



Design Review Board Meeting
Tuesday, November 26, 2024 - 5:30 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Action on Minutes
 - a. November 12, 2024
4. Application # 11-13-5 Certificate of Appropriateness; 62 S. Main St. - Sign
 - a. Application
5. Application # 10-16-50 Certificate of Appropriateness; Greenscape Court - New building construction
 - a. Application/Staff Report
6. Section 1187 Recommendation - Demolition
 - a. Staff Report
7. Other Business
8. Adjourn



Design Review Board
Tuesday, November 12, 2024 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for November 12, 2024 at 5:04 pm

Present - Heather Green, Franz Stein, Andrew Hale, Craig Bohning

Absent - None

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

Public present - Dom Leighty, Codi DeGood

2. Public Comment

No comments

3. Action on Minutes

a. October 22, 2024

ACTION: Craig Bohning moved to approve; Franz Stein seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 4 - 0

4. Application # 10-28-20 Certificate of Appropriateness; 18 S. Main Street Suite B - Sign

a. Application

Applicants Dom Leighty and Codi DeGood were present, they have opened a barber shop located at 18 S. Main and are seeking approval for signage. Board review of sign renderings presented. The sign approved is option two shown below and size is 3'x3'.



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

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

Passed 4 - 0

5. Review & Discussion; Section 1187 and Zoning Fee schedule

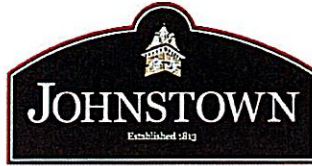
At the last meeting, the board began discussion on sections of 1187 and expressed a desire to adjust the cost of demolition permit fees based on the type of structure. Continued discussion on the potential for a major and minor demolition permit, what could be seen by the board and what could be approved by staff. Sean Staneart said his recommendation is that a primary structure stays the same fee, secondary structure less than one thousand square feet is \$25; then with the \$300 COA fee it would be a total of \$325. Discussion on definitions of major and minor environmental changes. Review of Worthington's code and fees, Sean said he believes the demolition fee can be redefined.

6. Other Business

1. Discussion on the upcoming Design Guidelines meetings, Sean said MKSK may be bringing a consultant with them, Keith Meyers. They hope to have the guidelines completed in eight months.

7. Adjourn

With no further business, Andrew Hale moved to adjourn, Heather Green seconded and all were in favor. The meeting adjourned at 6:04 pm.



CERTIFICATE OF APPROPRIATENESS (SIGN):

Application Number: 11-13-5 Date: 9 / 10 / 2024

FEES:

Base Fee: \$ 75

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

(PLEASE PRINT)

1. Applicant: Crystal Majchrowski Phone: (614) 312 - 0071
2. Property Address: 62 S. Main St. City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: crystalmajski@gmail.com
4. Business Owner's Name: Town Center Property Management Phone: (614) 428 - 7444
5. Contractor's Name: ProSign Studio Phone: (614) 499 - 7549
6. Principal Business Activity: Apartment Management
7. Existing Use of Property: Residential/Commercial
8. Square Footage of Proposed Building or Business: 8 sq. ft.
9. Zoning District: GCC-1 Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: \$ _____

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.

- Some of the requests below may not apply to your application.

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- (3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- (4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. 3mm Polymetal
2. _____
3. full color solvent print w/UV laminate
4. _____
5. band brackets to secure to railing
6. _____
7. _____
8. _____

List of Contiguous Neighbors and Addresses:

- | | | | | |
|----|--------------------------|-----------------------------|----------------|-------------------|
| 1. | _____
Neighbor's Name | _____
Neighbor's Address | OH
State | _____
Zip Code |
| 2. | _____
Neighbor's Name | _____
Neighbor's Address | _____
State | _____
Zip Code |
| 3. | _____
Neighbor's Name | _____
Neighbor's Address | _____
State | _____
Zip Code |
| 4. | _____
Neighbor's Name | _____
Neighbor's Address | _____
State | _____
Zip Code |

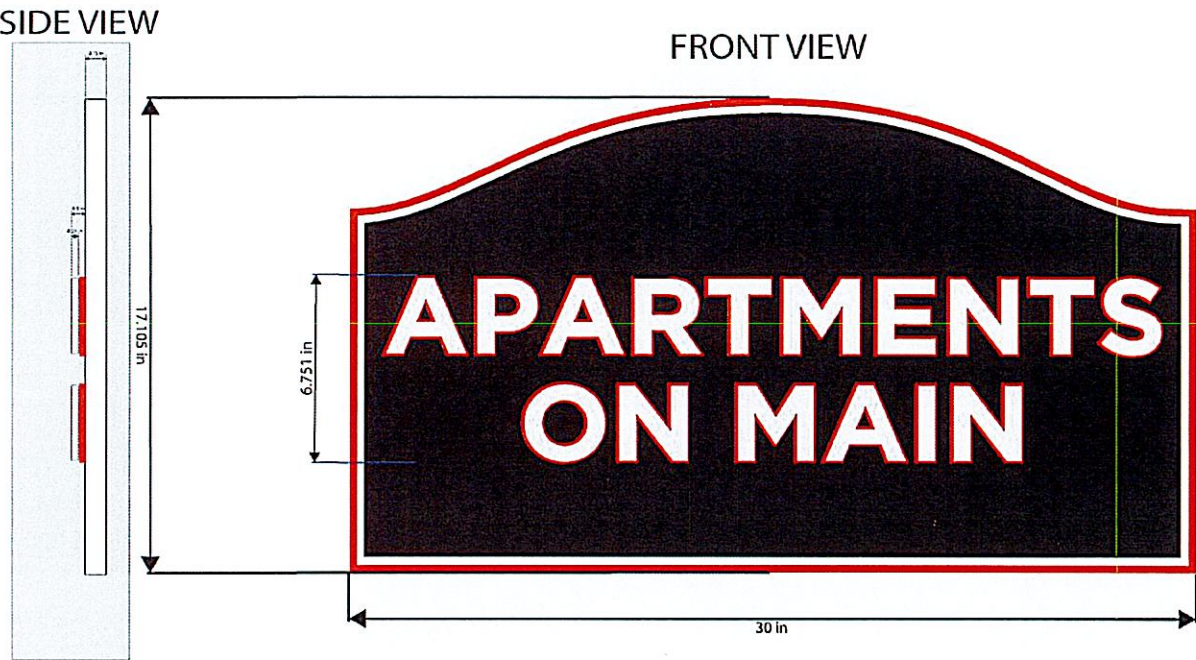
The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Digitally signed by Crystal Marchewka
Date: 2024.05.10 12:33:58 -0400

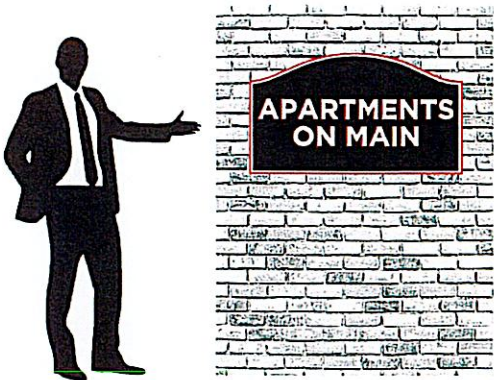
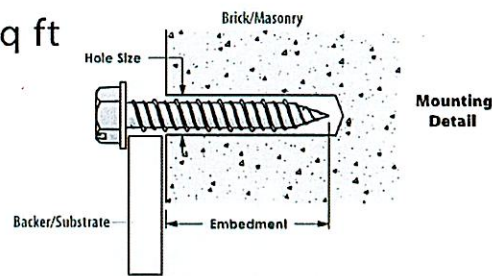
APARTMENTS ON MAIN - Exterior Signage

64 South Main Street - Johnstown, OH 43031

11/12/24



- 17" x 30" dimensional wall sign = 3.54 sq ft
- 3/4" PVC backer, red/white/black face
- 1/4" red acrylic letters (outline)
- 1/4" white acrylic letters (top)



- Sign mounted to brick wall using Tapcon masonry anchors, 2" x 1/4", heads painted black



PLEASE REVIEW ALL PROOFS AND CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS. PRODUCTION OF YOUR SIGN OR GRAPHIC PROJECT WILL NOT BEGIN WITHOUT A SIGNED RELEASE



CAREFULLY REVIEW ALL PROOFS FOR CORRECT LAYOUT, CONTENT AND TYPOGRAPHY/SPELLING. PLEASE CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS

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10840 Fancher Road • Westerville Ohio 43082 Phone: 614.499.7549 Email: info@prosignstudio.com Web: www.prosignstudio.com



CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 10-16-50 Date: 10/16/24

FEES:

Base Fee: \$ 300

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

(PLEASE PRINT)

1. Applicant: A&E Properties LLC. Phone: (740) 967 - 1235
2. Property Address: Greenscape CT City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: gary@crmetalproducts.com
4. Business Owner's Name: Gary Pittman Phone: (740) 967 - 1235
5. Contractor's Name: Ohio Dutch Construction Phone: (330) 763 - 1360
6. Principal Business Activity: Light Sheet Metal Production
7. Existing Use of Property: Green Space
8. Square Footage of Proposed Building or Business: 24000 sq. ft.
9. Zoning District: LM Number of Off-Street Parking Spaces: 23
10. Estimated Cost of Improvements: \$ 2,300,000.00

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.)**

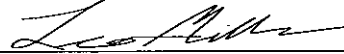
List of Materials that will be used on the project:

- | | |
|----------------------------------|---------------|
| 1. 8' above grade Metal Siding | 2. Metal Roof |
| 3. 8' of Splitface Masonry Block | 4. _____ |
| 5. _____ | 6. _____ |
| 7. _____ | 8. _____ |

List of Contiguous Neighbors and Addresses:

- | | | | |
|---------------------------------------|-------------------------|-------|----------|
| 1. CDM Capital Asset Group Inc. | 451 E. Coshocton Street | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 2. Delaware Valley Wool Scouring Inc. | 143 Commerce Blvd. | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 3. Solomon Ventures LLC. | 155 Commerce Blvd. | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 4. _____ | _____ | _____ | _____ |
| Neighbor's Name | Neighbor's Address | State | Zip Code |

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x  Date: 10 / 15 / 24

OFFICE USE ONLY:

Date Received in Office: ____/____/____ By: _____

Date of Planning and Zoning Commission Meeting: ____/____/____

Date Permit Approved or Denied by Planning Commission: ____/____/____

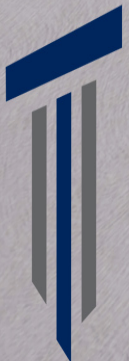
Conditions Necessary for Approval: _____

City Manager Signature: x _____

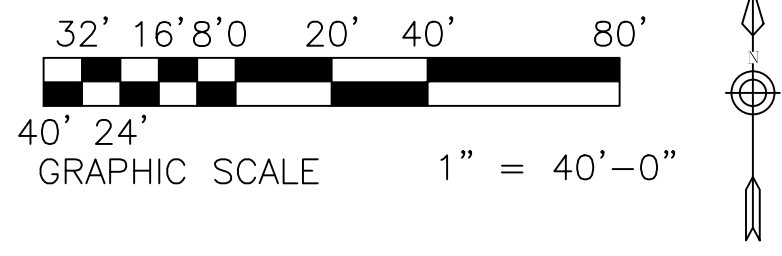
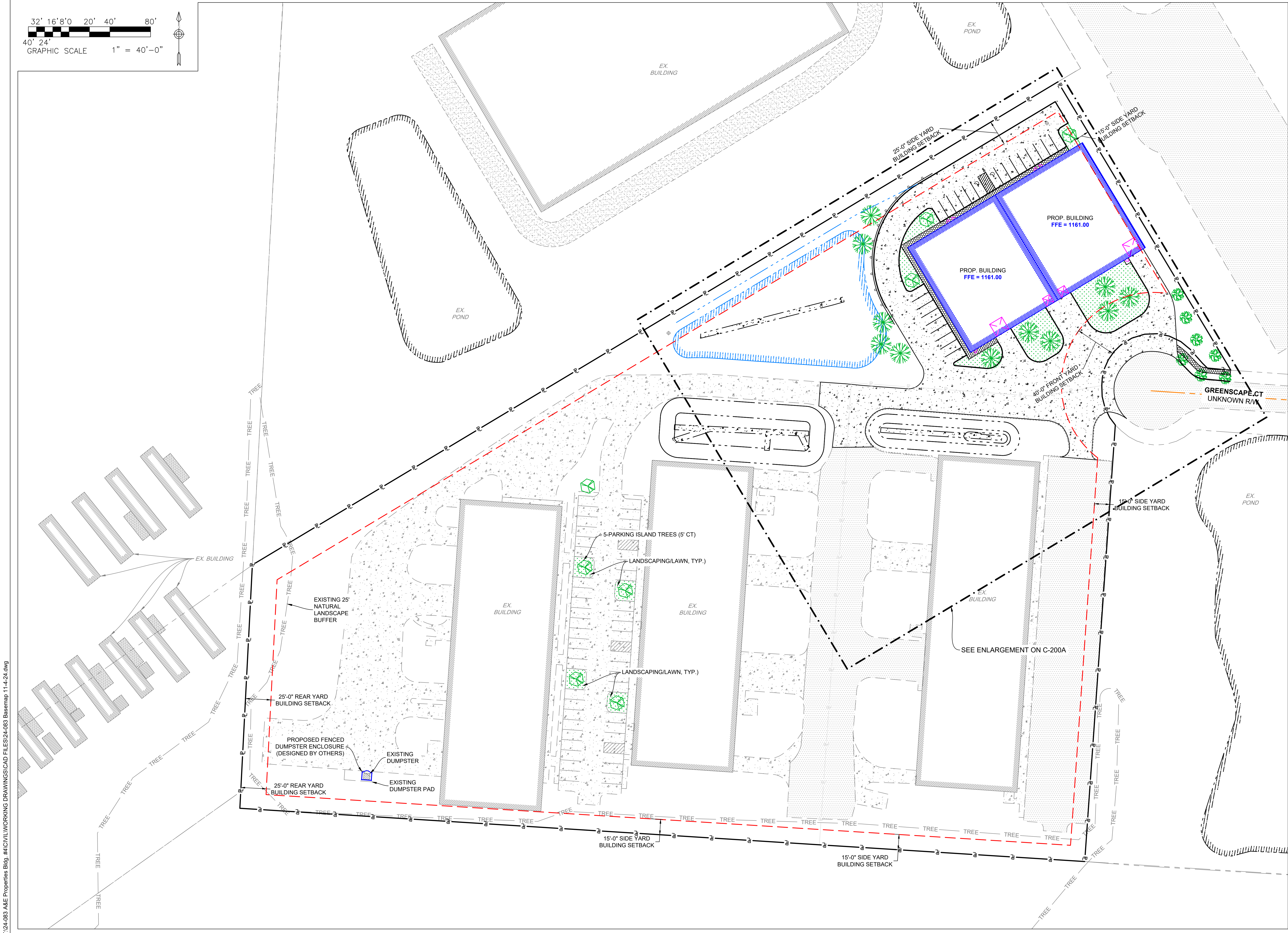












TEKTON
ENGINEERING

4805 E. MAIN ST. P.O. BOX 347 BERLIN, OH 44610
PHONE # 330-893-0230 WWW.TEKTON-ENG.COM

DRAFT ONLY
NOT FOR
CONSTRUCTION

SEAL

CONTRACTOR:

A&E PROPERTIES BUILDING #4

29 GREENSCAPES CT,
JOHNSTOWN, OH 43031

LICKING COUNTY

← 1" ACTUAL →

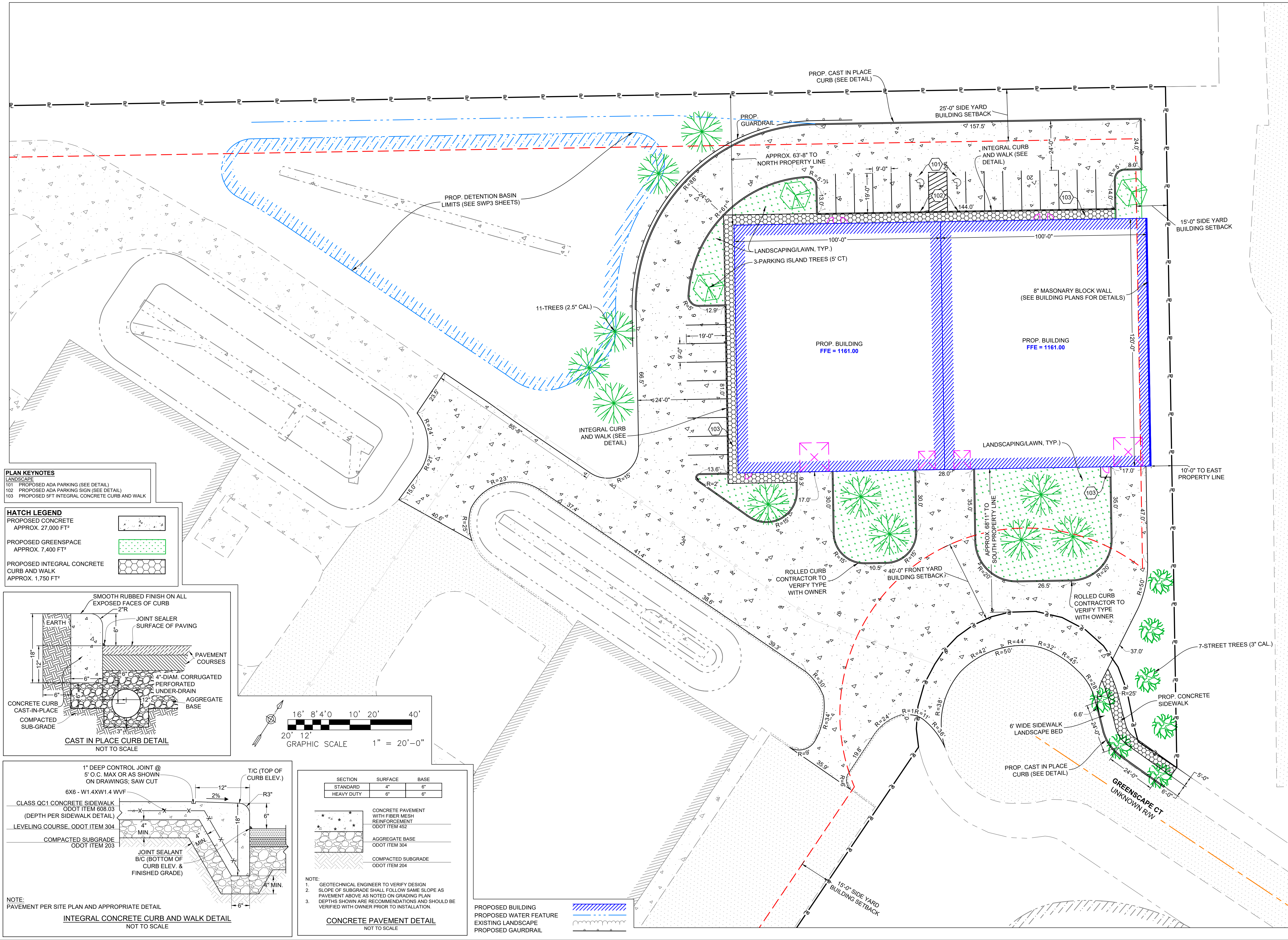
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date:	11/21/2024
Scale:	AS NOTED
Job:	24-083
Sheet	

C-200

OVERALL SITE PLAN

T:\24-083 A&E Properties Bldg. #4\CIVIL\WORKING DRAWINGS\CAD FILES\24-083 Basemap 11-4-24.dwg



DRAFT ONLY
NOT FOR
CONSTRUCTION

SEAL

CONTRACTOR:

A&E PROPERTIES BUILDING #4

29 GREENSCAPES CT,
JOHNSTOWN, OH 43031

LICKING COUNTY

1" = 20'-0"

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY, THIS
DRAWING WILL HAVE BEEN ENLARGED
OR REDUCED, AFFECTING ALL
LABELLED SCALES.

Date: 11/21/2024
Scale: AS NOTED
Job: 24-083
Sheet

C-200A

SITE PLAN



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CONSTRUCTION

SEAL

CONTRACTOR:

A&E PROPERTIES BLDG. #4
120' X 200' STEEL BUILDING

GREENSCAPES CT
JOHNSTOWN, OH. 43031
LICKING COUNTY

1° ACTUAL

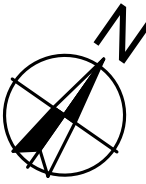
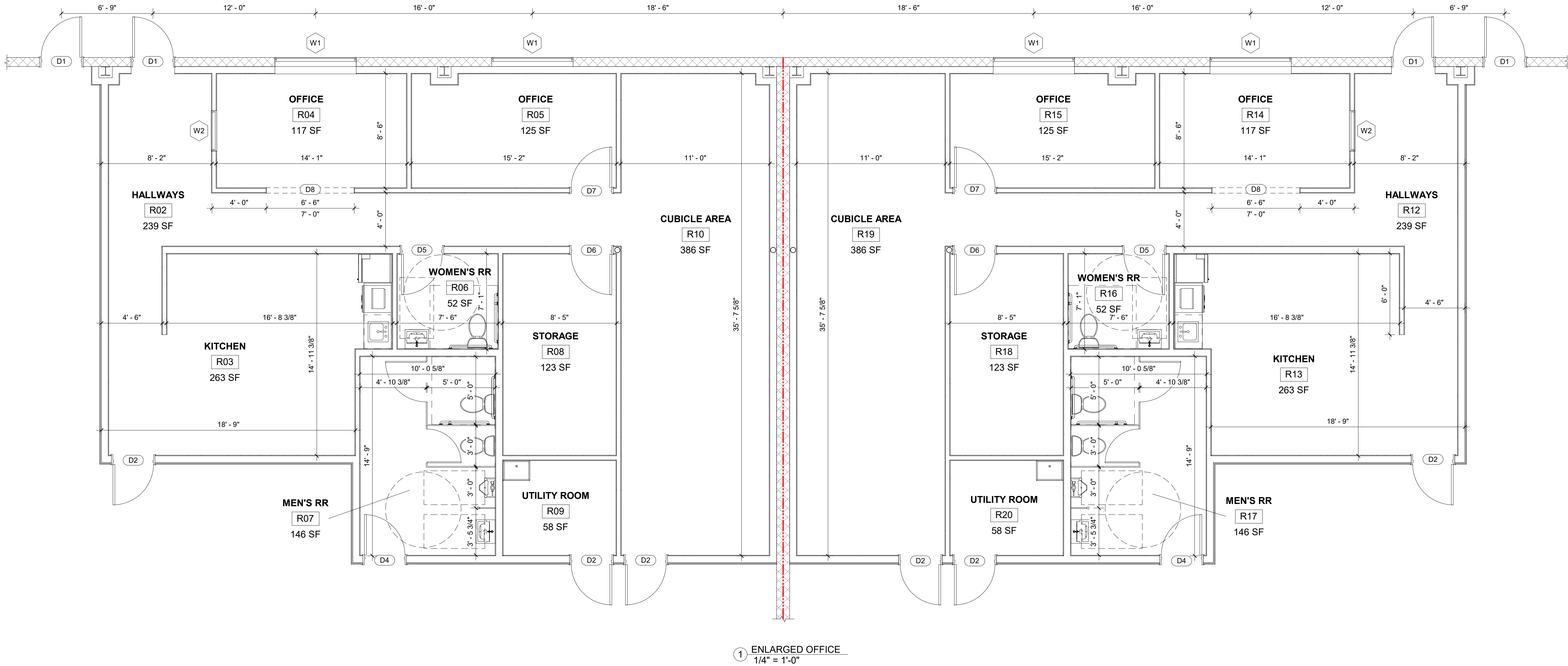
IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY, THIS
DRAWING WILL HAVE BEEN ENLARGED
OR REDUCED, AFFECTING ALL
LABELED SCALES.

DATE:	8/20/2024
SCALE:	AS NOTED
JOB:	24-083

A-100

FLOOR PLAN

T:\24-083 A&E Properties Bldg. #4\BUILDING\WORKING DRAWINGS\CAD FILES\24-083 CRC Metal Bldg. #4.rvt



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PHONE #: 330.893.0230 WWW.TEKTON-ENG.COM

DRAFT ONLY
NOT FOR
CONSTRUCTION

SEAL

CONTRACTOR:

A&E PROPERTIES BLDG. #4 120' X 200' STEEL BUILDING

GREENSCAPES CT
JOHNSTOWN, OH 43031
LICKING COUNTY

ENLARGED OFFICE PLAN

DATE:	8/20/2024
SCALE:	AS NOTED
JOB:	24-083

A-101

CODE COMPLIANCE NOTES

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2024. ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.

- NUMBER OF EXITS MEETS OR EXCEEDS REQUIREMENTS OF SECTION 1006 OBC. CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1005 OBC.
- THE PROPOSED CONSTRUCTION SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OBC AND THE ICC/ANSI A117.1-17.
- A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE; SECTION 1013.4 OBC. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR.
- ALL INTERIOR FLOOR FINISHES SHALL COMPLY WITH OBC CHAPTER 8.
 - FLOORS (OBC 804.2):MINIMUM CLASS II
 - INTERIOR WALL AND CEILING FINISHES (TABLE 803.11)
 - CORRIDORS: MINIMUM CLASS B
 - EXIT ENCLOSURES: MINIMUM CLASS B
 - ROOMS: MINIMUM CLASS C
- ALL PENETRATIONS OF FIRE RESISTANCE-RATED WALL SHALL COMPLY WITH APPROPRIATE CODES
- EXPOSED INSULATION VAPOR BARRIERS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 2 AND A SMOKE-DEVELOPMENT INDEX OF NOT MORE THAN 450. KRAFT FACED INSULATION SHALL BE PERMITTED WHERE THE KRAFT FACING IS IN DIRECT CONTACT WITH A SMOOTH SHEATHING.
- EXPOSED INSULATION IN ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLU OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E 970.
- ROOF COVERING CLASSIFICATION OF "C", EXCEPT CLASS B WHERE FIREWALL IS PERMITTED TO TERMINATE AT THE UNDERSIDE OF ROOF SHEATHING.

GENERAL NOTES

- COORDINATE DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
- BRING ANY CONFLICTS TO THE ATTENTION OF THE DESIGN PROFESSIONAL BEFORE STARTING CONSTRUCTION.
- ALL DIMENSIONS THAT ARE UNCLEAR OR NOT INDICATED SHALL BE VERIFIED WITH THE DESIGN PROFESSIONAL. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES BEFORE PROCEEDING WITH THEIR WORK. COMMENCEMENT OF THE WORK CONSTITUTE ACCEPTANCE OF THE EXISTING AND NEW CONDITIONS.
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER TO PREVENT MOISTURE FROM ENTERING ANY WALLS OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR.

DOOR AND WINDOW NOTES

- DOOR HARDWARE (LEVERS, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS) SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS DOORS TO BE TEMPERED SAFETY GLAZING.
- FOR EGREESS DOORS , THE THRESHOLD RISE FROM FINISHED FLOOR SHALL BE LESS THAN OR EQUAL TO 1/2".
- THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR DOOR, NOT REQUIRED BY SECTION 715 OBC TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF.

GENERAL - WINDOW SCHEDULE

MARK	QTY.	WINDOW		TYPE	MATERIAL	TEMPERED	FIRE RATING	NOTES
		WIDTH	HEIGHT					
W1	8	6' - 0"	4' - 0"	FIXED	VINYL			
W2	2	3' - 0"	2' - 0"	SLIDING	VINYL			

GENERAL - DOOR SCHEDULE

TYPE MARK	QTY.	TYPE	DOOR		HARDWARE SET	SEAL	SELF CLOSING	TEMPERED	GLAZING	FIRE RATING
			WIDTH	HEIGHT						
D1	6	INSULATED METAL ENTRY DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (SECURITY) OR EQUIV.	X	X	X	HALF	
D2	6	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.		X			
D3	1	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.	X	X			3-HR
D4	2	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PRIVACY) OR EQUIV.					
D5	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PRIVACY) OR EQUIV.					
D6	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.					
D7	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.			X	HALF	
D8	2	FRAMED OPENING	6' - 6"	7' - 0"	N/A					
D9	1	METAL FIRE DOOR	12' - 0"	12' - 0"	FUSIBLE LINK W/ AUTOMATIC SMOKE DETECTION FIRE DOOR	X	X			3-HR
D10	2	INSULATED METAL OVERHEAD DOOR	14' - 0"	14' - 0"	ELECTRIC OPENER	X	X			
D11	2	INSULATED METAL OVERHEAD DOOR	8' - 0"	9' - 0"	ELECTRIC OPENER	X	X			

GENERAL - ROOM FINISH SCHEDULE

Level	RM #	ROOM NAME	CEILING FINISH	FLOOR FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	BASE FINISH
FIRST FLOOR									
FIRST FLOOR	R01	TENTANT SPACE #1	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	MASONRY SPLITFACE BLOCK	
FIRST FLOOR	R02	HALLWAYS	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R03	KITCHEN	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R04	OFFICE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R05	OFFICE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R06	WOMEN'S RR	WASHABLE ENAMEL PAINTED DRYWALL	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	
FIRST FLOOR	R07	MEN'S RR	WASHABLE ENAMEL PAINTED DRYWALL	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	
FIRST FLOOR	R08	STORAGE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R09	UTILITY ROOM	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R10	CUBICLE AREA	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R11	TENTANT SPACE #2	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	
FIRST FLOOR	R12	HALLWAYS	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R13	KITCHEN	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R14	OFFICE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R15	OFFICE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R16	WOMEN'S RR	WASHABLE ENAMEL PAINTED DRYWALL	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	
FIRST FLOOR	R17	MEN'S RR	WASHABLE ENAMEL PAINTED DRYWALL	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	
FIRST FLOOR	R18	STORAGE	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R19	CUBICLE AREA	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	
FIRST FLOOR	R20	UTILITY ROOM	PAINTED DRYWALL	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTYED DRYWALL	PAINTED DRYWALL	



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CONSTRUCTION

SEAL

CONTRACTOR:

A&E PROPERTIES BLDG. #4
120' X 200' STEEL BUILDING

GREENSCAPES CT
JOHNSTOWN, OH 43031
LICKING COUNTY

1" = 1' ACTUAL

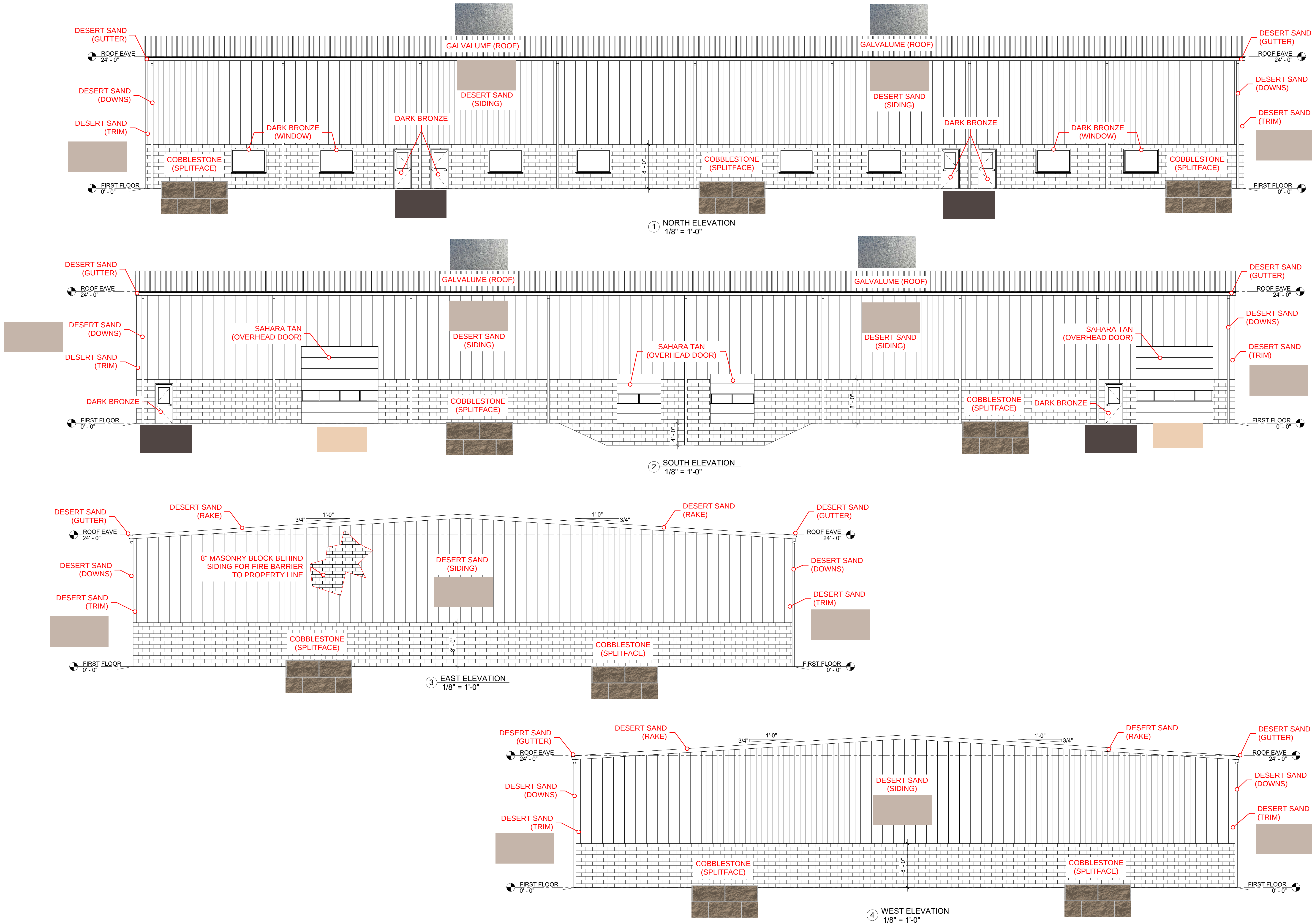
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DATE: 8/20/2024
SCALE: AS NOTED
JOB: 24-083

A-102

DOOR & WINDOW SCHEDULE

T:\24-083 A&E Properties Bldg. #4\BUILDINGWORKING DRAWINGS\CAD FILES\24-083 CRC Metal Bldg. #4.rvt



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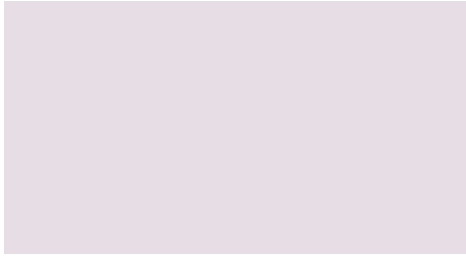
1" = ACTUAL	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
DATE:	8/20/2024
SCALE:	AS NOTED
JOB:	24-083

A-200

BUILDING ELEVATIONS

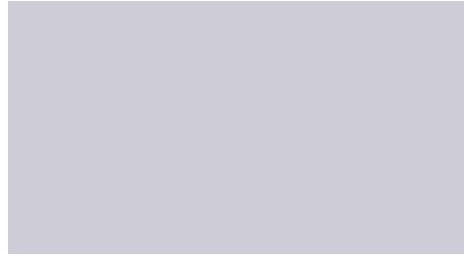
PVDF Cool Coatings

PVDF utilizes a two-coat system featuring fade resistant color, incredible durability, and environmentally-friendly “cool” technology.



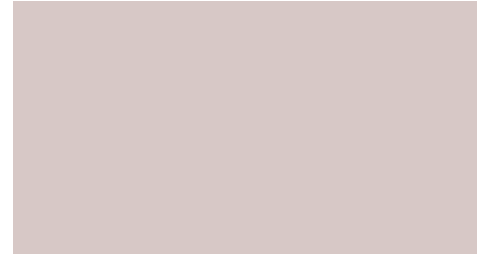
Regal White ⁺

IR .72 SRI 88



Reflective White ⁺⁺

IR .63 SRI 76



Warm White ⁺

IR .63 SRI 76



Pearl Gray ⁺⁺

IR .47 SRI 54



Desert Sand ⁺⁺

IR .57 SRI 67



Surrey Beige ⁺

IR .50 SRI 56



Slate Gray ⁺

IR .37 SRI 40



Royal Blue ⁺

IR .30 SRI 30



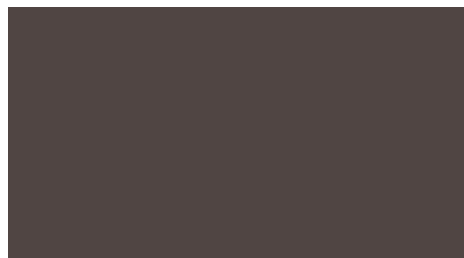
Terra Cotta ⁺

IR .36 SRI 38



Cypress Green ⁺

IR .31 SRI 31



Dark Bronze ⁺

IR .32 SRI 33



Brite Red ⁺⁺

IR .38 SRI 40



Charcoal ⁺⁺

IR .32 SRI 34



Midnight Black ⁺⁺

IR .27 SRI 26



Galvalume ⁺⁺

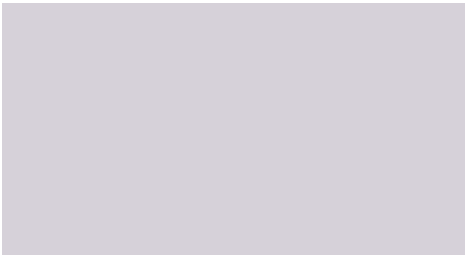
IR .77 SRI 72

*Non-Stock Color: Extended lead times may apply. *The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. ⁺ENERGY STAR® Qualified Color. All standard PVDF colors have a 35-year finish warranty. Colors shown closely approximate actual coating colors. These colors utilize Cool Coating Technology. The term “TBK” on the Order Document refers to “To Be Selected” from standard PVDF colors as shown on this chart. Please note that PVDF is a slight upcharge over SP.

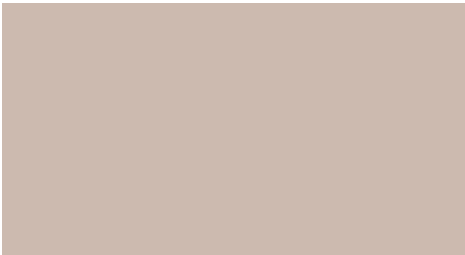


SP Cool Coatings

This cool silicone-polyester paint system utilizes a two-coat system that offers superior quality and durability.



Polar White [†] IR .67 SRI 81



Sandstone [†] IR .59 SRI 69



Fox Gray [†] IR .51 SRI 58



Sagebrush Tan [†] IR .51 SRI 59



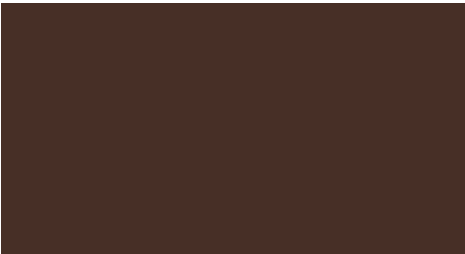
Brick Red [†] IR .38 SRI 40



Aztec Blue [†] IR .27 SRI 26



Forest Green [†] IR .27 SRI 25



Burnished Slate [†] IR .32 SRI 32



Galvalume ^{★†} IR .77 SRI 72

[†]Non-Stock Color: Extended lead times may apply. [★]The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. [†] ENERGY STAR® Qualified Color. All SP colors have a 25-year finish warranty. Colors shown closely approximate actual coating colors. These colors utilize Cool Coating Technology. The term "TBS" on the Order Document refers to "To Be Selected" from standard SP colors as shown on this chart.



Nucor Buildings Group A-Panel Metal Wall Panel System

The architectural features of the A-Panel wall make it ideal for fascias and decorative wall designs. The recessed fasteners provide a clean exterior appearance, and the deep rib configuration creates an attractive shadow pattern. Fasteners for are semi-concealed.



Panel Credentials

- ASTM E283 Test Method for Determining Air Leakage Through Wall Systems
- ASTM E331 Test Method for Water Penetration of Exterior Wall Systems
- State of Florida Product Approval
- UL263 Fire Tests of Building Construction and Materials
- ASTM C1363-11 Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus

Panel Specifications

Gage	Thickness (in.)	Yield (ksi)	Tensile (ksi)	Panel Wt. (psf)	I _x (Gross) (in ⁴)	TOP IN COMPRESSION		BOTTOM IN COMPRESSION	
						S _x (eff.) (in ³)	M _a (kip-in)	S _x (eff.) (in ³)	M _a (kip-in)
26	0.0177	80	82	0.86	0.0320	0.0417	1.500	0.0367	1.3167
24	0.0222	80	82	1.08	0.0400	0.0537	1.9267	0.0493	1.7700

Panel Capacity (psf)

SPAN (ft.)	26 GAGE		24 GAGE	
	Pressure ⁷	Suction ^{4,8}	Pressure ⁷	Suction ^{4,8}
3.0	78	72	119	75
3.5	67	62	102	64
4.0	58	54	89	56
4.5	52	48	72	50
5.0	43	43	59	45
5.5	36	40	48	41
6.0	30	34	41	38
6.5	26	29	35	35
7.0	22	25	30	32
7.5	19	22	26	28

NOTES

1. Section properties were calculated in accordance with AISI S100/CSA S136, 2016 Edition.
2. Panels were checked for bending, shear, combined bending and shear, web crippling, deflection and panel pullover.
3. Deflection is limited to Span/60.
4. Panel pullover limits are based on d'w = 0.44".
5. Thermal load has not been considered.
6. Capacities are based on a 3-span condition with equal length spans.
7. "Pressure" load is applied inward on the outer surface towards supports.
8. "Suction" load is applied outward on the inner surface away from panel supports.

PLANNING STAFF REPORT

APPLICATION 10-15-50 | CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

To: Design Review Board

Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: A&E Properties LLC

Request: To construct a new facility within the LM zoning district to accommodate a Light Sheet Metal Production facility.

Recommendation: Consider the proposal for a new building on property within the LM zoning district.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map



PROPERTY INFORMATION

Property Location:	Greenscape Court	Property Owner:	A&E Properties LLC
Comp Plan Land Use Designation:	Employment	Overlay District:	No
Existing Zoning Designation:	Light Manufacturing (LM)	Design Review District:	Yes – LM

BACKGROUND INFORMATION

The applicant is requesting a Certificate of Appropriateness for a proposed new building on Greenscape Court. The parcel is 7.38 acres in size. There are currently two buildings on the property. The proposed structure would be constructed on a portion of the lot that is currently vacant. The applicant has submitted a proposed site plan illustrating the proposed facility, vehicular ingress/egress, parking, and stormwater treatment. This plan is included as an attachment with the packets provided to the DRB.

It should be noted that the illustrated encroachment into the side yard setback must be addressed prior to issuance of any development permit on the property.

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Employment”. The description of the Commerce Corridor land use included in the comprehensive plan states:

Employment describes land areas that are ideal to facilitate high-wage employment growth. These areas are scaled to accommodate a wide range of building footprints, where new industries may require a variety of facilities for integrated supply chains, ranging from distribution centers, research and development facilities, warehousing, and data storage.

Reviewer Comment: The proposed facility will be for uses complying with the LM zoning district, which are generally in alignment with the adopted Comprehensive Plan.

EXISTING ZONING SUMMARY

Chapter 1159.01 establishes the purpose of the Light Manufacturing (LM) zoning district which states: “It is the purpose of the Light Manufacturing (LM) district to designate appropriate areas for the establishment and development of manufacturing activities to supply regional needs.” The allowable uses within the district are specific and generally related to the production of goods from raw materials, but not raw materials processing. The existing LM zoning has been in place on this parcel since 1988 based on the adopted ordinance of the zoning district on this parcel.

GENERAL STANDARDS FOR CONDITIONAL USES (CHAPTER 1131.03)

The City's Codified Ordinances establish multiple standards that must be evaluated when considering a Certificate of Appropriateness. Specifically, Chapter 1187.08 of the Codified Ordinances states: "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" The specific conditions are noted below with the reviewer's comments following in *italicized* text.

- (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.

Reviewer Comment: The design guidelines cover a wide variety of topics related to overall site design. The comments below identify deviations from the guidelines as identified by the reviewer. As the guidelines are somewhat subjective, the Design Review Board may determine there are additional deviations during their independent reviews.

1. *Page 55, Subsection 3.I.C.1 – A single curb-cut or driveway should not be wider than what is minimally required by the City Engineer for the safe movement of traffic.
Comment: The illustrated driveway occupies the majority of the cul-de-sac of Greenscape Court. This is wider than a typical curb-cut for a commercial property to facilitate vehicle movements.*
2. *Page 56, Subsection 3.II.b.1. All development must provide safe, direct and convenient access connecting public streets and parking lots to primary building entrances, and to all other uses in the development that allow for public access.
Comment: The included site plan does not include any sidewalks.*
3. *Page 60, Subsection 3.VII.B.1.ii. Service and utility areas shall not be located between the building and the street.
Comment: Based on the plans provided with the application, the service and loading areas directly face Greenscape Court, which do not align with the city's adopted guidelines.*

- (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.

Reviewer comment: The proposal is for a new building, no existing buildings have been identified as being modified as part of this request.

- (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.

Reviewer Comment: The functional components of the proposed building (the loading dock(s)) are oriented towards the street, and the "front" door is oriented towards the rear of the lot. This goes against the design guidelines that require the front of a building to be oriented towards the street on which the building is located. This criterion is not met based on the included site plan.

- (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.

Reviewer Comment: No existing building is being modified as part of this application. The existing site is used for similar light manufacturing uses in two other buildings.

- (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.

Reviewer Comment: The proposed building will be new construction. No existing buildings will be modified based on this application.

- (f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Reviewer Comment: The proposal is for construction of a new building. No historic elements have been identified on this site.

- (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.

Reviewer Comment: This application is for new construction, not modification of an existing structure.

- (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.

Reviewer Comment: The proposed building is new construction. No existing materials are present to clean or modify.

- (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.

Reviewer Comment: The existing buildings on the property do not represent any notable historic qualities and are metal-clad industrial buildings with typical overhead doors and person-doors for building entry.

- (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.

Reviewer Comment: This application is not modifying an existing historic structure, rather building a stand-alone structure. It is not anticipated that construction of this facility will alter the integrity of any historic value of the property.

- (k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.

Reviewer Comment: The reviewer was not provided with any information that points to the presence of any archeological resources on the site.

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

Reviewer Comment: The proposed building is not part of a property with a historic designation and will be a stand-alone facility.

CONCLUSION

The reviewer identified several inconsistencies between the adopted design guidelines and the proposed building. The key inconsistencies that should be addressed before a further, more refined review can occur are listed below:

1. The building is oriented with the front door toward the rear of the property, which is directly in conflict with the adopted design guidelines.
2. No pedestrian circulation pathways (sidewalks) are illustrated on the plan.
3. The proposed “driveway” entrance occupies the majority of the street frontage of the property.
4. The provided renderings illustrate extensive use of metal paneling, which is considered an undesirable material per the adopted design guidelines.

(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; **demolition of secondary structures under 750 sq ft**; 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.

2024 Planning & Zoning Department Fee Schedule

Lot Split	\$100 plus \$50 per new lot created by lot split
Preliminary Plat	\$1,500 plus \$200 per lot (single family) OR \$2000 plus \$100 per acre or partial acre (non-single-family) subdivision plat
Final Plat	\$2,000 plus \$200 per lot (single family) OR \$1,000 plus \$100 per acre or partial acre (non-single-family) subdivision plat
Re-plat	\$300 plus cost of postage and advertising*
Street, Storm water, Sanitary and Water Plan Review and Inspection	\$7,500 initial deposit plus costs incurred for review and inspection
Commercial Site Plan Review & Inspection	\$7,500 initial deposit plus costs incurred for review and inspection
Conditional Use	\$500 plus cost of postage and advertising*
Variance (single family)	\$250 plus cost of postage and advertising*
Variance (non-single family)	\$500 plus cost of postage and advertising*
Non-Conforming Use (single family)	\$600 plus cost of postage and advertising*
Non-Conforming Use (non-single family)	\$600 plus cost of postage and advertising*
Zoning Map Amendment	\$600 plus cost of postage and advertising*
Zoning Text Amendment	\$600 plus cost of postage and advertising*
Zoning Appeal Residential	\$300 plus the cost of postage and advertising *
Zoning Appeal Commercial	\$500 plus the cost of postage and advertising *
Home Occupation	\$200 plus cost of postage and advertising*
Zoning Certificate (REQUIRED for all new construction [including garages], additions or modifications to or change of use of ANY structure)	\$100(single family) OR \$200 (non-single family)
Preliminary Planned Unit Development Plan	\$2,000 plus \$200 per lot (single family) OR \$750 plus \$200 per acre or partial acre (non-single-family) subdivision plat
Final Planned Unit Development Plan	\$2,000 plus \$200 per lot (single family) OR \$1,000 plus \$200 per acre or partial acre (non-single-family) subdivision plat
Improvements Inspection for Planned Unit Developments	\$7,500 initial deposit plus costs incurred for review and inspection
Certificate of Appropriateness	Major Environmental Change \$300
	Major Environmental Change - Sign \$75
	Minor Environmental Change \$100
Design Plan	\$300
Occupancy Certificate (single family)	\$125
Occupancy Certificate (multiple family)	\$150 per unit

Occupancy Certificate (all others)	\$250
Sign Permit	\$150 plus \$0.50 per sq ft of sign facing
Temporary Sign Permit	\$50 (which includes a \$25 refundable deposit if the sign is timely removed)
Garage Sale Permit	\$5 per day - limited to three (3) sales per year at any given address
Fence Permit	\$50 (single family) OR \$100 (non-single family)
Curb Cut	\$50 (single family) OR \$100 (non-single family)
Sidewalk	\$50 (single family) OR \$100 (non-single family)
Sidewalk Sign	\$30
Deck (Residential)	\$50
Deck (Non-Residential)	\$200
Shed (Residential)	\$50
Shed (Non-Residential)	\$200
Site Drainage Review & Inspection Fee	\$0.20 per sq ft of impervious surface area on site
Pool Permit (Residential)	\$50
Re-Inspection (all types)	\$75
Permit Modification (all types)	\$50
Flood Development Permit	\$300 plus \$10 per acre or partial acre
Demolition Permit (non-single family)	\$1,000 per structure (which includes a \$500 refundable deposit, if requested, following inspection to ensure lot is timely restored to green space)
Demolition Permit (single family)	\$700 per structure (which includes a \$500 refundable deposit, if requested, following inspection to ensure lot is timely restored to green space)
Demolition Permit (secondary structures under 750 square foot)	\$25
Maps	\$5 per copy
Zoning Code	\$25 per copy
Annexation Review	\$25 per acre or partial acre proposed to be annexed
Temporary Use Permit (unpaved/non developed site)	\$1500 per half acre
Temporary Use Permit (currently paved/developed site)	\$750 per half acre