASH AND GARBAGE CONTAINER SYSTEMS SHALL BE SCREENED OR ENCLOSED BY WALLS, FENCES, OR NATURAL VEGETATION TO SCREEN THEM FROM VIEW.	DUMPSTER SCREENED BY WALL
1183.0-1.4 A MINIMUM OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO TEN (10) POLES PLUS ONE-HALF INCH IN TREE TRUNK SIZE FOR EVERY 5,000 SQUARE FEET OVER 25,000 FEET IN GROUND COVERAGE. 22,000 SF OF GROUND COVERAGE OF STRUCTURES & VEHICULAR USE AREAS / 5,000 SF = 5 TREES REQUIRED & 105 POLES IN TREE TRUNK SIZE REQUIRED.	3 PROPOSED TREES AND 2 EXISTING TREES PROVIDED
1183.0-1.5 FOR EACH 100 SQUARE FEET, OR FRACTION THEREOF, OF PARKING AREA, A MINIMUM TOTAL OF FIVE (5) SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED. 22,000 SF / 100 = 220 & 5 = 1,110 SF OF LANDSCAPED AREA REQUIRED.	1,700 SF OF LANDSCAPED AREA PROVIDED
1183.0-1.6 PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE (1) DECIDUOUS CANOPY TREE FOR EVERY TEN (10) PARKING SPACES. 33 SPACES / 10 = 4 TREES REQUIRED.	3 PROPOSED TREES AND 1 EXISTING TREE PROVIDED
1183.0-1.7 PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPACE BY A THREE- AND FIVE-TRUNK 12-15 FOOT MINIMUM HEIGHT EVERGREEN HEDGE, OR MASSIVE WALL, OR COMBINATION OF WALL AND PLANTING.	SCREENING PROVIDED BY TWENTY-PARKING AND WEST COOCHOCTON STREET



**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 05/11/2023
PROJECT: CHASE BANK
PROJECT NO: 20230501
DRAWN BY: JPM
CHECKED BY: JPM

Mannik Smith Group
ARCHITECTS
1000 N. HIGHWAY 100
SUITE 100
JOHNSTOWN, OH 43031

FMS ARCHITECTS
1000 N. HIGHWAY 100
SUITE 100
JOHNSTOWN, OH 43031

JP MORGAN CHASE BANK
950 W COOCHOCTON STREET
JOHNSTOWN, OH 43031

SITE PLAN

C200