



Design Review Board Meeting
Tuesday, August 12, 2025 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
 - a. July 22, 2025
4. TABLED - Application # 2-10-15 Certificate of Appropriateness; 670 W. Coshocton Street Unit F - Sign
 - a. Application - updated
5. Application # 7-22-25 Certificate of Appropriateness; 435 Park Lane Drive - Roof replacement/material change
 - a. Application
6. Application # 8-7-25 Certificate of Appropriateness; 347 Fondriest - Porch enclosure
 - a. Application
7. Other Business
8. Adjourn



Design Review Board
Tuesday, July 22, 2025 - 5:30 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for Tuesday, July 22, 2025 at 5:41 pm

Present - Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
Absent - None

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

Public present - Oliver Holtsberry, Nidhi Arora, Vineet Khanna

2. Public Comment on items not on the agenda

No comments

3. Approval of Minutes

a. June 24, 2025

ACTION: Craig Bohning moved to approve; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: Franz Stein - absence

Passed 4 - 0

4. TABLED - Application # 2-10-15 Certificate of Appropriateness; 670 W. Coshocton Street Unit F - Sign
No new materials, remains tabled.

5. TABLED - Application # 4-28-5 Certificate of Appropriateness; 56 E. Coshocton Street - Material Change/Paint

a. Application - updated

ACTION: Craig Bohning moved to remove from the table; Heather Green seconded and all were in favor

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

NOES: None

ABSTAIN: None

Passed 5 - 0

The requested information for the specific product used and explanation of the application technique was provided for board review.

Andrew Hale said he did not feel this was an appropriate material change, in thirty-six years he has never seen anyone successfully paint vinyl siding, it doesn't stick and it will be a maintenance issue for the owner and an eyesore for the community in less than two years. Additionally, Mr. Hale said the stonework on this house was of a very unique character, he thinks they have erased something very unique to the community, he does not think the paint on that stone is appropriate.

He added that the monochrome is also inappropriate, that there are lots of colors up and down the streets and there is just no character to this, it looks like a train depot.

Dustin Gerken said he is a neighbor in proximity to this house, discussion on the appropriateness of voting on this application.

Mr. Gerken said he always liked the stone on this house because he didn't see it any other place, it had unique characteristics, so he was a little sad to see it painted. He said he agrees with the comment on the all-white look, he wishes that some of the trim or eaves or other details were a different color, he feels that the home is lacking the character it had before.

Craig Bohning said the Latitude paint specifies it can be used on vinyl siding and if it was prepared according to Sherwin Williams standards, he would say that part is OK. The applicant stated there is also a warranty on the paint. Mr. Bohning said he agrees that the window trim needs to be a different color.

The board continued review of the application and had discussion on accent color preferences.

Heather Green said that in her opinion, the applicants have met what the board asked them to do, on the vinyl siding. As far as the stone is concerned, she doesn't know if it is intended for that application according to the specs. If the paint on the siding becomes an issue, that can be addressed with city code enforcement.

Franz Stein said he is willing to let the painted siding play out, if the applicant shows a willingness to keep it maintained.

ACTION: Heather Green moved to approve the change in material for the vinyl siding to the Latitude Exterior Acrylic Satin, with the stipulation that it was applied to specifications for vinyl siding; removal of the paint from the stone and brick on the chimney, porch and steps; that the fascia trim, corbels and accent trims be painted either Museum Piece or Cinder color by Benjamin Moore, or a similar Sherwin Williams color. Craig Bohning seconded and the vote was as follows:

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

NOES: None

ABSTAIN: Dustin Gerken - Conflict of Interest (neighbor)

Passed 4 - 0

The timeline for completion was set for this construction season, in the next four months.

6. Other Business

No further business.

7. Adjourn

ACTION: Craig Bohning moved to adjourn; Andrew Hale seconded and all were in favor.

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

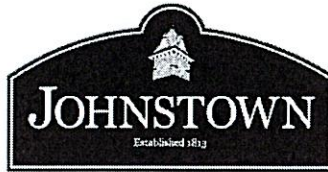
NOES: None

ABSTAIN: None

Passed 5 - 0

The meeting ended at 6:29 pm.

CITY OF JOHNSTOWN, OHIO



599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID

FEB 07 2025

CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(SIGN)

Application Number: 2-10-15 Date: 02 / 06 / 25

FEES:

Base Fee: \$ 75

Total Fee Amount: \$ 75.00 Paid: Check # 126 Cash: \$ X

(PLEASE PRINT LEGIBLY)

1. Applicant: Edwards Athletics LLC Phone: (614) 383-8361
2. Property Address: 670 W Coshacton Unit F City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: gedwardsathletics@gmail.com
4. Business Owner's Name: Alexander Edwards + Gabrielle Edwards Phone: (614) 383-8361
5. Contractor's Name: N/A Phone: () - -
6. Principal Business Activity: Gymnastics, Cheerleading, Tumbling -
7. Existing Use of Property: Business
8. Square Footage of Proposed Building or Business: 3660 sq. ft.
9. Zoning District: 666-2 Number of Off-Street Parking Spaces: N/A
10. Estimated Cost of Improvements: \$ N/A

**** Materials required for submission with this application. (Digital file preferred)

- (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) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. Durabond 2. _____
3. _____ 4. _____
5. _____ 6. _____

List of Contiguous Neighbors and Addresses:

1. _____
Neighbor's Name Neighbor's Address 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.

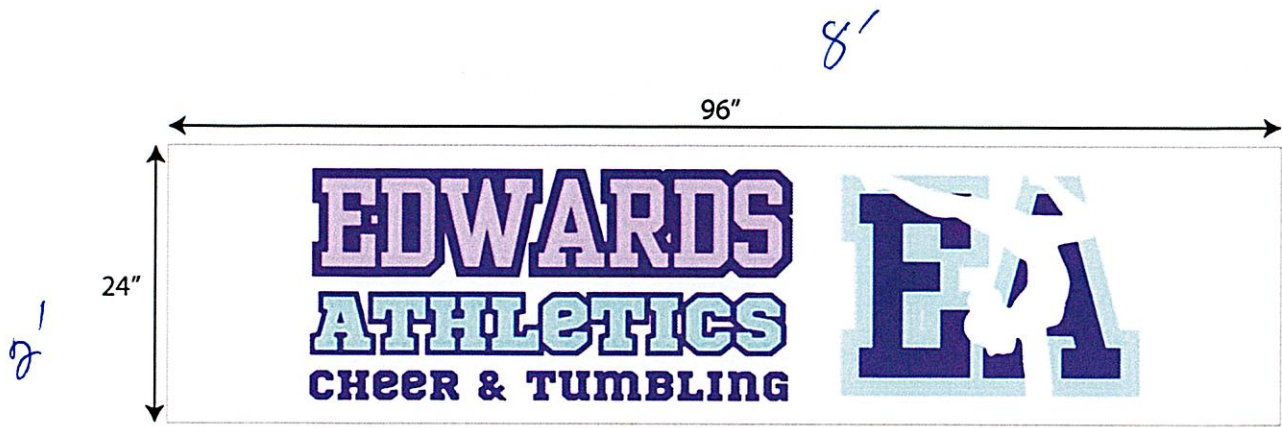
Applicant's Signature: x  Date: 02 / 06 / 25

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

Date Received in Office: 2 / 7 / 25 By: Trishbrook

Date Permit Approved or Denied by P & Z Commission or DRB: ____/____/____

City Manager Signature: x _____





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. Owens Corning Duration Shingles ^{only black}
2. Caliber Alum Drip Edge
3. Synthetic Underlayment
4. 1-1/4" 7.2 m/Bx Top Shield Coil Roofing Nail.
5. Topshield Ice & Water
6. 1/2" x 5/16" Spotnail Staples
7. Shinglevent Ridge Vent
8. Top Shield Roof Accessory Paint

List of Contiguous Neighbors and Addresses:

1.				
	Neighbor's Name	Neighbor's Address	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's Signature: x Goscelyn Gleich Date: 7/22/25

OFFICE USE ONLY:

Date Received in Office: 1/22/25 By: [Signature]

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

City Manager Signature: x _____







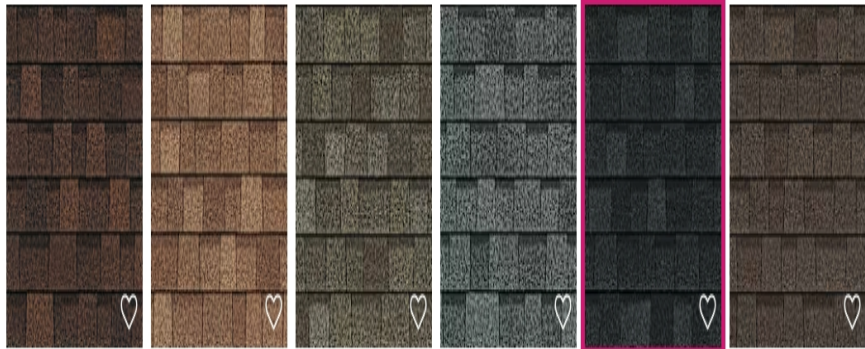




♥ Favorites (0)

Find a Contractor

Colors Gallery Features Technical Information Related Items Inspiration



Brownwood

Dark warm brown shingles with blended black, brown and orange

Desert Tan

Medium warm golden brown shingle with blended buff, golden tan and dark brown granules

Driftwood

Medium neutral brown shingles with a blended mix of brown, sage green, and golden tan granules

Estate Gray

Medium warm gray shingles with blended dark, medium and greenish gray granules

Onyx Black

Black shingle with blended dark gray and black granules

Teak

Medium neutral brown shingle with a blended mix of gray, medium and dark brown and golden tan granules



Customer Information

Matt Fuller
435 Park Lane Dr
Johnstown OH 43031

614-395-4453
maf0522@yahoo.com

Date: 04/18/2025
Rep: Joey Sayre

Scope Area

Locations INCLUDED in scope of work to be performed

House

Shingles

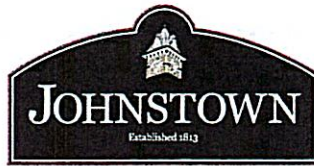
Owens Corning Oakridge®			
Existing Shingles	Asphalt - 1 Layer	Shingle Color	Onyx Black
Family	Architectural	Price	Affordable
Warranty	Limited Lifetime	Wind Resistance	110/130 MPH
Algae Resistance	10 Years	Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"	Shingles Per Sq	64
Bundles Per Sq	3		

Additional Details

Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

Job Specifications

Starter Shingles	Owens Corning Starter Strip Plus Shingle
Install Underlayment	U20 Synthetic Roofing Felt
Install Hip & Ridge	Owens Corning ProEdge® Hip & Ridge Shingles
Install Ice & Water Shield	Ice & Water Guard
Install Ice & Water Shield on Gutter Eaves and Valleys	Included
Install Ice & Water Shield Around All Penetrations & Along All Flashings	Included
Install Drip Edge	1.5"
Drip Edge Color	Black
Exhaust Ventilation	
Owens Corning VentSure® 4-Foot Strip Heat & Moisture Ridge Vent with Weather PROtector® Moisture Barrier	
Install Ridge Vent attic ventilation system on all required areas (Length)	49
Pipe Boots	2
Spray Paint Apron (horizontal) Flashing in all applicable areas. Color:	Black
Install Step (diagonal) Flashing in all applicable areas. Color:	Non Applicable
Install Chimney Flashing (roof surface meets chimney) in all applicable areas. Color:	Non Applicable
Valley Type	Non Applicable
Satellite Dish	Non Applicable
Skylights	Non Applicable



PAID

AUG 07 2025

CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 8-7-25 Date: 8/7/25

FEES:

Base Fee: \$ 300

Total Fee Amount: \$ 300⁰⁰ Paid: Check # 9772 Cash: \$ _____

(PLEASE PRINT)

1. Applicant: Cris Geiser Phone: (330) 600-2593
2. Property Address: 347 Fondriest Rd City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: cgeiser15@gmail.com
4. Business Owner's Name: _____ Phone: (____) ____ - ____
5. Contractor's Name: Schwabach Builders Phone: (330) 600-2593
6. Principal Business Activity: _____
7. Existing Use of Property: Residence
8. Square Footage of Proposed Building or Business: 168 sq. ft.
9. Zoning District: PUD Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: \$19500

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- PLEASE READ CITY ORDINANCE #1187 PRIOR TO SUBMITTING APPLICATION
- (Conditional) One (1) full set (8.5 x11) 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.)**

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.
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List of Materials that will be used on the project:

1. white windows ; white Patio door

3. white Siding to match existing

5.

6.

7.

8.

List of Contiguous Neighbors and Addresses:

1. Christopher Beardon	349 Fondriest Rd	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code

2. James Hill	345 Fondriest Rd	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code

3. Schlabach Builders	203 De Rosa Dr	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 *Chris Deen* Date: 8 / C / 25

OFFICE USE ONLY:

Date Received in Office: 8 / 7 / 25 By: Sashu

Date of Planning and Zoning Commission Meeting: 8/18/25

Date Permit Approved or Denied by Planning Commission: DRB 6/15/22

Conditions Necessary for Approval: _____

City Manager Signature: x _____

Existing

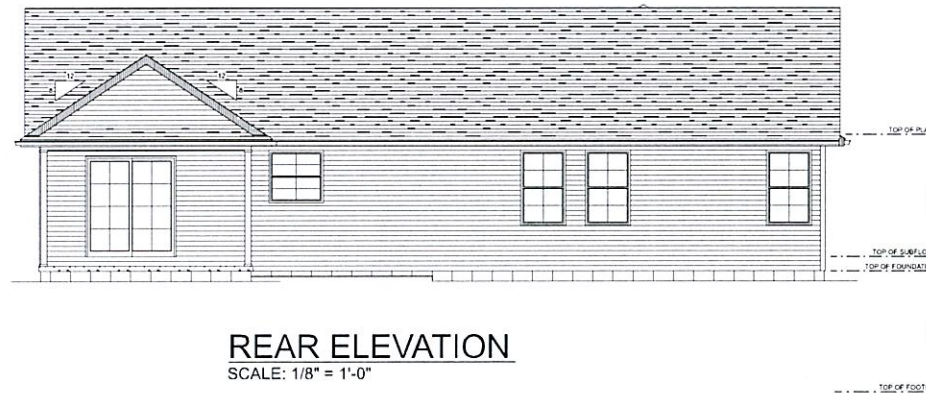
FRANK & PAULA MERAVY #3243

347 FONDRIEST RD.
JOHNSTOWN, OH 43031

LOT 162
C.C.E.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1723 sq. ft.
GARAGE	528 sq. ft.
PORCH	21 sq. ft.
COV PORCH	168 sq. ft.
PATIO	168 sq. ft.

DRAWING SCHEDULE	
PAGE	DRAWING(S)
1	FRONT & REAR ELEV.
2	LEFT & RIGHT ELEV.
3	FOUNDATION PLAN
4	MAIN FLOOR PLAN
5	ROOF & CROSS SEC.
6	SITE PLAN

PAGE: 1/6

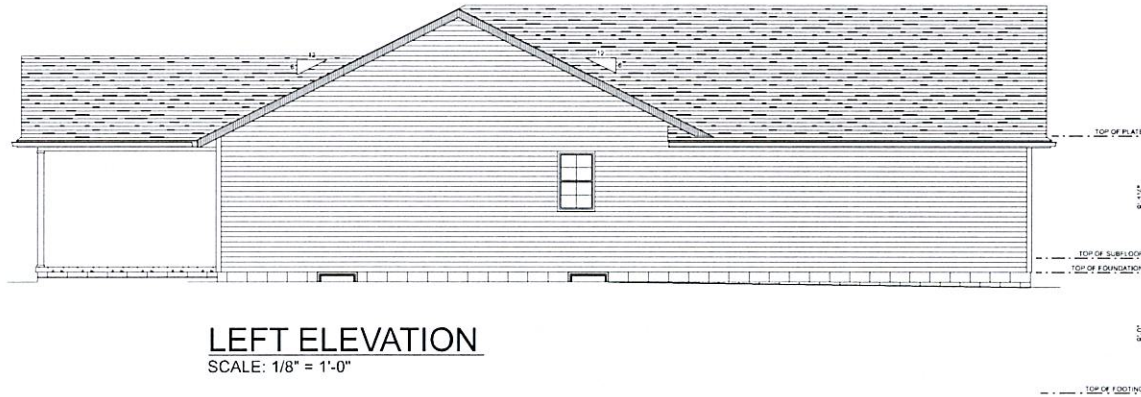
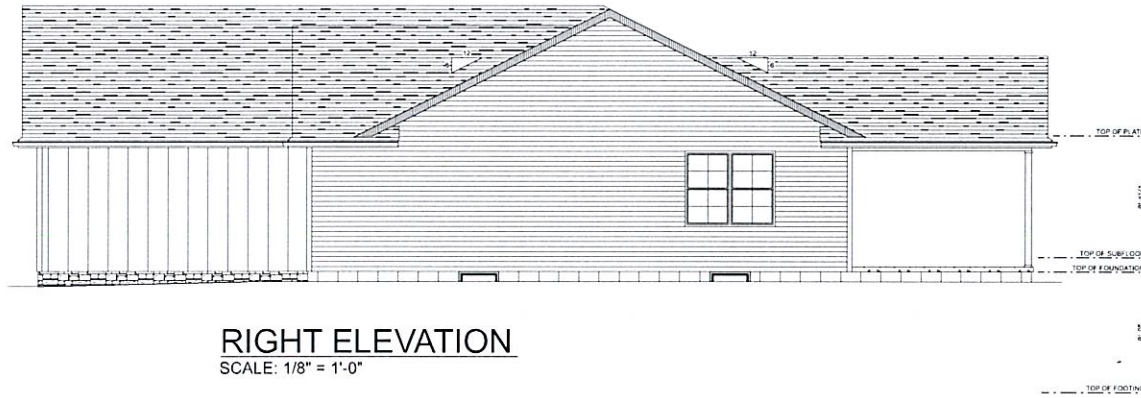
DRAWN BY: PAUL M.
SCALE: 1/8" = 1'-0"
DATE: Thursday, September 29, 2022
PLAN #: 100

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

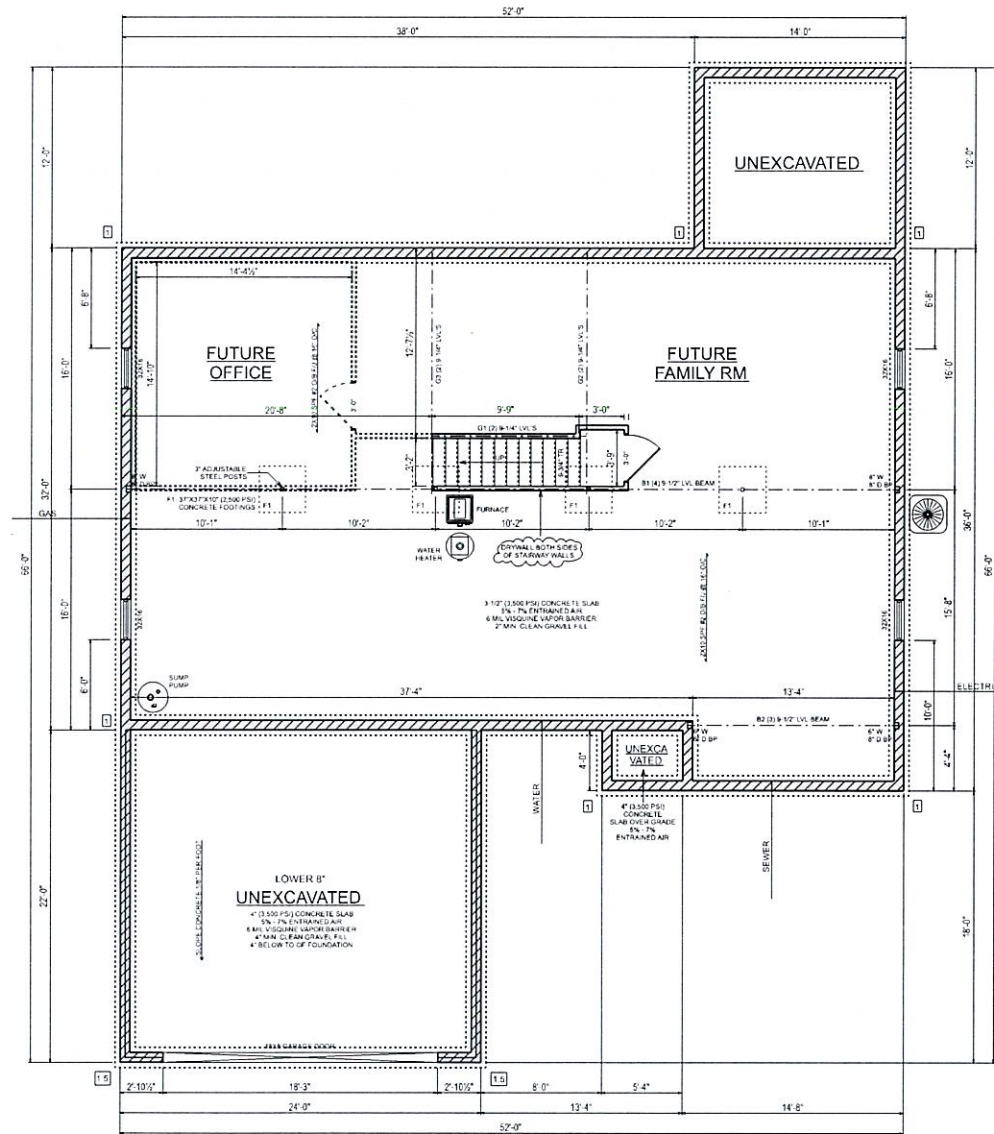
SUPERVISOR: MARVIN MILLER 330-763-3010

6678 ST RT 241
MILLERSBURG
OH 44654
330.674.9386





 6678 ST RT 241 MILLERSBURG OH 44654 330-674-9386	FRANK & PAULA MERAVY #3243 347 FONDRIEST RD. JOHNSTOWN, OH 43031 SUPERVISOR: MARVIN MILLER 330-763-3010	DRAWN BY: PAUL M. SCALE: 1/8" = 1'-0" DATE: Thursday, September 29, 2022 PLAN #: 100	PAGE: 2/6
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- 12-COURSE BLOCK**
- BLOCK FOUNDATION NOTES**
1. 8" MASONRY BLOCK
 2. 8" (3,000 PSI) CONCRETE FOOTINGS
 3. CENTER ALL FOUNDATION WALLS ON FOOTINGS
 4. BOTTOM OF EACH FOOTING TO BE MIN. 18" BELOW NEAREST GRADE UNDISTURBED EARTH TO AVOID Frost Heave
 5. DO NOT SHORTEN AGAINST BASEMENT WALLS UNTIL FLOOR FRAMING OR APPROPRIATE SHORING IS IN PLACE TO PREVENT WALL CAVEN
 6. SOLE BEARING = 1,500 PSF

FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

6678 ST RT 241
 MILLERSBURG
 OH 44654
 330-674-9386

FRANK & PAULA MERAVY #3243
 347 FONDRIEST RD.
 JOHNSTOWN, OH 43031

SUPERVISOR: MARVIN MILLER 330-763-3010

DRAWN BY: PAUL M.

SCALE: 1/8" = 1'-0"

DATE: Thursday, September 29, 2022

PLAN # 100

PAGE:

3/6

with change

FRANK & PAULA MERAVY #3243

347 FONDRIEST RD.
JOHNSTOWN, OH 43031

LOT 162
C.C.E.



AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1723 sq. ft.
GARAGE	528 sq. ft.
PORCH	21 sq. ft.
COV PORCH	168 sq. ft.
PATIO	168 sq. ft.

DRAWING SCHEDULE	
PAGE	DRAWING(S)
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SCALE: 1/8" = 1'-0"

DATE: Monday, August 4, 2025

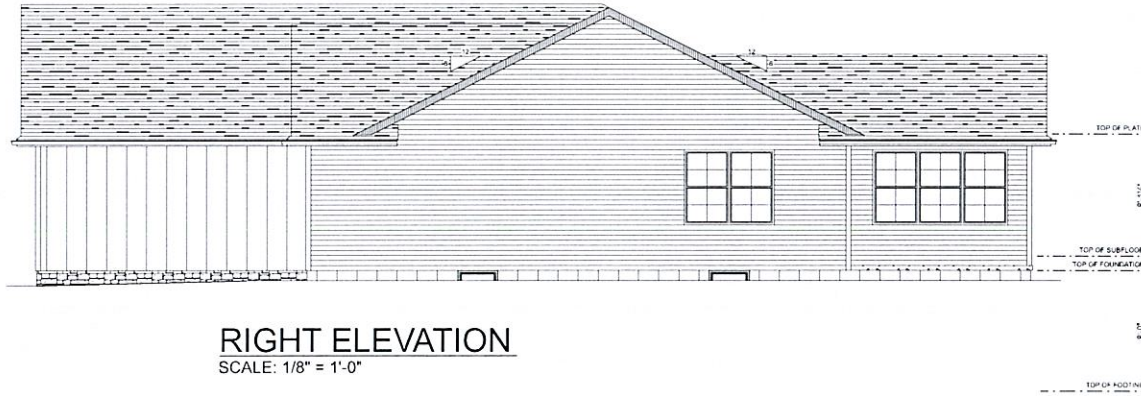
PLAN #: 100

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

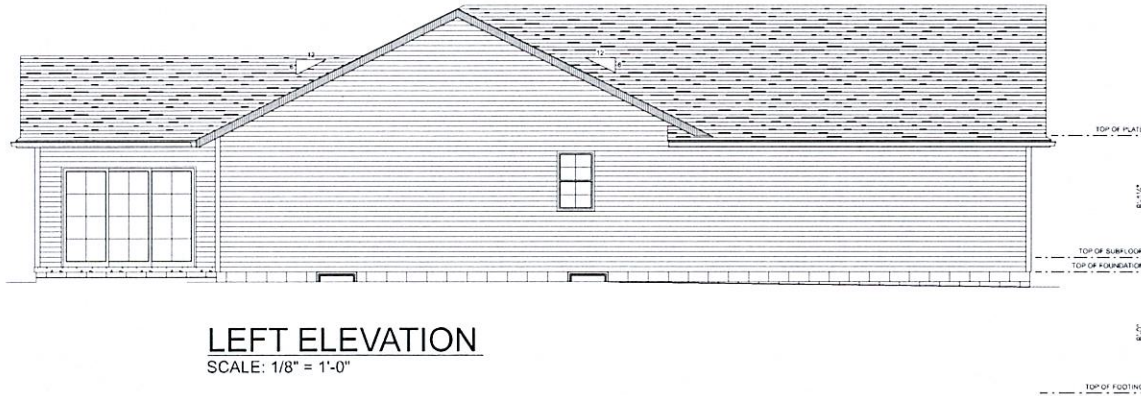
SUPERVISOR: MARVIN MILLER 330-763-3010

6678 ST RT 241
MILLERSBURG
OH 44654
330.674.9386

Schlabach
BUILDERS



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

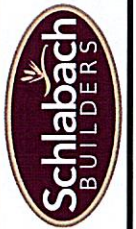


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

DRAWN BY: PAUL M.
SCALE: 1/8" = 1'-0"
DATE: Monday, August 4, 2025
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FRANK & PAULA MERAVY #3243
347 FONDRIEST RD.
JOHNSTOWN, OH 43031
SUPERVISOR: MARVIN MILLER 330-763-3010

6678 ST RT 241
MILLERSBURG
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330-674-9386



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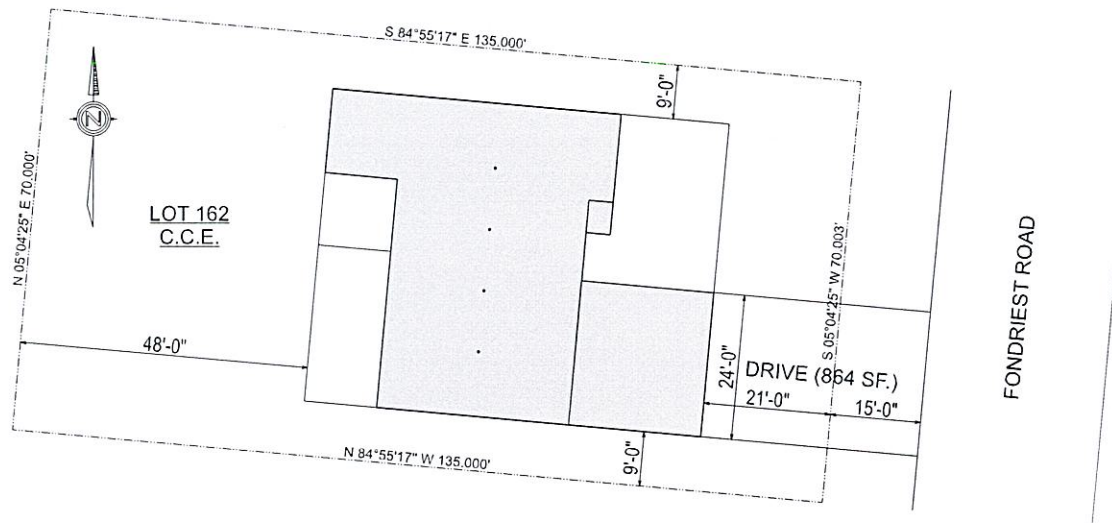
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SCALE: 1/8" = 1'-0"	
DATE: Monday, August 4, 2025	
PLAN #: 100	

FRANK & PAULA MERAVY #3243
347 FONDRIEST RD.
JOHNSTOWN, OH 43031

678 ST RT 241
MILLERSBURG
OH 44654
330-674-9386





SITE PLAN
SCALE: 1" = 20'-0"

	6678 ST RT 241 MILLERSBURG OH 44654 330-674-9386		FRANK & PAULA MERAVY #3243 347 FONDRIEST RD. JOHNSTOWN, OH 43031 SUPERVISOR: MARVIN MILLER 330-763-3010	DRAWN BY: PAUL M. SCALE: 1" = 20'-0" DATE: Monday, August 4, 2025 PLAN #: 100	PAGE: 6/6

