



Design Review Board Meeting
Tuesday, August 27, 2024 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Action on Minutes
 - a. July 23, 2024
 - b. August 13, 2024
4. TABLED - Application #7-1-5 Certificate of Appropriateness; 161 Lakeview Dr. - Covered front porch
 - a. Application - Materials update
5. TABLED - Application #7-2-5 Certificate of Appropriateness; 169 Stone Hedge Row Dr. - Sun Room
6. TABLED - Application #7-8-15 Certificate of Appropriateness; 82 Meadow Lane - Solar Panels
7. Other Business
8. Adjourn



Design Review Board
Tuesday, July 23, 2024 - 5:00 PM
MINUTES

1. Call to Order

Board Chair Heather Green called the Design Review Board to order for July 23, 2024 at 5:02 pm

2. Roll Call

Present - Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning
Absent - None

Staff present - Teresa Monroe - Clerk of Council

Public present - Cris Geiser, Don Lightle

3. Public Comment

No comments.

4. Action on Minutes

a. June 25, 2024

ACTION: Craig Bohning moved to approve; Heather Green seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Andrew Hale, Craig Bohning

NOES: None

ABSTAIN: Candice Evans

Passed 4 - 0

5. Application # 7-1-5 Certificate of Appropriateness; 161 Lakeview Dr. - Covered front porch

a. Application

Don Lytle present. Applicant requests to build a concrete front porch with a roof that extends eight feet from the house, he plans to keep the roofline the same as it is. Once he gets the roof on, he will have the whole house re-shingled so it does not look like an addition.

Board review of materials submitted, concern that the drawings submitted were not to scale and that the roof pitch planned would drop the roof line too low. Discussion with applicant on changing to a gable roof. Would also like to see the setbacks. Applicant was asked to resubmit the application with updated, to scale drawings.

ACTION: Heather Green moved to table; Andrew Hale seconded and the vote was as follows:

AYES: Candice Evans, Andrew Hale, Heather Green, Franz Stein, Craig Bohning

NOES: None
ABSTAIN: None

Passed 5 – 0 TABLED

6. Application # 7-2-10 Certificate of Appropriateness; 300 Hanebrink Ave - Pavilion

a. Application

Cris with Schlabach Builders present. Applicant submitted an application to construct a pavilion and pickleball court in their new Concord Crossing East phase four development. Review of designs submitted; discussion on the pavilion pillars, pickleball court fencing and exterior lighting. Board would like confirmation on whether or not there will be any exterior lighting, if the pavilion posts, siding and roof will match the existing clubhouse - they would like to see pictures. Would also like to see the color selection for the pickleball court floor.

Summary for applicant:

- Posts on existing clubhouse and proposed pavilion to match; preferably white, not the wood color
- Need to see the color of the court
- Street light posts to match existing development
- Confirm color for chain link fence as black
- Need to see all material samples for siding, stone, roofing; add finishes to the elevation plan
- Would like to see type of trees and vegetation proposed on the site plan

ACTION: Andrew Hale moved to table; Craig Bohning seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans
NOES: None
ABSTAIN: None

Passed 5 – 0 TABLED

7. Application # 7-8-15 Certificate of Appropriateness; 82 Meadow Lane

a. Application

Applicant or contractor not present. Application materials provided show overhead views of where the panels will be place on the roof however, Board members want to see street view elevations of all four sides, and what the home will look like from the ground once the system is installed. Would like to see a site plan showing property lines and screening of mechanicals.

ACTION: Heather Green moved to table pending adequate submission of board requests; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Craig Bohning, Candice Evans, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 – 0 TABLED

8. Application # 7-2-5 Certificate of Appropriateness; 169 Stone Hedge Row Dr. - Sun Room

a. Application

Applicant or contractor not present, the board found the submission confusing. The provided materials show several styles of sun room, the board wants to know which style they plan to install and with what materials. Applicant was previously asked to provide pictures of the back of the house and where the sun room would be installed, the city has not received this to date. The board requests a complete packet with images of the rear of house and where the sun room is being built, would like the contractor here to better explain or to see a better design plan and elevations, request material samples, specifically roof materials (concern that no shingles are listed in the materials) and finishes.

ACTION: Andrew Hale moved to table pending submission of noted items; Candice Evans seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans
NOES: None
ABSTAIN: None

Passed 5 – 0 TABLED

9. Other Business

Discussion on the boards role and upcoming assistance on the Design Guidelines as well as some internal processes.

10. Adjourn

ACTION: Heather Green moved to adjourn; Andrew Hale seconded and all were in favor.
AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting adjourned at 6:53 pm.



Design Review Board
Tuesday, August 13, 2024 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for Tuesday, August 13, 2024 at 5:05 pm

Present - Heather Green, Candice Evans, Andrew Hale, Franz Stein, Craig Bohning
Absent - None

Staff present - Sean Staneart - City Manager, Teresa Monroe - Clerk of Council

Public present - Cris Geiser, Don Lightle, Leo Miller (Tekton), Buddy Dowell, Chris Palmer, Mike Sileargy

2. Public Comment

No comments

3. TABLED Application # 7-1-5 Certificate of Appropriateness; 161 Lakeview Dr. - Covered front porch

ACTION: Heather Green moved to take applications 7-1-5, 7-2-5, 7-2-10 and 7-8-15 from the table; Craig Bohning seconded and all were in favor.

AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning

NOES: None

ABSTAIN: None

Passed 5 - 0

a. Application

Don Lightle present. Board review of updated application materials, roof updated to gable style, he will re-use siding panels removed from bottom on the gable to address the boards' concern for matching the siding old/new. Will also be using vinyl siding that looks like brick or stone along the front of the house. Provided a picture of a similar house two doors down. Contractor said he will be replacing the whole roof so not to worry about matching shingles. Resident has not picked the vinyl color at this time. Board members expressed their concern for approving an application without the material and color chosen. Ms. Green said they feel good about the design and the separation of material, but they will need to see the final selection the homeowner chooses so they know what the final look will be. Applicant in favor of tabling until the August 27th meeting.

ACTION: Andrew Hale moved to table pending submission of finish materials; Heather Green seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans

NOES: None

ABSTAIN: None

Passed 5 – 0 TABLED

4. TABLED Application # 7-2-5 Certificate of Appropriateness; 169 Stone Hedge Row Dr. - Sun Room

a. Application

Applicant or contractor not present. Ms. Green said she is still confused as to what this addition is going to look like, there are several variations shown in the materials provided. Mr. Hale said until they see something that makes sense, a decision cannot be made. Board in agreement that they need to see what this is going to look like, roof, sides and finish materials. Board requests to see elevations of what is being built with the entirety of the house and material samples for the roof and siding addition.

ACTION: Franz Stein moved to table application # 7-2-5; Craig Bohning seconded and the vote was as follows:

AYES: Franz Stein, Craig Bohning, Candice Evans, Heather Green, Andrew Hale

NOES: None

ABSTAIN: None

Passed 5 - 0 TABLED

5. TABLED Application # 7-2-10 Certificate of Appropriateness; 300 Hanebrink Ave - Concord Crossing East Pavilion

a. Application

Cris Geiser with Schlabach Builders present. Applicant presented images as requested of front posts with white trim (the posts on the existing clubhouse will be replaced with the same ones as the new pavilion), light pole style, pickleball fencing and court color provided. All have been added to the site plans as requested as well as the approved trees for the landscape plan. Confirmation that there will not be any lighting on the exterior of the pavilion. It was also noted that any fencing for future pools will match the existing pool, it will not be chain link.

ACTION: Andrew Hale moved to approve; Franz Stein seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans

NOES: None

ABSTAIN: None

Passed 5 - 0

6. TABLED Application # 7-8-15 Certificate of Appropriateness; 82 Meadow Lane - Solar Panels

a. Application

No applicant or contractor present. Previously, the board requested street view elevations on all four sides; review of updated materials. Further discussion on possible screening of

the mechanicals for they system mounted to house, discussion on the front elevation solar panel shown and the board's desire to set a standard for not seeing solar panels from the street or front elevation. Mr. Hale said these systems do have an expiration date, if someone is being subsidized to put them on and we have a hail storm or something where it gets smashed, or it stops working or is not maintained, fifteen years from now we have something growing mildew on a roof and the city would have no recourse, somehow they have to get in the way of this before it becomes the eyesore it is going to become. Discussion on setting a criteria for solar panels, what will and won't be approved, suggested review of the City of Bexley's code on solar panel systems.

The board requests the contractor to submit a design that does not have solar panels showing on the front elevation.

ACTION: Heather Green moved to table with direction given; Craig Bohning seconded and the vote was as follows:
AYES: Heather Green, Franz Stein, Craig Bohning, Candice Evans, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0 TABLED

7. Application # 7-22-5 Certificate of Appropriateness; 29 Greenscape Ct. - Siding

a. Application

Leo Miller with Tekton Engineering present, the applicant requests to re-side an existing building to match two other buildings on the property. Review of plans and material samples presented.

ACTION: Craig Bohning moved to approve; Heather Green seconded and the vote was as follows:
AYES: Craig Bohning, Candice Evans, Andrew Hale, Heather Green, Franz Stein
NOES: None
ABSTAIN: None

Passed 5 - 0

8. Application # 8-5-5 Certificate of Appropriateness; 105 W Jersey St. - Garage

a. Application

Buddy Dowell present. The applicant presented the architect's site plan and elevations for a detached pole barn/garage on the single family home lot. Garage will have the same siding as the house, white vinyl, a black metal roof, garage and man doors.

ACTION: Heather Green moved to approve; Franz Stein seconded and the vote was as follows:
AYES: Heather Green, Franz Stein, Craig Bohning, Candice Evans, Andrew

Hale
NOES: None
ABSTAIN: None

Passed 5 - 0

9. Application # 7-30-5 Certificate of Appropriateness; 795 W. Coshocton St. - 62 Car Wash

a. Application

Chris Palmer present for the application, review of submitted plans. Mr. Palmer said the plan is to remove the current vacuums and the islands they are on and move to a more modern vacuum system which will be individual canisters, evenly spaced at the front of the property. They are not changing the quantity of vacuums just the layout. Additionally, they will be doing landscaping improvements, adding five street trees evenly spaced as well as green foliage throughout the entire project. The board reviewed the conditions by the Planning and Zoning Commission: the sidewalk to extend to end of property, plant five street trees along US 62, plant three trees on the north side of the property near the parking lot, lights for vacuums will only be actuated upon use, will bring the monument sign into conformity within twenty-four months, add an enclosure around the dumpster and move it to a concrete pad in the green space area south of the blacktop and add appropriate year-round shrubs on three sides for screening. Board review of vacuum system style and placement, the canopy shown over they vacuums will not be used. Sean Staneart said he would recommend the board give an opinion on what type of dumpster enclosure they would like to see, Mr. Palmer said he was open to material and style. Agreement on using cedar on all four sides, planting bushes for screening, and using bollards to protect the enclosure, two on the front and two on the side facing CVS.

ACTION: Andrew Hale moved to approve; Candice Evans seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Candice Evans
NOES: None
ABSTAIN: None

Passed 5 - 0

10. Other Business

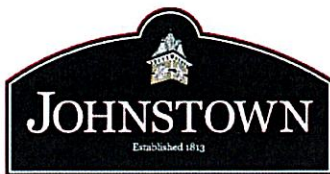
1. Andrew Hale will forward Bexley's solar panel ordinances to the board to review
2. Sean Staneart said he believes they will see a proposal in council next week from MKSK for the Design Guidelines.

11. Adjourn

ACTION: Andrew Hale moved to adjourn; Candice Evans seconded and all were in favor.
AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale, Craig Bohning
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting adjourned at 6:40 pm



JOHNSTOWN, OHIO
JUL 17 2024
PAID

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 7-1-5 Date: 6/36/2024

FEES:

Base Fee: \$ 100

Total Fee Amount: \$ 100 Paid: Check # _____ Cash: \$ _____

(PLEASE PRINT)

1. Applicant: Don Lightle Phone: (614) 374-2252
2. Property Address: 161 Lakeview Dr City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: donlightle1960@gmail.com
4. Business Owner's Name: Don Lightle Phone: (614) 374-2252
5. Contractor's Name: " " Phone: (") " - "
6. Principal Business Activity: Site Supervisor, Building Patch Br Deb Robinson
7. Existing Use of Property: Home of Deb Robinson
8. Square Footage of Proposed Building or Business: 920 sq. ft.
9. Zoning District: NA Number of Off-Street Parking Spaces: NA
10. Estimated Cost of Improvements: \$ 5,000.00

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- (Conditional) Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

Application for Certificate of Zoning Compliance. Certificates of Zoning Compliance shall be applied for by the applicant giving written notice to the Zoning Inspector that the exterior erection or structural alteration of such building shall have been completed in conformance with the provisions of this Ordinance.



Homescape Collection

NovikStone™ DS

Design. Beauty. Tradition.



Polaris Homescape Collection™ NovikStone™ DS is a dry stack stone that is lightweight and easy to install with the amazing look and feel of a dry stack stone wall.

- Great for foundations, facades, architectural accents, gazebos and hot tub sides
- Complements a wide range of exterior products for stunning mixed material finishes
- Lightweight panels for one-person installation
- Addresses moisture management issues making it perfect for ground contact situations

STYLE

A wide range of colors with an amazingly authentic look and feel

MAINTENANCE

Resistance to warping, expansion, contraction and cracking

Never needs to be painted

PERFORMANCE

Extreme temperature variation resistance

Resistance to discoloration (from UV rays.)

QUALITY

Wind and impact (ASTM D4226) resistance

Flame spread < 200

SPECIFICATIONS

Panel dimensions: 41.5" x 13.13"

Panels per box: 10

Box weight: 20 lbs.

Box size: 42.25" x 10.25" x 13.63"

Coverage per box: 1/4 square

DRY STACK STONE

Item #	Price / 1/4 sq
NDSS	147.75



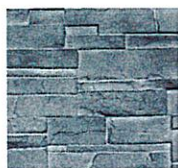
ACCESSORIES

Description	Item #	Price / Piece
Dry Stacked Stone Corner	NDSSC	147.75
6' Trim - Solid Color	NHNT	147.75
6' Trim - Blended Color	NHNT	147.75

Color Palette



ANTHRACITE
(AN)



BASALT
(BA)



BEIGE GRANITE
(BG)



BROWNSTONE
(BS)



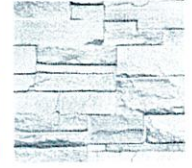
FLINT
(FL)



LAVA
(LA)



LIMESTONE
(LS)



TRAVERTINE
(TR)

PREMIUM LEDGE

Description	Item #	Price/Piece
Ledge Trim	NHSLTC	147.75
Ledge Trim Corner	NHSLT	147.75

Color Palette



WEATHERED BLEND
(WB)

GRAY MORTAR
(MG)

ONYX
(ON)



Homescape Collection

NovikStone™ SK

Design. Beauty. Tradition.



Polaris Homescape Collection™ NovikStone™ SK is a stack stone that is lightweight and easy to install with the amazing look and feel of a stack stone wall.

- Great for foundations, facades, architectural accents, gazebos and hot tub sides
- Complements a wide range of exterior products for stunning mixed material finishes
- Lightweight panels for one-person installation
- Addresses moisture management issues making it perfect for ground contact situations

STYLE

A wide range of colors with an amazingly authentic look and feel

MAINTENANCE

Resistance to warping, expansion, contraction and cracking

Never needs to be painted

PERFORMANCE

Extreme temperature variation resistance

Resistance to discoloration (from UV rays.)

QUALITY

Wind and impact (ASTM D4226) resistance

Flame spread < 200

SPECIFICATIONS

Panel dimensions: 45" x 20.25"

Panels per box: 10

Box weight: 38 lbs.

Box size: 45.75" x 8.75" x 21"

Coverage per box: 1/2 square

HAND STACK STONE

Item #	Price / 1/2 sq
NHSS	\$50.63



ACCESSORIES

Description	Item #	Price / Piece
Dry Stacked Stone Corner	NHSSC	\$50.63
6' Trim - Solid Color	NHNT	\$29.63
6' Trim - Blended Color	NHNT	\$15.63

Color Palette



ASPEN
(AS)



MOKA
(MO)



ONYX
(ON)



SAND BLEND
(SB)



SMOKE GRAY
(SG)

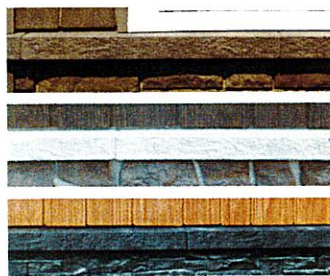


TERRA
(TE)

PREMIUM LEDGE

Description	Item #	Price/Piece
Ledge Trim	NHSLTC	\$50.63
Ledge Trim Corner	NHSLT	\$15.63

Color Palette



WEATHERED BLEND
(WB)

GRAY MORTAR
(MG)

ONYX
(ON)



Polaris® Homescape Shake & Stone



Polaris® Homescape Ledge & Trim

Homescape

Stacked Stone Corners

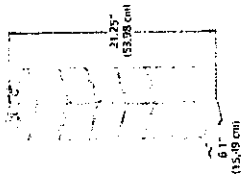
21.25" x 6.1"
5 Pcs./Carton
Carton Weight: 5.1 lbs

NHSSC ____

Homescape

Hand Stacked Stone

Colors
Aspen (AS)
Moka (MO)
Onyx (ON)
Sand Blend (SB)
Smoke Grey (SG)
Terra (TE)

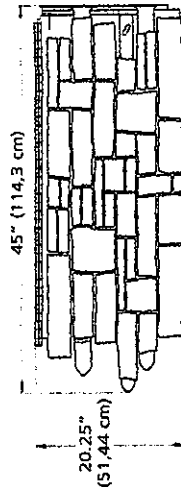


Homescape

Stacked Stone Panels

20.25" H x 45"
10 Panels/Carton
1/2 Sq./Carton
Carton Weight: 38 lbs.

NHSS ____



Homescape 2 PC. Dry Stacked Stone

2-in-1 Multifunctional Corners

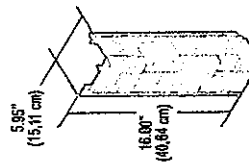
16" x 5.95"
5 Pcs./Carton
Carton Weight: 5.45 lbs

NDSSC ____

Homescape Dry

Stacked Stone

Colors
Anthracite (AN)
Basalt (BA)
Brownstone (BS)
Flint (FL)
Lava (LA)
Limestone (LS)
Travertine (TR)

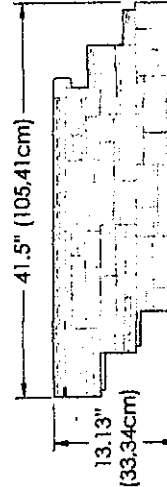


Homescape Dry

Stacked Stone Panels

13.13" H x 41.5"
10 Panels/Carton
1/4 Sq./Carton
Carton Weight: 20 lbs.

NDSS ____



Homescape Ledge

Premium

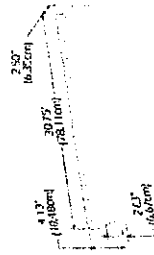
4.13" H x 30.75"
4 Pcs./Carton
Carton Weight: 5.23 lbs.

NHSLT ____

Homescape Ledge

Premium Colors

Mortar Grey (MG)
Onyx (ON)
Weathered Blend (WB)

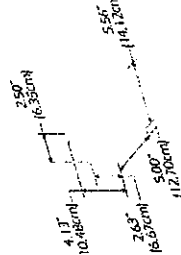


Homescape Ledge

Premium Corners

5" x 5.56" x 4.13"
4 Pcs./Carton
Carton Weight: 1.83 lbs

NHSLTC ____



Homescape Trim

Length 6'-0"

20 Pcs./Carton
Carton Weight: 20 lbs.

NHNT ____

Homescape Trim

Solid Colors

Barn Red (BA)
Brown (BR)
Mountain Cedar (MC)
Red Amber (RA)

Homescape Trim

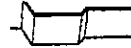
Blended Colors

Brown Blend (BB)
Bark Blend (BK)
Canyon Blend (CB)
Cedar Blend (CE)
Desert Blend (DB)
Mountain Blend (MB)
Onyx (ON)
Red Used Blend (RB)
Weathered Blend (WB)

Half-Round Starter Clip

Aluminum

Length 4.5" x 1" Width
20 Pcs./Bag
Bag Weight: 0.7 lbs.



NovikShake HR

Half Round Panels ~

Length 32" x 10"

22 Panels/Carton

1/3 Sq./Carton

Carton Weight: 18 lbs.

Z310003M02

Available in white only

