



Design Review Board Meeting
Tuesday, February 13, 2024 - 5:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Election of Chair & Vice-Chair
4. Action on Minutes
 - a. Nov 9, 2022; Dec 13, 2022; Jan 10, 2023; May 9, 2023; Jun 13, 2023; Jun 27, 2023; July 25, 2023; Aug 9, 2023; Aug 22, 2023; Sept 26, 2023; Oct 10, 2023; Nov 14, 2023; Nov 28, 2023
5. Public Comment
6. Application # Z-23-217 Certificate of Appropriateness; 667 W. Coshocton Street
 - a. Application & Staff Report
7. Discussion and recommendation to Council on allowability of solar panels
8. Other Business
9. Adjourn

2

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Certificate of Appropriateness · Add to a project

 **Expiration Date**

Active

Request Changes
(/#/explore/request-changes/1522)



Z-23-217



Details

Submitted on Oct 30, 2023 at 4:19 pm



Attachments

1 file



Activity Feed

Latest activity on Oct 30, 2023



Applicant

Michael Mockler



Location

625-733 COSHOCTON ST, JOHNSTOWN, OH 43031

View ▼

Edit Workflow



Internal Review

In Progress



Permit Fee

Due Now

 Due: 11/13/2023

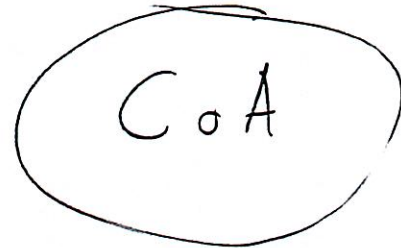


Design Review Board Approval

Review



Permit Issuance



Details

Office Use Only

Edit

 Date of P&Z Commission Hearing

—

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

 Jim Blair Signature (DNU)

 Nathanael Ashbrook Signature (DNU)

 Terry L. Wymer Signature

General Information

Edit

Business Owner 

Monika Torrence

Business Name

Mattress Warehouse

Principle Business Activity

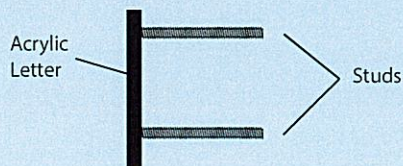
Selling Mattresses, box springs,
headboards

MATTRESS WAREHOUSE

1 - 16"H x 1/2"D Acrylic letters stud mounted flush to building face

MATTRESS WAREHOUSE 16"

257.5"



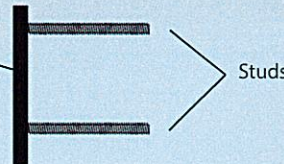
Mattress Warehouse
667 W Coshocton St
Johnstown, OH 43031

**MATTRESS
WAREHOUSE**

146.5"

1 - 120.5"W x 34"H x 1/2"D Acrylic logo stud mounted flush to building face

Acrylic
Letter



**MATTRESS
WAREHOUSE**

17.5"
13.7"

34"

120.5"

Mattress Warehouse
667 W Coshocton St
Johnstown, OH 43031



2 - 64.5"W X 16"H Laminated digital prints on white polycarbonate panels inserted into existing pylon sign

Qty 2

MATTRESSES

16"

65.5"

Mattress Warehouse
667 W Coshocton St
Johnstown, OH 43031

VILLAGE OF JOHNSTOWN

STAFF REPORT

Application Number: Z-23-217

Applicant: Mockler Inc. dba signmaster

Property Address: 667 W Coshocton Street

Zoning District: GCC-2

Design Review Board Date: 01/023/2024

Project Narrative:

Section 1187.03 (f) requires that all new signage be review by the DRB for final approval. The applicant is installing new signage on the wall of their tenant space as well as a changes to a nonconforming monument sign.

1187.06 CERTIFICATE OF APPROPRIATENESS AND DESIGN PLAN REQUIRED.

(a) A Certificate of Appropriateness is required for any new non-residential structure or addition within the Design Districts, as well as GCC-1, GCC-2 and LM zoning districts and any other properties in any other zoning district which are non-conforming uses in that district and **shall apply to all environmental changes**. A Design Plan is required as part of the Development Plan for any new residential development in Johnstown.

(b) A zoning permit for a structure(s) requiring a Certificate of Appropriateness or Design Plan approval shall be issued only after approval by the Design Review Board.

(c) Exterior work on a structure that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board. Should work commence prior to the Design Review Board approval, the property owner shall be subject to penalties per Section [1125.99](#) of the Planning and Zoning Ordinance.

(Ord. 25-2021. Passed 7-6-21.)

1187.03 DEFINITIONS.

As used in this Chapter, the following words shall be defined as:

(a) "Applicant" means any person, persons, association, organization, partnership, unit of government, public body or corporation who applies for a Certificate of Appropriateness in order to undertake an environmental change within the Districts.

(b) "Certificate of Appropriateness" means a certificate authorizing any environmental change within the Design Review District.

(c) "Design Plan" means a plan for the general design of a residential housing development within the City. A Design Plan must be approved as part of the overall Development Plan.

(d) "Design Review Districts and Standards" refers to the document providing building, construction and design standards for any environmental change within all Design Review districts as well as general design standards for the Village of Johnstown.

(e) "Districts" means the Design Review Districts.

(f) "**Environmental change, major**" means new construction, alterations which change, modify, reconstruct, remove or demolish any exterior features of an existing structure that are not considered to be minor modifications, demolition, building addition, **the addition of signage or changes to nonconforming signs** and the construction of accessory buildings, structures including, fences, walls, retaining walls, decks, porches, swimming pools and

spas, and similar changes as determined by the Village Manager, subject to the provisions of this chapter.

(g) "Environmental change, minor" means the addition or deletion of awnings, canopies, replacement of windows and doors, gutters, skylights, solar panels, satellite dishes and similar appurtenances as determined by the Village Manager; face changes to otherwise conforming signs; changes to paint and siding colors; changes in materials but not in appearance; re-roofs; landscape modifications; the construction of sports fields and associated bleachers, fences, dugouts and like facilities not requiring a commercial building permit, as approved by the Village Manager and modifications to off-street parking and loading areas containing less than five spaces. All minor environmental changes must comply with the Design Guidelines and Requirements of this chapter. Minor environmental changes done in conjunction with major environmental changes are to be treated as major changes for the purposes of this chapter.

(h) "Preserve" or "preservation" means the process, including maintenance, of treating of an existing building to arrest or slow future deterioration, stabilize the structure, and provide structural safety without changing or adversely affecting the character or appearance of the structure.

(i) "Owner" means the owner of record, and the term shall include the plural as well as the singular.

(Ord. 25-2021. Passed 7-6-21.)

1187.04 DISTRICT BOUNDARIES.

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.

(Ord. 05-2011. Passed 5-17-11.)

Summary:

The board should focus on the design elements of the sign as it relates to overall visual and functional components.