



Design Review Board Meeting  
Tuesday, April 28, 2026 - 5:30 PM  
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
  - a. April 14, 2026
4. Application # 3-17-26 Certificate of Appropriateness; 11891 Johnstown Utica Rd - Granville Milling Drive Through
  - a. Application & Staff Report
5. Application # 3-27-26 Certificate of Appropriateness; 11546 Johnstown Utica Rd - New Construction Proposed multi-tenant retail
  - a. Application & Staff Report
6. Application # 4-6-26 Certificate of Appropriateness; 26 S Main St - Sign
  - a. Application & Staff Report
7. Other Business
8. Adjourn



Design Review Board  
Tuesday, April 14, 2026 - 5:30 PM  
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for Tuesday, April 14, 2026 at 5:31 pm.

Present - Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken  
Absent - Franz Stein

Staff present - Jeff Sheridan - Interim City Manager, Teresa Monroe - Clerk of Council

Public present - Sam Romine

2. Public Comment on items not on the agenda

None

3. Approval of Minutes

a. February 10, 2026

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

**AYES:** Heather Green, Andrew Hale, Dustin Gerken

**NOES:** None

**ABSTAIN:** Craig Bohning - Absence

**Passed 3 - 0**

b. February 24, 2026

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

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

**NOES:** None

**ABSTAIN:** None

**Passed 4 - 0**

4. Application # 3-26-26 Certificate of Appropriateness; 310 W. Jersey St.

a. Application

Applicant Sam Romine present on behalf of Redemption Church. The church sustained some roof damage from past storms, they have decided to go from a shingle roof to black metal. Board review of the application and material samples provided.

**ACTION:** Heather Green moved to approve; Craig Bohning seconded and the vote

was as follows:

**AYES:** Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken  
**NOES:** None  
**ABSTAIN:** None

**Passed 4 - 0**

5. Other Business

1. Some discussion on code violations seen throughout the city, staff is making a list. Update given that a new code enforcement officer has been hired, Jeff Szabo, and will start pending pre-employment items.
2. Chapter 1187 and the Design Guidelines will be voted on by City Council at their next meeting. If passed, the new code and guiding document will be effective in thirty days. Some discussion on the best way to market it to the public.

6. Adjourn

**ACTION:** Heather Green moved to adjourn; Andrew Hale seconded and the vote was as follows:  
**AYES:** Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken  
**NOES:** None  
**ABSTAIN:** None

**Passed 4 - 0**

The meeting adjourned at 5:51 pm.



**CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187**

Application Number: 3-17-26 Date: 3 / 17 / 26

**FEES:**

Base Fee: \$ 300

Total Fee Amount: \$ 300 Paid: Check # 53819 Cash: \$ \_\_\_\_\_

(PLEASE PRINT)

1. Applicant: Granville Milling, Co. Phone: ( )
2. Property Address: 11891 Johnstown Utica Rd City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: \_\_\_\_\_
4. Business Owner's Name: John Reed Phone: ( )
5. Contractor's Name: Sam Slabaugh Phone: \_\_\_\_\_
6. Principal Business Activity: Retail Feed, Farm Supply, Alcohol Sales.
7. Existing Use of Property: " " "
8. Square Footage of Proposed Building or Business: 7,200 sq. ft. Addition
9. Zoning District: Johnstown Number of Off-Street Parking Spaces: 15
10. Estimated Cost of Improvements: \$ 1,400,000.00

**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.
- (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. Metal Roofing - 6 Rib 2. \_\_\_\_\_
3. Metal Siding - 6 Rib 4. \_\_\_\_\_
5. Steel Garage Doors 6. \_\_\_\_\_
7. \_\_\_\_\_ 8. \_\_\_\_\_

**List of Contiguous Neighbors and Addresses:**

*See Attached*

- |    |                 |                    |       |          |
|----|-----------------|--------------------|-------|----------|
| 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*









# PLANNING STAFF REPORT

## GRANVILLE MILLING | CERTIFICATE OF APPROPRIATENESS

### INTRODUCTION

- To: Design Review Board
- Reviewer: Johnstown Planning
- Applicant: Granville Milling Company
- Request: Construct a 7,200 SF standalone building to support expansion of the Granville Milling Company by including a drive-thru at.
- Recommendation: Consider the proposal and determine compliance with applicable guidelines and regulations. See page 5 for detailed recommendations.

### PROPERTY LOCATION MAP



**PROPERTY INFORMATION**

|  |   |                                |                         |
|--|---|--------------------------------|-------------------------|
| <b>Property Location:</b>              | 11891 Johnstown Utica Road (Coshocton Street) | <b>Property Owner:</b>         | Granville Milling Co    |
| <b>Comp Plan Land Use Designation:</b> | Commerce Corridor                             | <b>Overlay District:</b>       | Yes – Corridor District |
| <b>Existing Zoning Designation:</b>    | General Community Commercial (GCC-2)          | <b>Design Review District:</b> | Yes – GCC-2             |

**BACKGROUND INFORMATION**

The applicant is requesting a Certificate of Appropriateness for construction of a standalone building to expand the operations of the Granville Milling Company. Based on information shared with the reviewer, the building will be used to support a drive-thru that was previously approved through a Conditional Use Permit. The building will be located to the north of the existing building, or to the left when viewing the site from Coshocton Street. A full site compliance review will be required before any construction can begin on the site.

**COMPREHENSIVE PLAN REVIEW**

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

The Commerce Corridor describes the city’s commercial center that includes a mix of medium to large-scale retail, restaurant, and commercial buildings. The corridor’s proximity to future employment centers and planned neighborhoods presents opportunities to facilitate mixed-use redevelopment that encourages new internal street networks and a refined focus on pedestrian connectivity. This translates into retail buildings with interactive storefronts that directly front internal streets and provide frequent pedestrian interactions.

*Reviewer Comment: This site is currently occupied by Granville Milling, which is a retail store focused on feed and farm supplies sales to the general public.*

**EXISTING ZONING SUMMARY**

Chapter 1155.01 establishes the purpose of the General Community Commercial (GCC-2) zoning district which states: “The purpose of the GCC-2 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs.”

*Reviewer Comment: The proposed building is part of the existing Granville Milling site. The continued use of the site for commercial retail sales is consistent with the purpose of the GCC-2 zoning code.*

**CRITERIA FOR EVALUATION OF APPLICATION FOR CERTIFICATION OF DESIGN APPROPRIATENESS (CHAPTER 1187.08)**

The City's Codified Ordinances establish multiple criteria 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 primary compliance issue, based on past action by the Design Review Board, is the proposed materials palette. The list of materials noted on the application include 6-rib metal roofing, 6-rib metal siding, and steel garage doors. Colors are not noted on the application. The adopted design guidelines note metal roofing and siding materials, except for standing-seam metal roofs, as being undesirable materials for new building construction. That said, the existing Granville Milling building utilizes metal cladding for the roof and siding of the building. The Design Review Board should evaluate the use of these materials as they fit with the site and the general character of buildings within the area to determine if the use of the proposed metal materials is acceptable in this case.*

- (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 request is for new construction to expand the existing retail use on the site. The site has been used for retail and service uses since initially developed.*

- (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: As noted above, the site will be modified to include an additional structure to be used as a drive-thru and associated vehicular circulation routes. The existing vehicular routes on the property will be extended and connected by the proposed expansion. The building is being sited and designed to work in tandem with the existing building and parking on the site.*

- (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: This site is currently utilized for retail sales and this proposal is for the construction of an additional standalone structure to support the use. No historic materials are proposed to be altered or removed as part of this application.*

- (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 is similar in appearance to the other commercial retail structure on the site. This site has historically been utilized for commercial retail sales.*

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

*Reviewer Comment: This is not applicable to this request.*

- (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 is not applicable to this request.*

- (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: This is not applicable to this request.*

- (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: This is not applicable to this request. No historic materials are present on the property, and the proposed structure is similar in form and scale to the existing structure, with the difference being the proposed structure is primarily designed to accommodate vehicles driving through the structure for loading of materials.*

- (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 site does not contain any historic buildings and is not formally designated as a historic property. This is not applicable to this request.*

- (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.

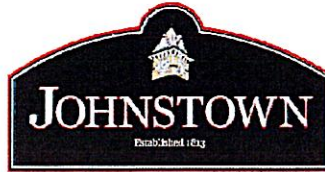
*Reviewer Comment: The proposed building is similar in appearance and materials of surrounding buildings on the site which are finished in metal cladding and roofing materials. No exemplary historic finishes or construction techniques are present on the site currently.*

- (m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it related to consideration of the demolition of a structure.

*Reviewer Comment: No demolition is proposed.*

### **CONCLUSION**

The Design Review Board should carefully consider the use of the proposed metal cladding for exterior wall and roofing systems. These materials are identified as undesirable in the adopted design guidelines. The existing Granville Milling building was constructed prior to the adoption of the design guidelines; however, the Design Review Board is not required to accept these materials on the proposed structure due to the presence of undesirable materials on the existing building.



**CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187**

Application Number: 3-27-26 Date: 3, 27, 26

**FEES:**  
Base Fee: \$ 300 *Paid Oct 6, 2025* *\$60 Signs*  
Total Fee Amount: \$ 300 Paid: Check # 5812 Cash: \$ \_\_\_\_\_

(PLEASE PRINT)

1. Applicant: Carter Bean Phone: ( ) - ( )
2. Property Address: 800-856 Coshocton Street / 11546 Johnstown Utica City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: \_\_\_\_\_
4. Business Owner's Name: T.B.D. Phone: ( ) - ( )
5. Contractor's Name: T.B.D. Phone: ( ) - ( )
6. Principal Business Activity: Mixed-Use Retail
7. Existing Use of Property: Mixed-Use Retail
8. Square Footage of Proposed Building or Business: 5746 s.f. / 17,175 s.f. / 20,100 sf. sq. ft.
9. Zoning District: GCC2 Number of Off-Street Parking Spaces: 15 PROPOSED  
243 EXISTING  
268 TOTAL
10. Estimated Cost of Improvements: \$ T.B.D.

**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.)*

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

- |                 |          |
|-----------------|----------|
| 1. SEE DRAWINGS | 2. _____ |
| 3. _____        | 4. _____ |
| 5. _____        | 6. _____ |
| 7. _____        | 8. _____ |


**List of Contiguous Neighbors and Addresses:**

|                              |                                |       |          |
|------------------------------|--------------------------------|-------|----------|
| 1. KROGER CO                 | 800 W COSHOCTON ST., JOHNSTOWN | ON    | 43031    |
| Neighbor's Name              | Neighbor's Address             | State | Zip Code |
| 2. EMERY WILLIAM K & SUSAN K | 4396 DUBLIN RD., COLUMBUS      | OH    | 43221    |
| Neighbor's Name              | Neighbor's Address             | State | Zip Code |
| 3. JP MORGAN CHASE           | 900 W COSHOCTON ST., JOHNSTOWN | OH    | 43031    |
| Neighbor's Name              | Neighbor's Address             | State | Zip Code |
| 4. HUNTINGTON NATIONAL BANK  | 880 W COSHOCTON ST., JOHNSTOWN | OH    | 43031    |
| Neighbor's Name              | Neighbor's Address             | State | Zip Code |

5 Auto Zone                      772 W. Coshocton  
 6 Bayby Realty                  762 W. Coshocton

*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: 03 / 17 / 26

**OFFICE USE ONLY:**

Date Received in Office: 3 / 27 / 26 By: 

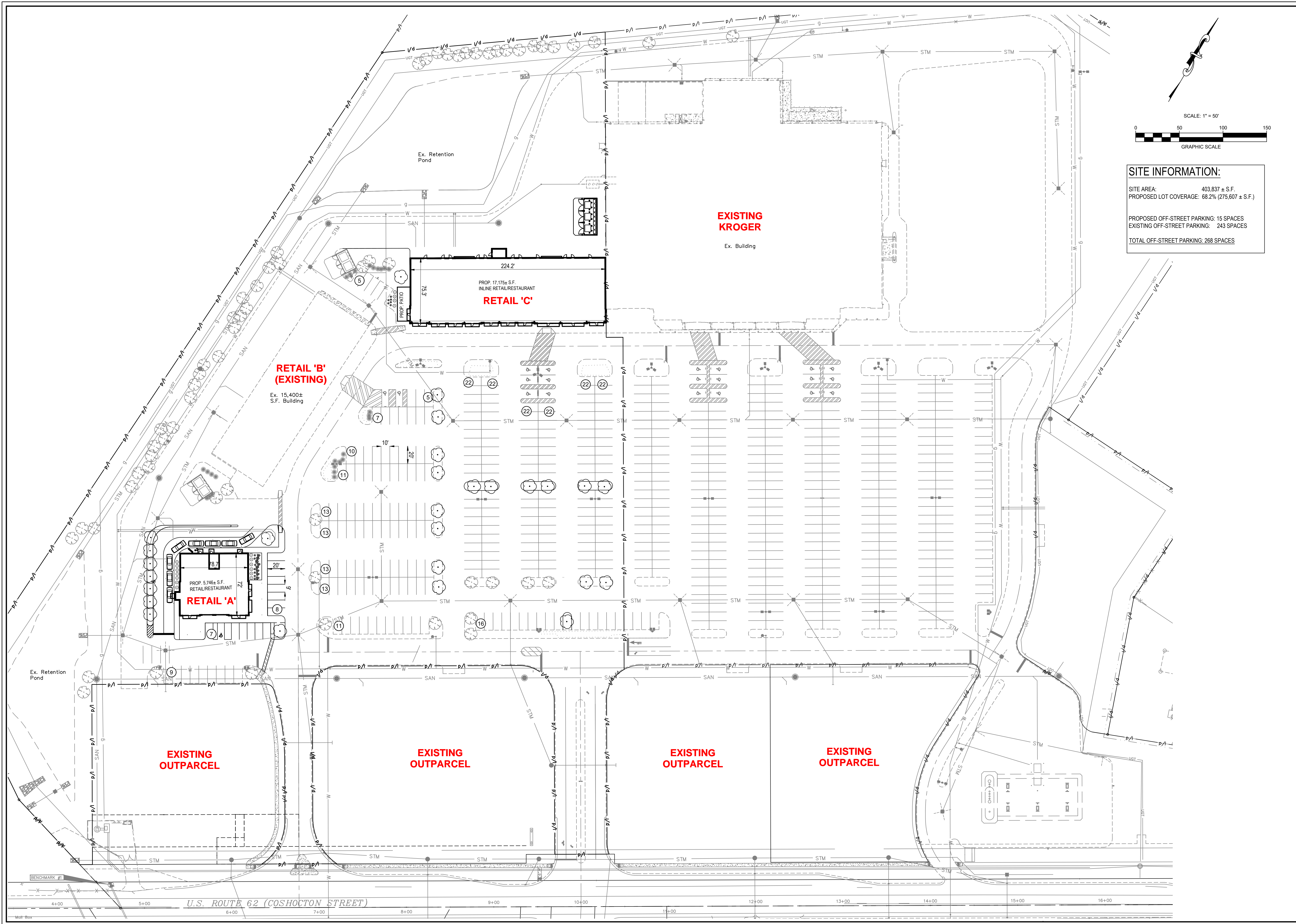
Date of Planning and ~~Zoning~~ <sup>DRB</sup> Commission Meeting: 4 / 28 / 26

Date Permit Approved or Denied by ~~Planning~~ <sup>DRB</sup> Commission:      /      /     

Conditions Necessary for Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

City Manager Signature: x \_\_\_\_\_



**SITE INFORMATION:**

SITE AREA: 403,837 ± S.F.  
 PROPOSED LOT COVERAGE: 68.2% (275,607 ± S.F.)

PROPOSED OFF-STREET PARKING: 15 SPACES  
 EXISTING OFF-STREET PARKING: 243 SPACES

TOTAL OFF-STREET PARKING: 268 SPACES

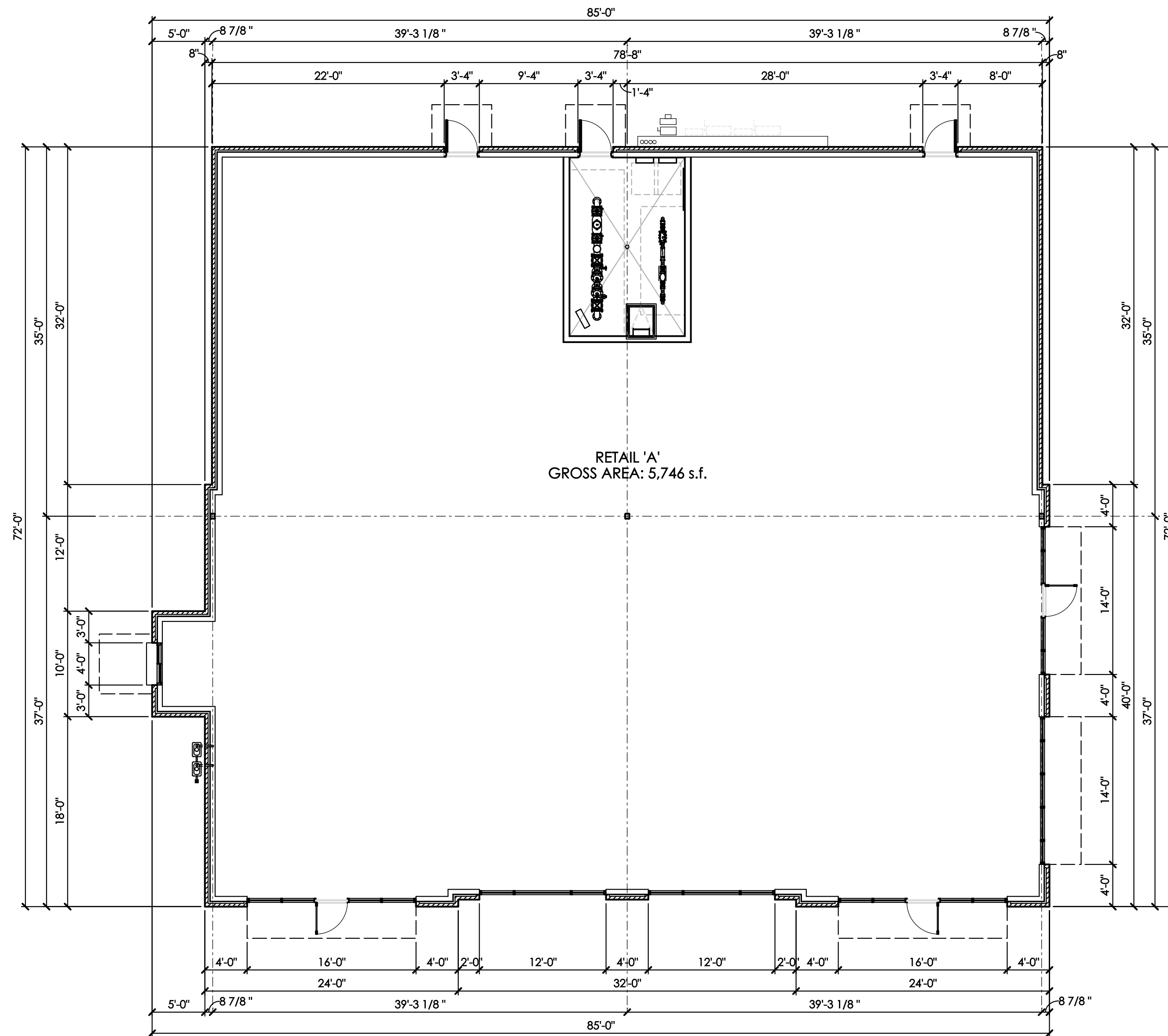
|  |  |                         |                          |                         |                                 |                  |
|--|--|-------------------------|--------------------------|-------------------------|---------------------------------|------------------|
| <b>V 3 Companies</b><br>550 Polaris Parkway<br>Suite 250<br>Westerville, OH 43082<br>614.761.1866 • phone<br>www.v3ccc.com |  | DRAWING NO.<br><b>1</b> | JOHNSTOWN<br>S02<br>OHIO | PROJECT NO.:<br>PROJNUM | ORIGINAL ISSUE DATE: 03/18/2026 | REVISIONS        |
|  |  |                         |                          | PROJECT MANAGER:<br>SEF | DESIGNER BY:<br>KMM             | DRAWN BY:<br>KMM |
| <b>CONCEPT PLAN 1</b><br><b>KYBER RUN PLAZA</b>  |  |                         |                          |                         |                                 |                  |



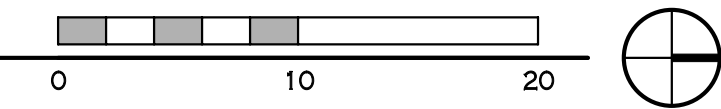








**A** FLOOR PLAN - RETAIL BUILDING 'A'  
SCALE: 1/8" = 1'-0"

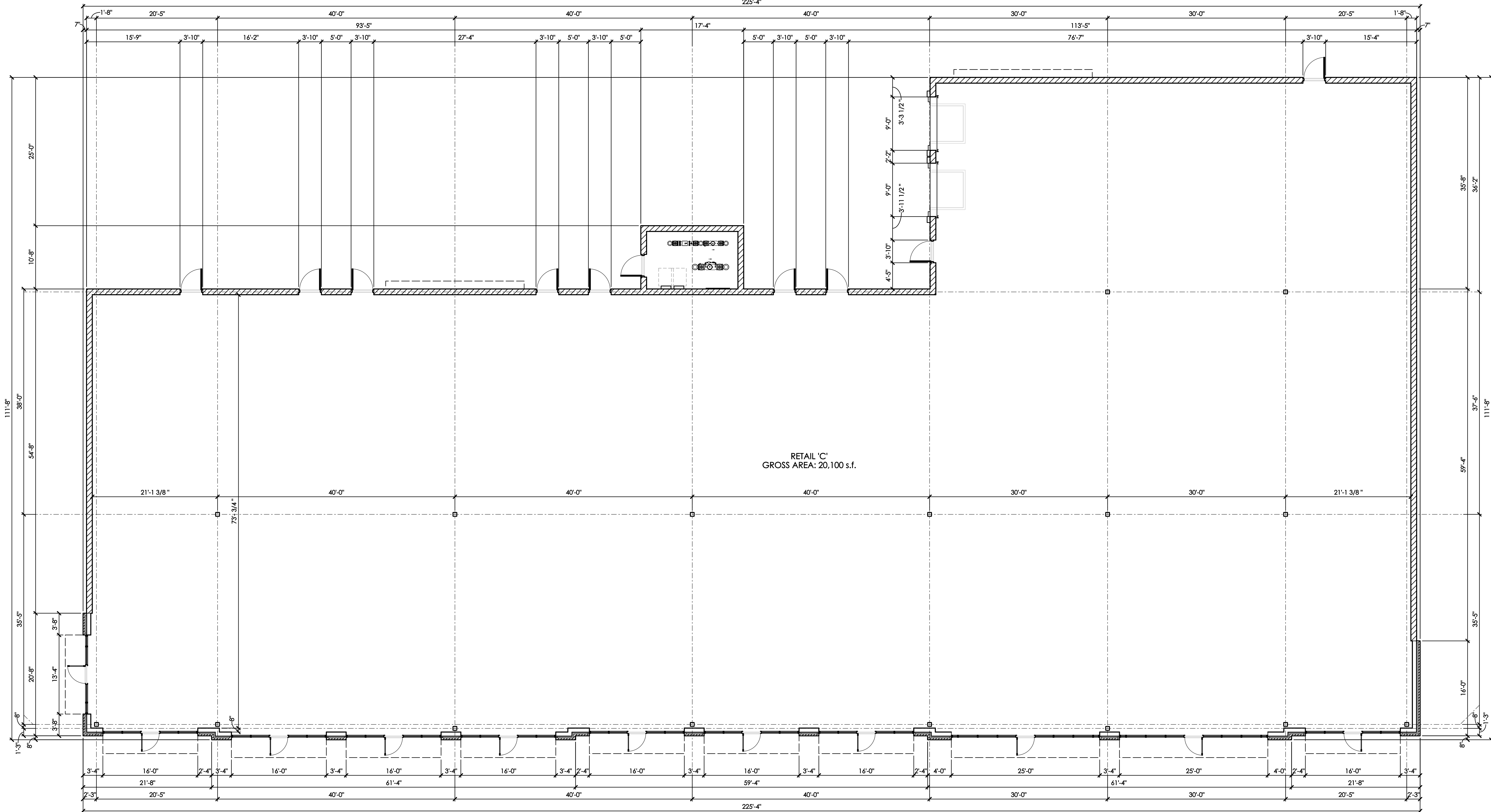


| DRAWING STATUS |                |
|----------------|----------------|
| STATUS         | DATE           |
| ZONING         | MARCH 17, 2028 |
|                |                |
|                |                |
|                |                |

DRAWING TITLE  
**RETAIL 'A'  
FLOOR PLAN**

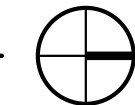
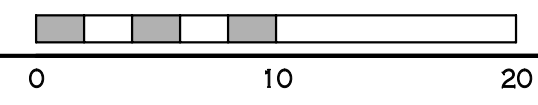
DRAWING NUMBER  
**A1.1-A**





**A FLOOR PLAN - RETAIL 'C' (JUNIOR ANCHOR ALTERNATE)**

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



**BEAN**

J. CARTER BEAN ARCHITECT  
2251 ACCOY ROAD  
COLUMBUS, OH 43220

**fillmore**

**GALLAS NADEH DEVELOPMENT**

**PASSOV GROUP**  
COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
800 - 856 COSHOCTON STREET  
JOHNSTOWN, OHIO 43031

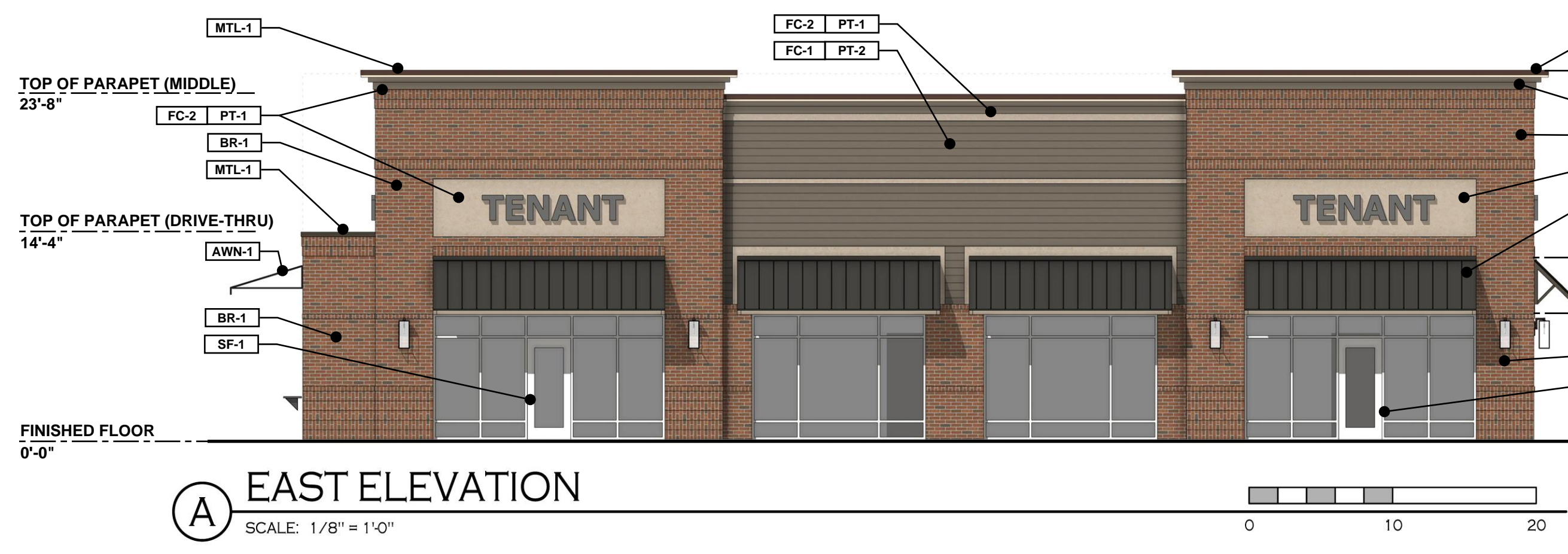
FOR  
**FILLMORE PROPERTY GROUP**  
4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                |
|----------------|----------------|
| STATUS         | DATE           |
| ZONING         | MARCH 17, 2025 |
|                |                |
|                |                |

DRAWING TITLE  
**RETAIL 'C'  
FLOOR PLAN  
(JUNIOR ANCHOR  
ALTERNATE)**

DRAWING NUMBER

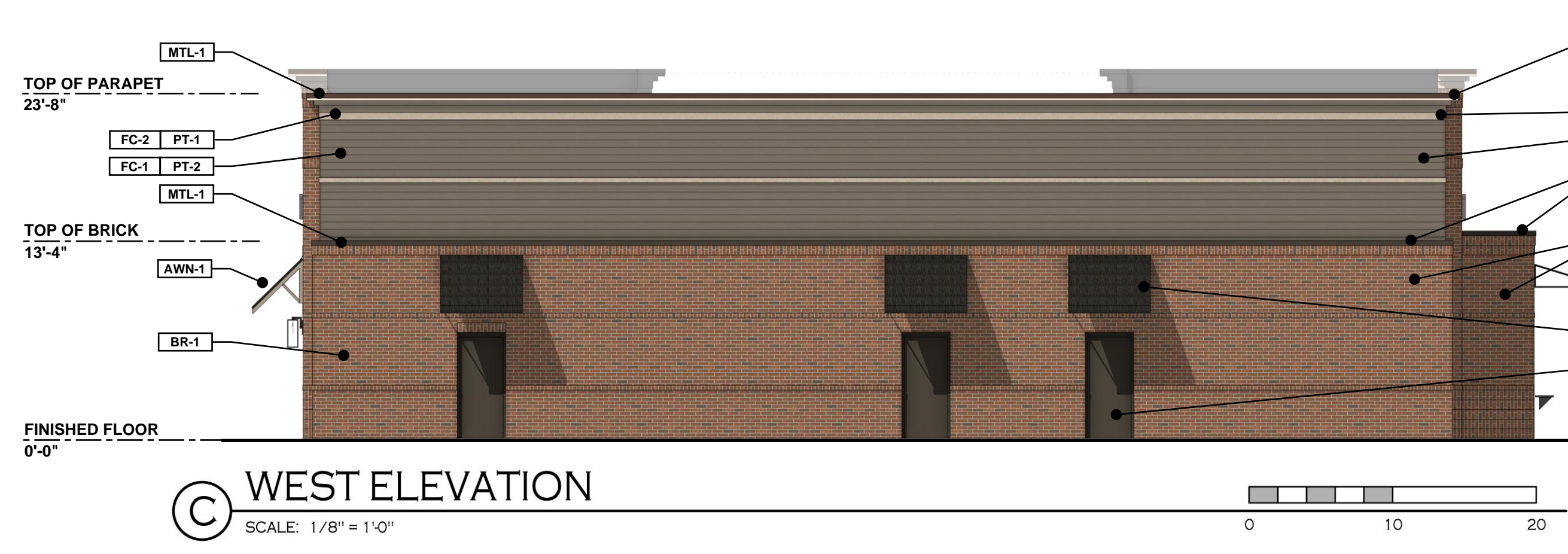
**A1.2-C**



**(A) EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**(B) NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"




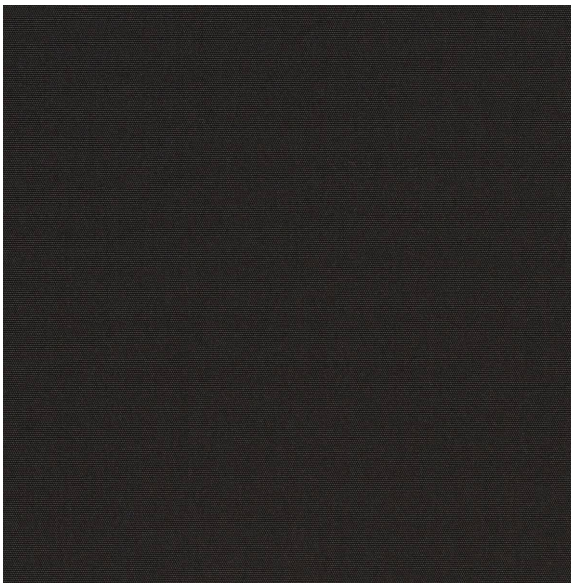





**(C) WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**(D) SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**MATERIAL FINISH KEY**

|   |   |  |   |   |
|---|---|--|---|---|
| <br><b>AS-1</b><br>DIMENSIONAL ASPHALT SHINGLES<br>CERTAINTED - LANDMARK SERIES<br>'HEATHER BLEND' | <br><b>FC-1</b><br>FIBER CEMENT SIDING<br>JAMES HARDIE<br>6" EXPOSURE LAP<br>WOODGRAIN FINISH | <br><b>MTL-1</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'BROWN'       | <br><b>AWN-1</b><br>CANVAS AWNING<br>SUNBRELLA<br>'BLACK' #4806          | <br><b>PT-1</b><br>PAINT<br>SHERWIN WILLIAMS<br>'GRECIAN IVORY' SW7541   |
| <br><b>BR-1</b><br>BRICK VENEER - STANDARD MODULAR<br>GLEN GERY 'ALBANY'                           | <br><b>FC-C</b><br>FIBER CEMENT PANEL / TRIM<br>JAMES HARDIE<br>SMOOTH FINISH                 | <br><b>MTL-2</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'MATTE BLACK' | <br><b>SF-1</b><br>ALUMINUM STOREFRONT<br>LINETEC<br>'BONE WHITE' #LT609 | <br><b>PT-2</b><br>PAINT<br>SHERWIN WILLIAMS<br>'STUDIO CLAY' SW9172   |
| <br><b>CMU-1</b><br>CONCRETE MODULAR BLOCK<br>READING ROCK 'AMERICAN HARVEST'                      | <br><b>MTL-X</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'EVERGREEN'              | <br><b>SF-1</b><br>ALUMINUM STOREFRONT<br>LINETEC<br>'BONE WHITE' #LT609          | <br><b>PT-3</b><br>PAINT<br>SHERWIN WILLIAMS<br>'TRICORN BLACK' SW6258   | <br><b>LSI 'LIFESTYLE MEDIUM'</b><br>SIDE ARM MOUNT<br>DECORATIVE FIXTURE<br>(BRONZE TO MATCH EXISTING)<br><br><b>DECORATIVE SCENCE</b><br>PROGRESS LIGHTING<br>'STATURE 2 LIGHT'<br>BLACK |

**DECORATIVE LIGHT FIXTURES**

**LSI 'LIFESTYLE MEDIUM'**  
 SIDE ARM MOUNT  
 DECORATIVE FIXTURE  
 (BRONZE TO MATCH EXISTING)

**DECORATIVE SCENCE**  
 PROGRESS LIGHTING  
 'STATURE 2 LIGHT'  
 BLACK

**GENERAL ELEVATION NOTES**

- THE FIXTURES, MATERIALS AND COLORS SHOWN HEREIN ARE INTENDED TO MATCH THOSE USED ON EXISTING 'RETAIL B'. IF THE ORIGINAL MATERIAL SELECTIONS ARE NO LONGER AVAILABLE, OR SUPPLY SHORTAGES ARE PROBLEMATIC, FINAL SELECTIONS SHALL BE SUBSTANTIALLY SIMILAR TO THOSE EXISTING FOR AESTHETIC CONTINUITY.
- EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN THE DEFINED 'STOREFRONT' AREAS SHOWN HEREIN. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS, IF NECESSARY.
- ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW AS REQUIRED BY CURRENT ZONING ORDINANCE.
- ALL FUTURE SIGNAGE SHALL CONFORM TO CURRENT ZONING ORDINANCES AT THE TIME OF SUBMISSION. SIGNAGE DESIGN & PERMITTING SHALL BE SOUGHT ON A TENANT-BY-TENANT BASIS. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLEMENT THE BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL SIGNAGE TO THE EXTENT ALLOWED BY CITY CODE.

DRAWING STATUS

|        |                |
|--------|----------------|
| STATUS | DATE           |
| ZONING | MARCH 17, 2025 |

DRAWING TITLE

**RETAIL 'A'  
 BUILDING  
 ELEVATIONS**

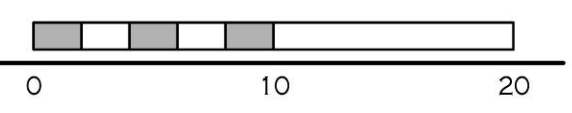
DRAWING NUMBER

**A2.1-A**




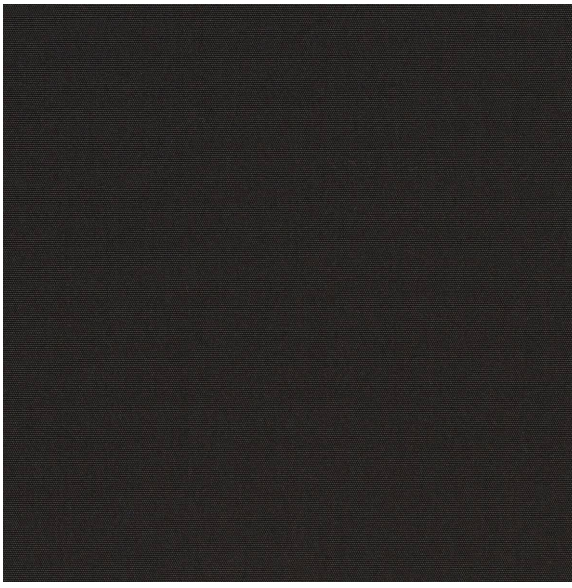

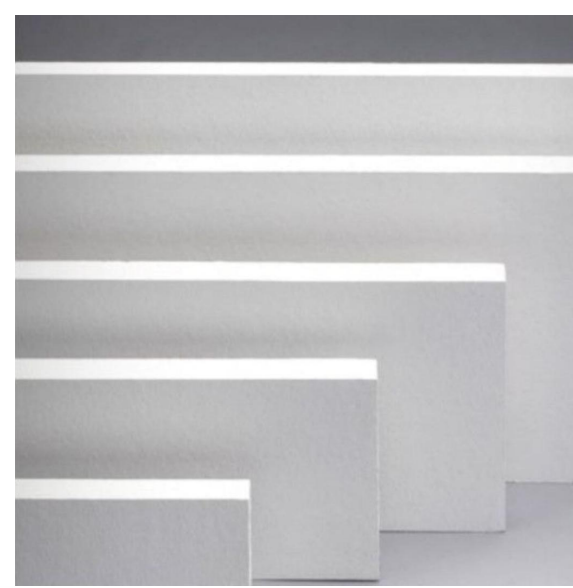
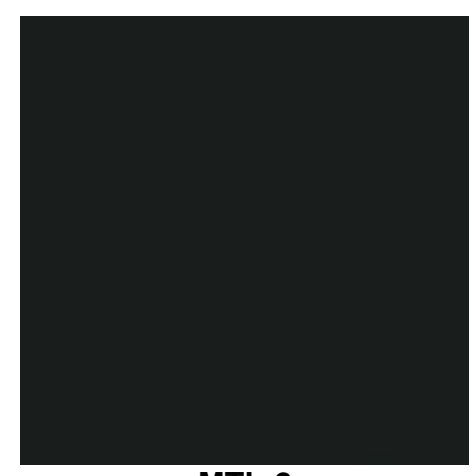


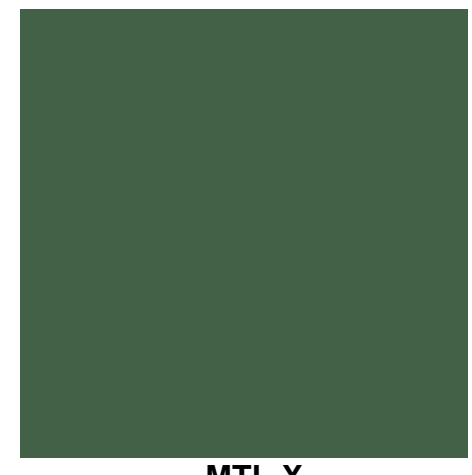
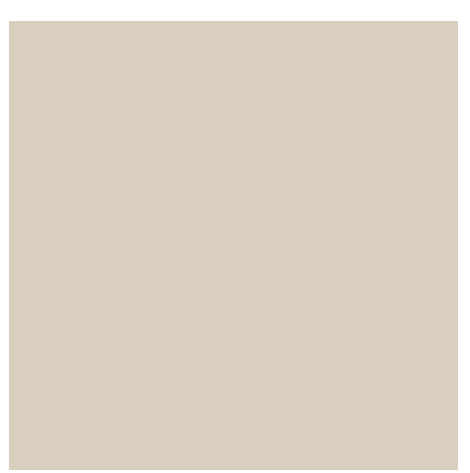


BEAN #000000.00




**A** NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



### MATERIAL FINISH KEY

|  |   |  |   |
|--|---|--|---|
| <br><b>AS-1</b><br>DIMENSIONAL ASPHALT SHINGLES<br>CERTAINTEED - LANDMARK SERIES<br>'HEATHER BLEND'             | <br><b>FC-1</b><br>FIBER CEMENT SIDING<br>JAMES HARDIE<br>6" EXPOSURE LAP<br>WOODGRAIN FINISH | <br><b>MTL-1</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'BROWN'       | <br><b>AWN-1</b><br>CANVAS AWNING<br>SUNBRELLA<br>'BLACK' #4806          |
| <br><b>BR-1</b><br>BRICK VENEER - STANDARD MODULAR<br>GLEN GERY 'ALBANY'<br>ARGOS MORTAR<br>'MAGNOLIA BUFF'     | <br><b>FC-C</b><br>FIBER CEMENT PANEL / TRIM<br>JAMES HARDIE<br>SMOOTH FINISH                 | <br><b>MTL-2</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'MATTE BLACK' | <br><b>SF-1</b><br>ALUMINUM STOREFRONT<br>LINETEC<br>'BONE WHITE' #LT609 |
| <br><b>CMU-1</b><br>CONCRETE MODULAR BLOCK<br>READING ROCK 'AMERICAN HARVEST'<br>ARGOS MORTAR<br>'GEORGIAN RED' |   | <br><b>MTL-X</b><br>PREFINISHED METAL<br>DIMENSIONAL METALS INC.<br>'EVERGREEN'   | <br><b>PT-1</b><br>PAINT<br>SHERWIN WILLIAMS<br>'GRECIAN IVORY' SW7541   |
|  |   | <br><b>PT-2</b><br>PAINT<br>SHERWIN WILLIAMS<br>'STUDIO CLAY' SW9172              | <br><b>PT-3</b><br>PAINT<br>SHERWIN WILLIAMS<br>'TRICORN BLACK' SW6258   |

### DECORATIVE LIGHT FIXTURES

  
**LSI 'LIFESTYLE MEDIUM'**  
 SIDE ARM MOUNT  
 DECORATIVE FIXTURE  
 (BRONZE TO MATCH EXISTING)

  
 DECORATIVE SCONCE  
 PROGRESS LIGHTING  
 'STATURE 2 LIGHT'  
 BLACK

### GENERAL ELEVATION NOTES

1. THE FIXTURES, MATERIALS AND COLORS SHOWN HEREIN ARE INTENDED TO MATCH THOSE USED ON EXISTING 'RETAIL B'. IF THE ORIGINAL MATERIAL SELECTIONS ARE NO LONGER AVAILABLE, OR SUPPLY SHORTAGES ARE PROBLEMATIC, FINAL SELECTIONS SHALL BE SUBSTANTIALLY SIMILAR TO THOSE EXISTING FOR AESTHETIC CONTINUITY.
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN THE DEFINED 'STOREFRONT' AREAS SHOWN HEREIN. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS, IF NECESSARY.
3. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW AS REQUIRED BY CURRENT ZONING ORDINANCE.
4. ALL FUTURE SIGNAGE SHALL CONFORM TO CURRENT ZONING ORDINANCES AT THE TIME OF SUBMISSION. SIGNAGE DESIGN & PERMITTING SHALL BE SOUGHT ON A TENANT-BY-TENANT BASIS. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLEMENT THE BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL SIGNAGE TO THE EXTENT ALLOWED BY CITY CODE.

|   |                |
|---|----------------|
| DRAWING STATUS                                  |                |
| STATUS  | DATE           |
| ZONING  | MARCH 17, 2025 |
| DRAWING TITLE                                   |                |
| EXISTING<br>RETAIL 'B'<br>BUILDING<br>ELEVATION |                |
| DRAWING NUMBER                                  |                |
| <b>A2.1-B</b>                                   |                |
| BEAN #000000.00                                 |                |

| DRAWING STATUS |                |
|----------------|----------------|
| STATUS         | DATE           |
| ZONING         | MARCH 17, 2025 |

DRAWING TITLE  
**RETAIL 'C'  
 BUILDING  
 ELEVATIONS**

DRAWING NUMBER

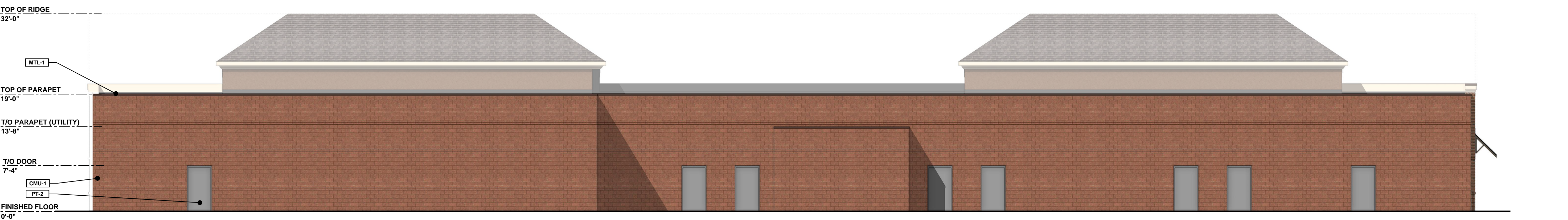
**A2.1-C**



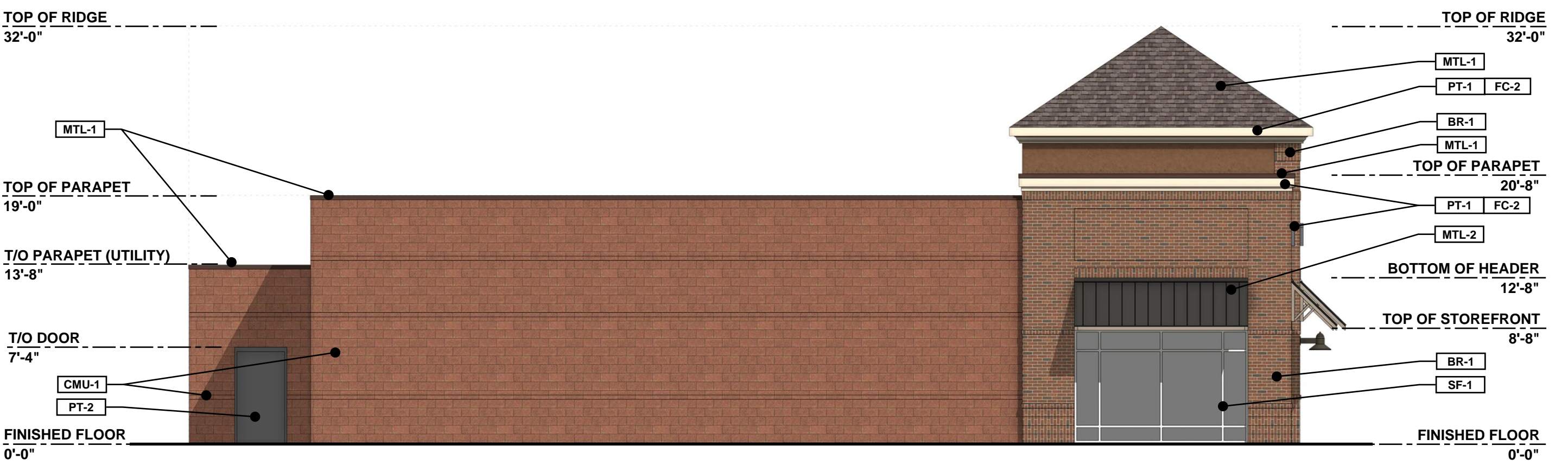
**(A) EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



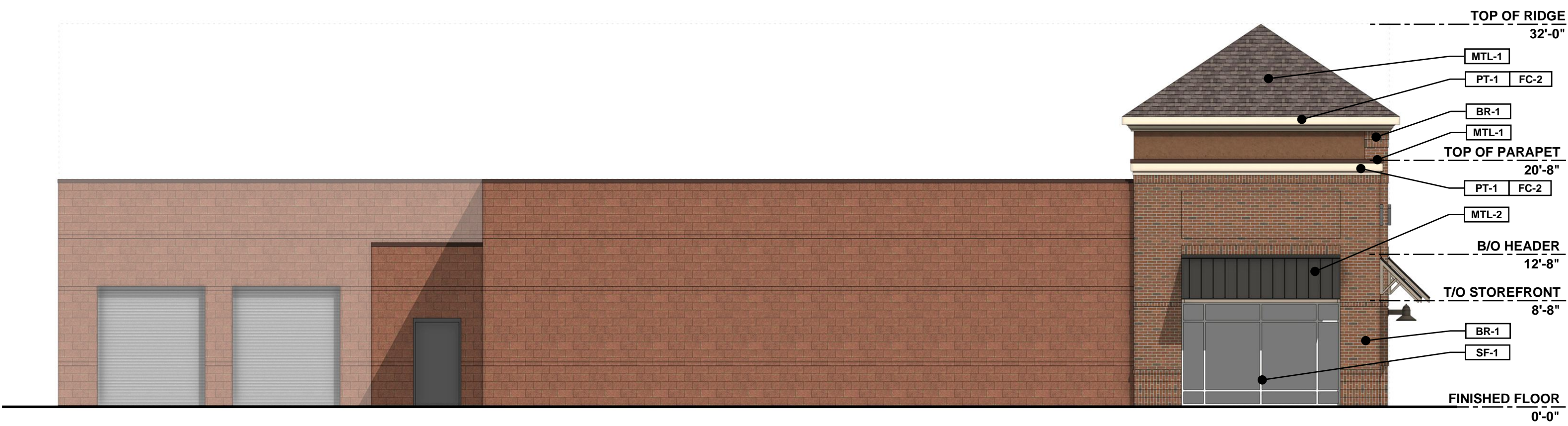
**(B) WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**(C) WEST ELEVATION - JUNIOR ANCHOR ALTERNATE**  
 SCALE: 1/8" = 1'-0"



**(D) SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**(E) SOUTH ELEVATION - JUNIOR ANCHOR ALTERNATE**  
 SCALE: 1/8" = 1'-0"



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING NORTH

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

  
**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

  
**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
| STATUS         | DATE              |
| PRELIMINARY    | FEBRUARY 6, 2026  |
|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-1**



VIEW LOOKING NORTH



AERIAL VIEW LOOKING NORTHWEST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
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 4145 POWELL ROAD, POWELL, OHIO 43065

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|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-2**



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST

BEAN

J. CARTER BEAN ARCHITECT  
2251 ACCOY ROAD  
COLUMBUS, OH 43220



fillmore

GALLAS  
ZADEH  
DEVELOPMENT



PASSOV GROUP  
COMMERCIAL BROKERAGE

KYBER RUN PLAZA

800 - 856 COSHOCTON STREET  
JOHNSTOWN, OHIO 43031

FOR

FILLMORE PROPERTY GROUP  
4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
RENDERINGS

DRAWING NUMBER  
R-3



VIEW LOOKING NORTH



VIEW LOOKING NORTHEAST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-4**



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTH

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
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 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-5**



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING NORTH

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
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 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
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| STATUS         | DATE              |
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|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-6**



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHEAST - JUNIOR ANCHOR REAR EXPANSION

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
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**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

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|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-7**  
 BEAN #00000.00



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHWEST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
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 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
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|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-8**



VIEW LOOKING NORTH



AERIAL VIEW LOOKING NORTHWEST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-9**



VIEW LOOKING NORTH



VIEW LOOKING NORTHEAST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
| STATUS         | DATE              |
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|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER

**R-10**

BEAN #00000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
| STATUS         | DATE              |
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-11**



STREET VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTH

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
 FOR  
**FILLMORE PROPERTY GROUP**  
 4145 POWELL ROAD, POWELL, OHIO 43065

| DRAWING STATUS |                   |
|----------------|-------------------|
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|                | FEBRUARY 20, 2026 |
|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-12**  
 BEAN #00000.00



AERIAL VIEW LOOKING NORTHWEST



STREET VIEW LOOKING NORTHWEST

**BEAN**  
 J. CARTER BEAN ARCHITECT  
 2251 ACCOY ROAD  
 COLUMBUS, OH 43220

**fillmore**  
**GALLAS**  
**NADEH**  
**DEVELOPMENT**

**PASSOV GROUP**  
 COMMERCIAL BROKERAGE

**KYBER RUN PLAZA**  
 800 - 856 COSHOCTON STREET  
 JOHNSTOWN, OHIO 43031  
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| DRAWING STATUS |                   |
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|                | FEBRUARY 22, 2026 |
|                | MARCH 2, 2026     |

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER

**R-13**

# PLANNING STAFF REPORT

## KYBER RUN SHOPPING CENTER | CERTIFICATE OF APPROPRIATENESS

### INTRODUCTION

- To: Design Review Board
- Reviewer: Johnstown Planning
- Applicant: Bean Architects
- Request: Construct two new commercial retail buildings within the existing Kyber Run Shopping Center identified as Retail A and Retail C on the provided site plans.
- Recommendation: Consider the proposal and determine compliance with applicable guidelines and regulations. See page 5 for detailed recommendations.

### PROPERTY LOCATION MAP

Figure 1 | Property Location Map



**PROPERTY INFORMATION**

|  |   |                                |                         |
|--|---|--------------------------------|-------------------------|
| <b>Property Location:</b>              | 11546 Johnstown Utica Road (Coshocton Street) | <b>Property Owner:</b>         | FB Kyber Run LLC        |
| <b>Comp Plan Land Use Designation:</b> | Commerce Corridor                             | <b>Overlay District:</b>       | Yes – Corridor District |
| <b>Existing Zoning Designation:</b>    | General Community Commercial (GCC-2)          | <b>Design Review District:</b> | Yes – GCC-2             |

**BACKGROUND INFORMATION**

The applicant is requesting a Certificate of Appropriateness for construction of two new retail buildings within the Kyber Run Shopping Center. The parcel is 10.7 acres in size. The governing site plan, adopted in 2008, illustrates buildings where the proposed buildings are located. The applicant has submitted building elevations and site plans that illustrate the proposed building locations within the existing site. The proposed Retail A includes a drive-thru, which requires a Conditional Use Permit. The Planning and Zoning Commission approved this use at their April 13, 2026 meeting. The COA is the next step in the approval process. If this COA is approved, the site plan will be reviewed for compliance with the remainder of the Codified Ordinances.

Sheet A2.1-B notes that minor changes are proposed to the existing standalone retail building noted as Retail B on the site plan. The note states that the EFIS and trim will be painted PT-1 (Grecian Ivory, Sherwin Williams) and the existing metal canopies will be painted PT-3 (Tricorn Black, Sherwin Williams) from the existing Evergreen color.

**COMPREHENSIVE PLAN REVIEW**

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

The Commerce Corridor describes the city’s commercial center that includes a mix of medium to large-scale retail, restaurant, and commercial buildings. The corridor’s proximity to future employment centers and planned neighborhoods presents opportunities to facilitate mixed-use redevelopment that encourages new internal street networks and a refined focus on pedestrian connectivity. This translates into retail buildings with interactive storefronts that directly front internal streets and provide frequent pedestrian interactions.

*Reviewer Comment: The proposed buildings are an expansion of the larger retail complex anchored by a supermarket (Kroger). The proposed expansion will further utilize an already developed site and will put more retail and service uses within a consolidated location. The proposed expansion is consistent with the Commerce Corridor land use as described in the City’s Comprehensive Plan.*

## **EXISTING ZONING SUMMARY**

Chapter 1155.01 establishes the purpose of the General Community Commercial (GCC-2) zoning district which states: “The purpose of the GCC-2 District is to designate appropriate areas for the establishment and development of commercial activities to service regional needs.”

*Reviewer Comment: The proposed building is part of the larger Kyber Run Shopping Center. The continued use of the site for a variety of commercial activities is consistent with the purpose of the GCC-2 zoning code.*

## **CRITERIA FOR EVALUATION OF APPLICATION FOR CERTIFICATION OF DESIGN APPROPRIATENESS (CHAPTER 1187.08)**

The City’s Codified Ordinances establish multiple criteria 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 proposed building facade appears to utilize a mix of brick, storefront glass systems, and EFIS or similar exterior cladding system. Proposed roofs include flat and pitched roofs. Based on the renderings provided, the proposed structure appears similar in appearance to the existing multi-tenant commercial building that currently houses Elements Dental, Fiesta Del Rio, Great Clips, and similar uses just to the southwest of the proposed building. A materials list was included as part of the application and are located on sheets A2.1-A and A2.1-B.*

- (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 request is for new construction within a retail complex that was originally planned to include this building. The site has historically been used for retail and service uses.*

- (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: Only minor changes to the site layout are proposed, primarily around Retail A to accommodate the revised drive-thru. The proposed buildings are located in the flat grass lawn to the southwest of the existing Kroger building and the vacant building pad (covered in grass currently) behind the Chase Bank that fronts Coshocton Street.*

- (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: As noted above, this site has historically been used for retail uses and this proposal is for the construction of two new multi-tenant retail 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 is similar in appearance to the other commercial retail structures on the site. This site has been utilized for a commercial shopping center.*

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

*Reviewer Comment: This is not applicable to this request. There are no recognized historic features present 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 is not applicable to this request. There are no recognized historic features present on this site.*

- (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: This is not applicable to this request. This request is for new construction, not rehabilitation of existing materials.*

- (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: This is not applicable to this request.*

- (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: The proposed buildings are standalone structures. The proposed style and finishes are similar to those of the buildings that already exist on the site. There are no recognized historic features on this site.*

- (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 similar in appearance and materials of surrounding buildings on the site.*

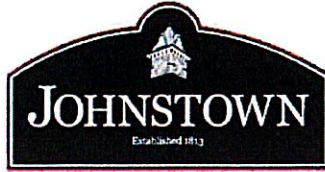
- (m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it relates to consideration of the demolition of a structure.

*Reviewer Comment: No demolition is proposed.*

## **CONCLUSION**

No inconsistencies between the proposed structure and the City's adopted design guidelines were identified as part of this review.

Based on past input of the Design Review Board, the EFIS (or similar) that is proposed should be discussed with the applicant. The Board has previously established that these systems are problematic over time and complicate future repair efforts. The board should also provide comment as to the proposed color changes on the existing Retail B building as noted in the "Background Information" section of this report on page 2.



**CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187**

(SIGN)

Application Number: 4-6-26 Date: 4/6/26

**FEES:**

Base Fee: \$ 75

Total Fee Amount: \$ 75<sup>00</sup> Paid: Check # 58720 Cash: \$ \_\_\_\_\_

(PLEASE PRINT LEGIBLY)

1. Applicant: Samantha Newell Phone: \_\_\_\_\_
2. Property Address: 26 South main St. Suite D City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: \_\_\_\_\_
4. Business Owner's Name: Howard Hanna Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_
5. Contractor's Name: Kessler Sign Company Phone: (740) 453 0668
6. Principal Business Activity: Real Estate
7. Existing Use of Property: Real Estate
8. Square Footage of Proposed Building or Business: 576 sq. ft.
9. Zoning District: GCC-1 Number of Off-Street Parking Spaces: \_\_\_\_\_
10. Estimated Cost of Improvements: \$ 800.<sup>00</sup>

**\*\*\*\* 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. Lemil Acn \_\_\_\_\_ 2. \_\_\_\_\_
3. Metal Sign bracket \_\_\_\_\_ 4. \_\_\_\_\_
5. Aluminum mounting bars \_\_\_\_\_ 6. \_\_\_\_\_

**List of Contiguous Neighbors and Addresses:**

- |    |                                |                                   |           |                      |                         |
|----|--------------------------------|-----------------------------------|-----------|----------------------|-------------------------|
| 1. | White Cross LDC 3084R          | 30 S. main St.                    | Johnstown | OH                   | 43031                   |
|    | <small>Neighbor's Name</small> | <small>Neighbor's Address</small> |           | <small>State</small> | <small>Zip Code</small> |
| 2. | Biltwell Homes LLC             | 20 S. main St.                    | Johnstown | OH                   | 43031                   |
|    | <small>Neighbor's Name</small> | <small>Neighbor's Address</small> |           | <small>State</small> | <small>Zip Code</small> |
| 3. | Brown Harold & Mary            | 18 S. main St.                    | Johnstown | OH                   | 43031                   |
|    | <small>Neighbor's Name</small> | <small>Neighbor's Address</small> |           | <small>State</small> | <small>Zip Code</small> |
| 4. | _____                          | _____                             | _____     | _____                | _____                   |
|    | <small>Neighbor's Name</small> | <small>Neighbor's Address</small> |           | <small>State</small> | <small>Zip Code</small> |

*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: *David Muehl* Date: 4 / 1 / 20

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

**OFFICE USE ONLY:**

Date Received in Office: 4, 6, 26 By: JA

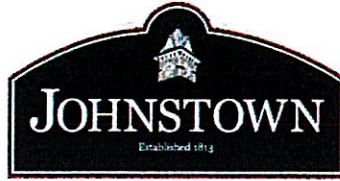
Date of Planning and Zoning Commission Meeting: DRB \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Date Permit Approved or Denied by ~~P & Z Commission~~ or DRB: (DRB) \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Conditions Necessary for Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

City Manager Signature: x \_\_\_\_\_



## SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: \_\_\_\_\_ Date: 03 /30 /26

**FEES:**

Base fee: \$150 - Sign size in sq. ft.: 4.5 @ \$.50 = \$ 153.25

Total Amount: \$ 153.25 Paid: Check #: 58700 Cash: \$ \_\_\_\_\_

1. Applicant: Samantha Newell
2. Address: P.O. box 785 City: Zanesville State: OH Zip: 43702
3. Phone: \_\_\_\_\_
4. E-mail Address: \_\_\_\_\_ zoning District: GCC-1
5. Business Address: 26 South main st. Suite D Johnstown, OH. 43031
6. Existing Use of Property: N/A
7. Proposed Use of Property: Real Estate
8. Type of Sign:
  - Canopy / Awning: \_\_\_\_\_ Size: \_\_\_\_\_
  - Identification: (Name & Address of business only): Size: \_\_\_\_\_
  - Marquee: \_\_\_\_\_ Size: \_\_\_\_\_
  - Projecting: \_\_\_\_\_ Size: \_\_\_\_\_
  - Wall: \_\_\_\_\_ Size: \_\_\_\_\_
  - Monument: \_\_\_\_\_ Size: \_\_\_\_\_
  - Other: hanging sign / wall sign Size: 36" x 24"
9. Wording on Sign: Howard Hanna Real Estate | 2610
10. Elevation: Length: 24 ft. Width: 116 ft. Height: 24 ft.

11. Contractor Information:

Name: Kessler Sign Company

Address: PO. box 785 City: Zanesville State: OH Zip: 43702

E-mail: \_\_\_\_\_

Contractor Business Phone Number: \_\_\_\_\_

**IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:**

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

*The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.*

Applicant's Signature:  Date: 3 / 30 / 26

**OFFICE USE ONLY:**

Date Received in Office: 4 / 6 / 26

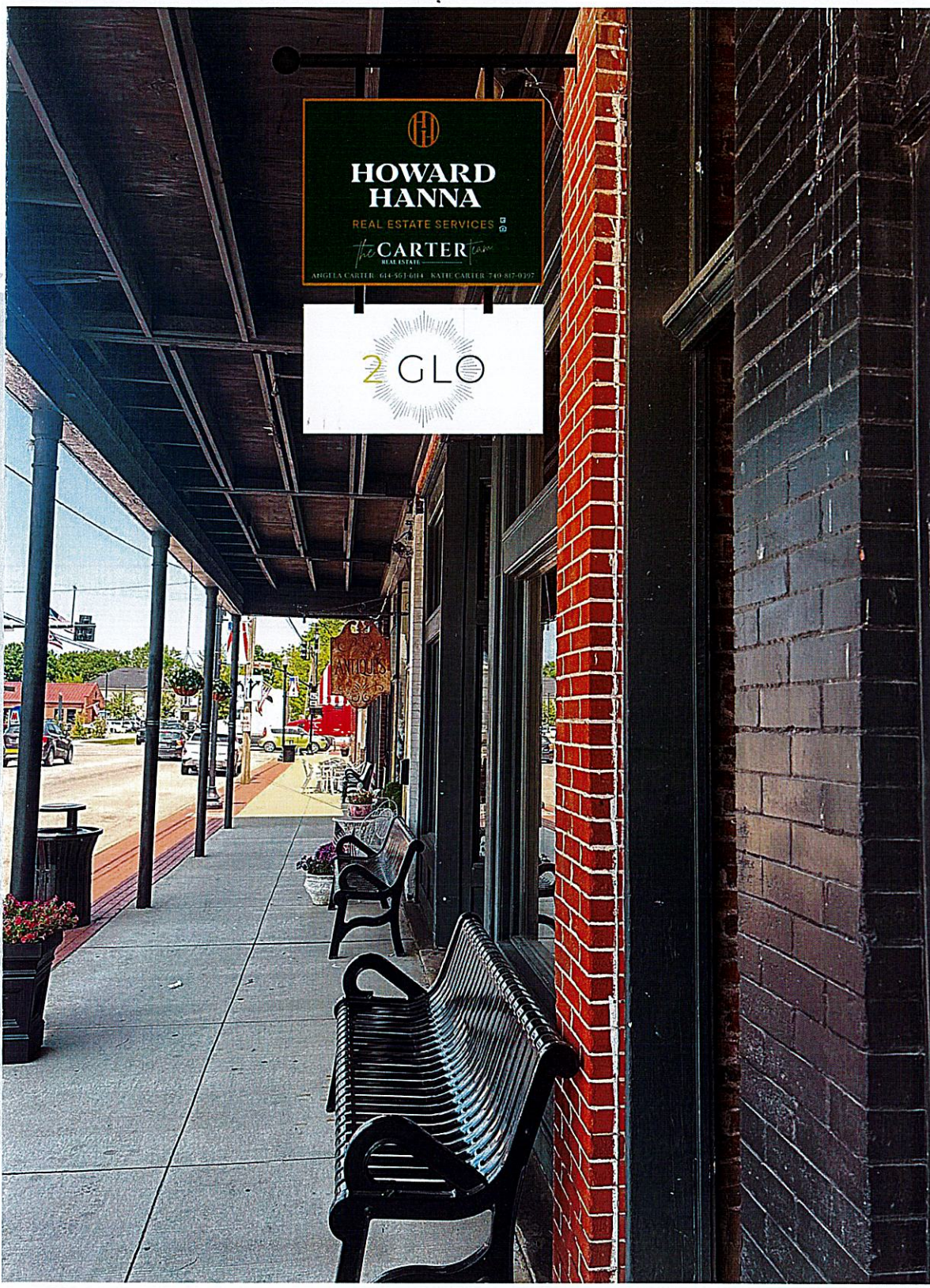
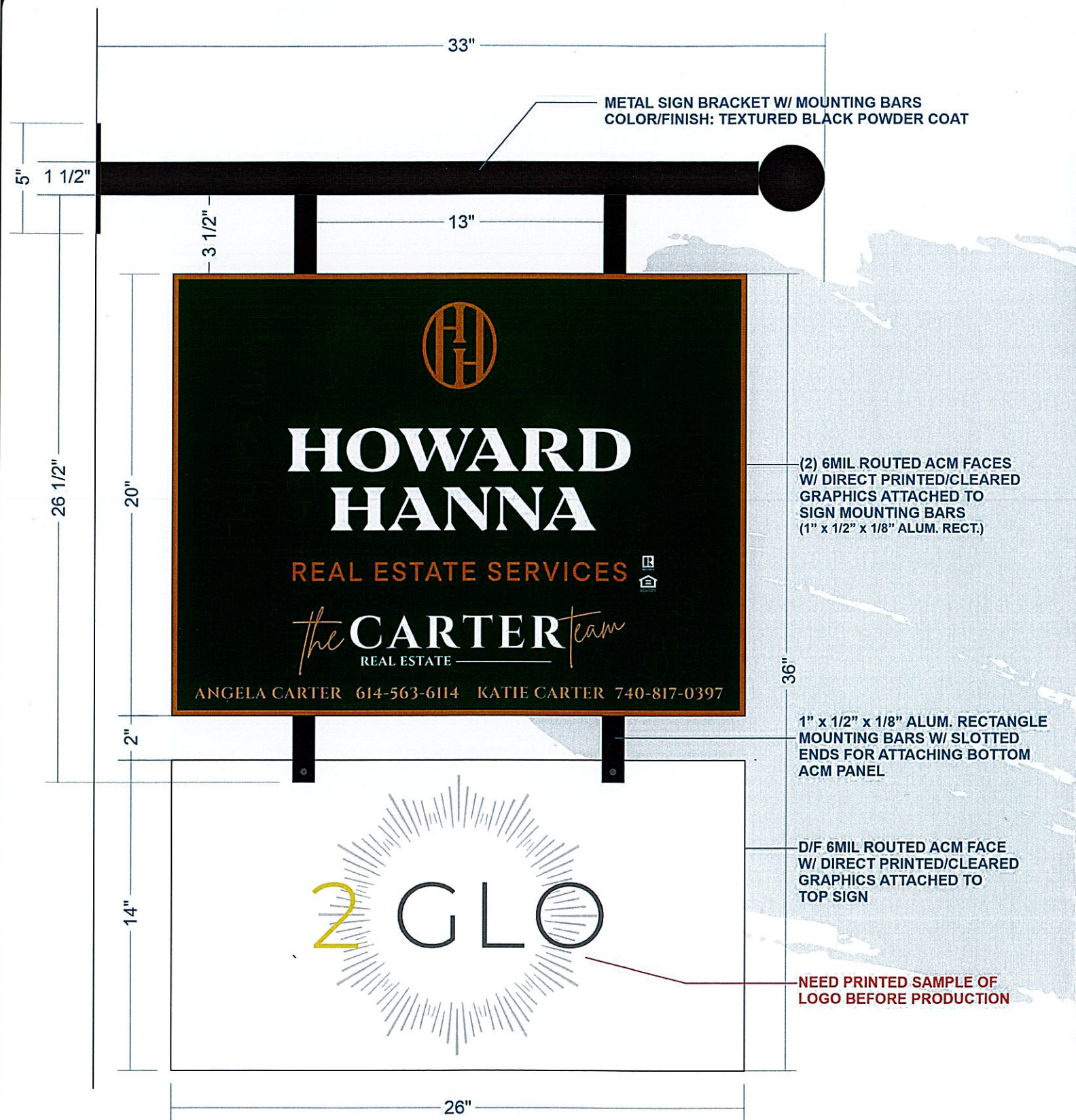
Received By: 

Date Permit Issued: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ By: \_\_\_\_\_

Date of Inspection If Required: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ By: \_\_\_\_\_

Zoning Code Enforcement Official: x \_\_\_\_\_

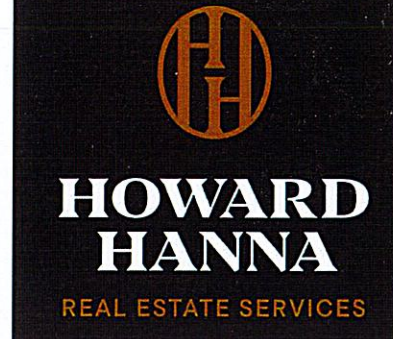
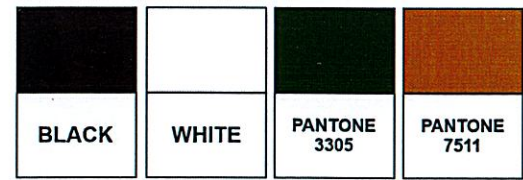
Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



8' TO GROUND FROM BOTTOM OF SIGN  
IF POSSIBLE

NEW D/F 6MIL ACM HANGING SIGN W/ DIRECT PRINTED GRAPHICS ON BRACKET ATTACHED TO BRICK BUILDING

SCALE:



CLIENT | Howard Hanna  
LOCATION | Johnstown, OH  
SAVED AS |  
Howard\_Hanna\_Johnstown\_2025  
DATE | 6/11/25  
REVISIONS | 3/5/26  
SALESMAN | Bob Kessler  
DESIGNER | Jared Faber  
SALESMAN INITIAL OF APPROVAL |

X

GLOSS  SATIN  
 SEMI-GLOSS  FLAT

CIRCUITS |  
VOLTAGE |

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LIC#E156647

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ALL CONCEPTS, DESIGNS, AND PLANS REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF THE KESSLER DESIGN GROUP AND ARE FOR THE USE ON THE PROJECT SPECIFIED IN THIS DOCUMENT.

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2669 NATIONAL ROAD  
P.O. BOX 0785  
ZANESVILLE, OHIO 43701-0785  
740-453-0668 | 1-800-686-1870

THE KESSLER DESIGN GROUP

# PLANNING STAFF REPORT

APPLICATION X-XX-X | CERTIFICATE OF APPROPRIATENESS

APPLICATION X-XX-X | SIGN PERMIT

## INTRODUCTION

To: Planning and Zoning Commission & City Council

Reviewer: Rick Fay, PLA, ASLA (OHM)

Applicant: Samantha Newell, Kesler Sign Company

Property: 26 South Main Street

Request: **Certificate of Appropriateness** for Major Environmental Change for a projecting sign in the GCC-1 zoning district and the Historic Village Center District.

**Sign Permit** for a proposed projecting sign.

Recommendation: **Certificate of Appropriateness: Approval**

**Sign Permit: Conditional Approval**

## PROPERTY LOCATION MAP

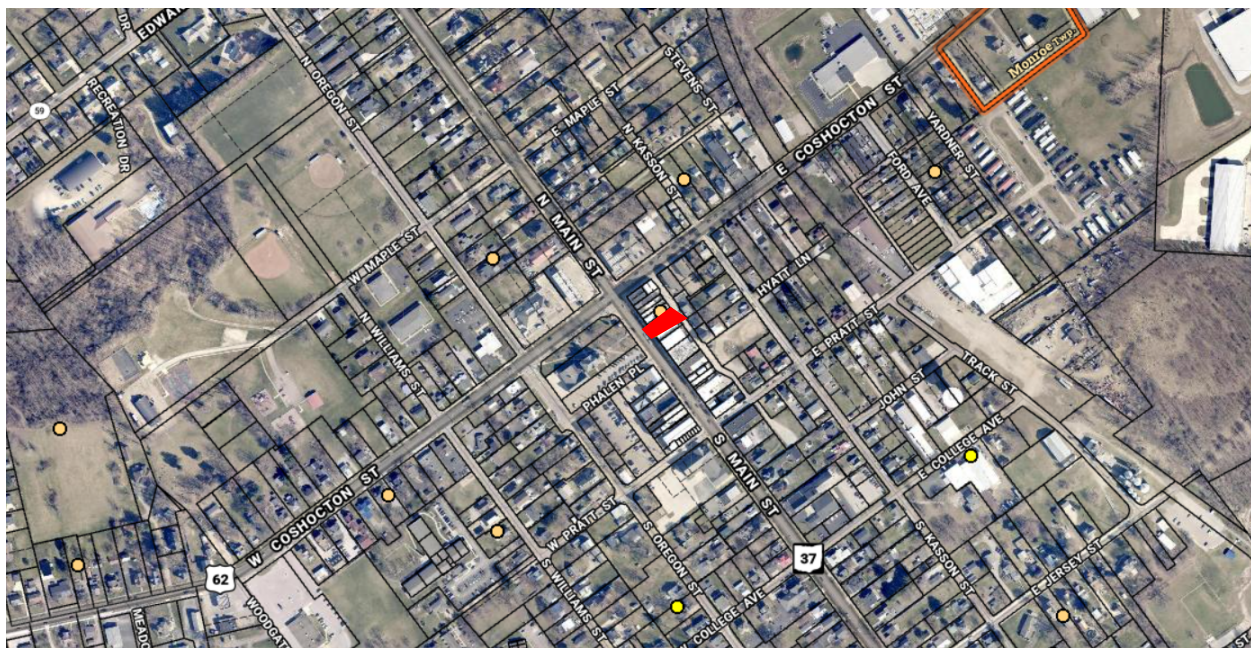


Figure 1 | Property Location Map

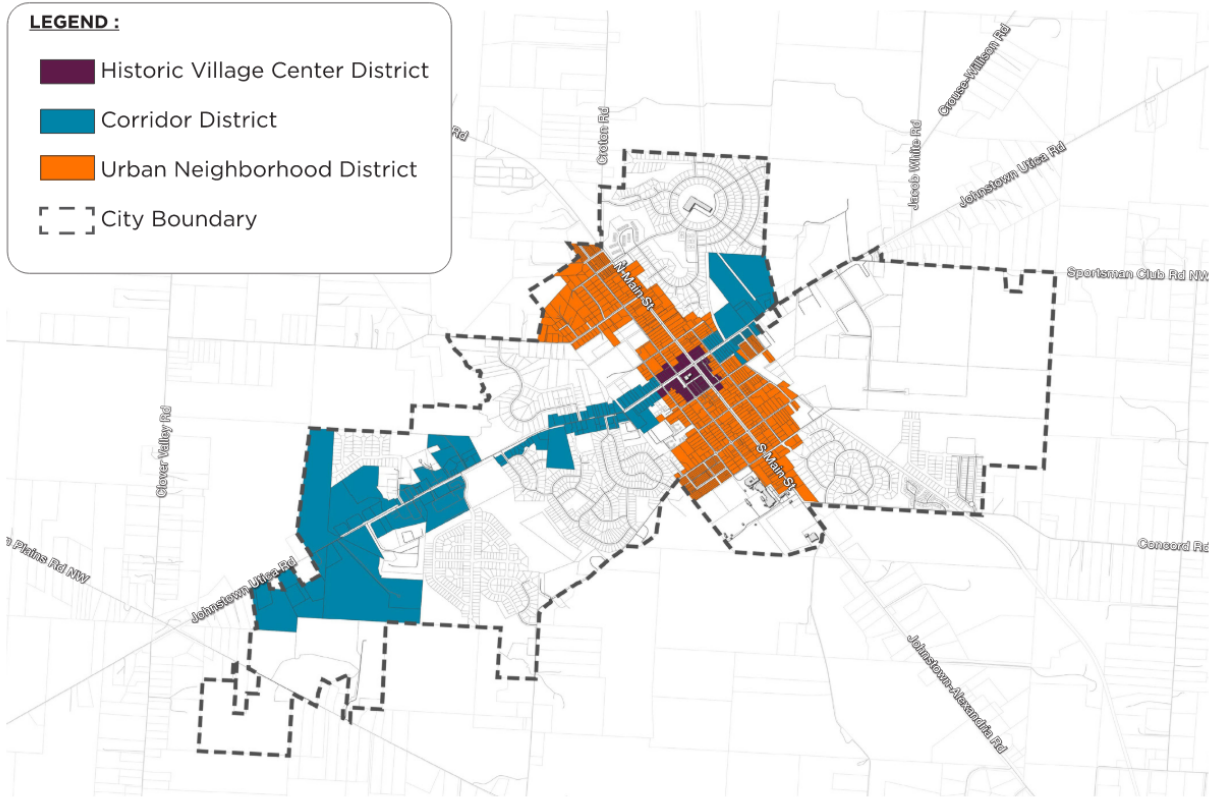


Figure 2 | Design Review Districts

**PROPERTY INFORMATION**

|  |                                    |                                |                                  |
|--|------------------------------------|--------------------------------|----------------------------------|
| <b>Property Location:</b>              | 26 South Main Street               | <b>Property Owner:</b>         | SPHERE PROPERTIES LLC            |
| <b>Comp Plan Land Use Designation:</b> | Central Business                   | <b>Overlay District:</b>       | Yes                              |
| <b>Existing Zoning Designation:</b>    | General Community Commercial GCC-1 | <b>Design Review District:</b> | Historic Village Center District |

**BACKGROUND INFORMATION**

The applicant is requesting a Certificate of Appropriateness and Sign Permit for a new projecting/blade sign. The site is 26 S. Main Street, is zoned General Community Commercial (GCC-1), is located within the Design Review Overlay in the Historic Village Center District. The streetscape is urban in character with the buildings placed close to the street, with benches and site furnishings along the building, and a clear pedestrian-scale nature to the street and sidewalk. The applicant has submitted a design elevation and illustration showing the proposed sign to be located on the storefront elevation of the building. The sign assembly includes two panels for use in indicating two business tenants, the overall assembly dimensions of approx. 33 inches wide by

36 inches tall, mounted with 8 ft. clear height above the sidewalk, and with a combined sign area of 6.14 sq.ft. The sign will be double-sided. Illumination of the sign is not indicated. These plans are included as an attachment with the packets sent to the Planning and Zoning Commission.

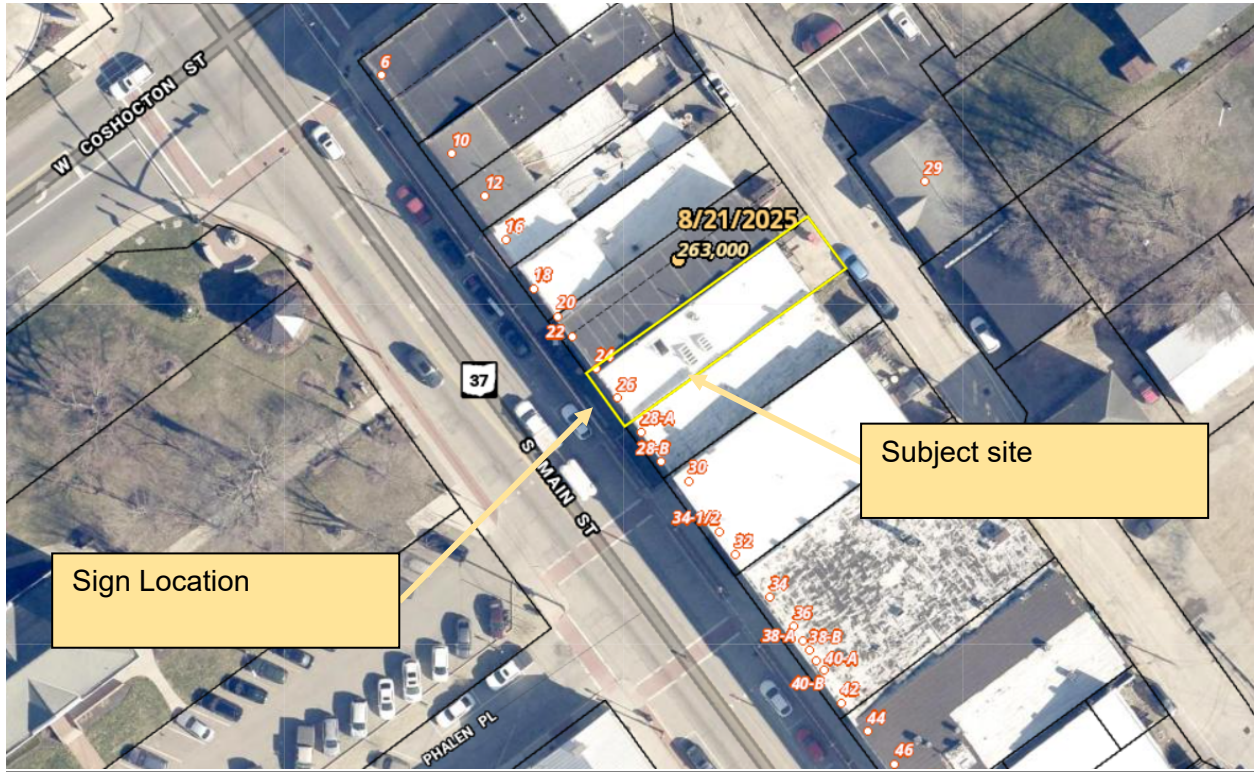


Figure 3 | Sign Location Map

### **Certificate of Appropriateness Requirements**

A "Certificate of Appropriateness" means a certificate authorizing any environmental change within the Design Review District. A Certificate of Appropriateness is required for any new non-residential structure or addition within the Design Districts and shall apply to all environmental changes.

### **2021 Design Review Districts and Standards**

The site is within the Historic Village Center District. The following standards and guidelines apply to the application of Signage within the district:

II. A: Historic Village Center Summary Table; Intent: To reinforce a vibrant, compact, walkable, urban center that serves the community and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages.

*Reviewer comment: Projecting/ blade signs are generally considered desirable application of signage to pedestrian-oriented storefronts and streetscapes. Pedestrian-oriented signs add character and detail to the street and supports business identification, fostering a positive urban experience to visitors of the downtown.*

### **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 City 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 City, incorporated by reference.

*Reviewer comment: The proposed sign appears to be in compliance with the standards and 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: There is no proposed change of building use.*

(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 proposed projecting sign appears to be consistent in character with the historic nature of the building and contributes to the pedestrian scale of the streetscape.*

(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: There is no proposed removal of materials or architectural features.*

(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 projecting sign appearance is appropriate to the style and period of the building.*

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

*Reviewer comment: There is no proposed alterations to the building architecture.*

(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: There is no proposed alterations to the building architecture.*

(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: There is no proposed alterations to the building architecture.*

(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: There is no proposed alterations to the building architecture.*

(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: There is no proposed alterations to the building architecture.*

(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: There is no proposed alterations to the building architecture.*

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

*Reviewer comment: There is no proposed alterations to the building architecture.*

(m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it relates to consideration of the demolition of a structure.

*Reviewer comment: There is no demolition of structure proposed.*

## **SIGN PERMIT REVIEW: COMPLIANCE WITH CODIFIED ORDINANCES**

1. 1177.05 Signs in the Public Right of Way: No signs shall be allowed in the public right of way except for the following (unless otherwise approved by the Zoning Inspector):  
(4) Awning, projecting and suspended signs projecting over a public right of way and in conformity with the conditions of Section 1177.15 Sign Table of this chapter.

*Reviewer comment: The proposed sign is a projecting/ blade sign. While a site survey was not included in the application, County Auditor GIS appears to show the building frontage with a zero or near-zero setback, which is desirable in urban, pedestrian-focused locations. The proposed sign may be located within the right-of-way due to the building location, and the sign is permitted.*

2. 1177.14 Permanent Signs, c) Projecting Signs:
  - A. Sign may be oriented at a 45-degree angle from a building corner. **NOT APPLICABLE**
  - B. A projecting sign must be at least 25 feet from any other projecting sign. *No information provided.*
  - C. When located over driveways or alleys, projecting signs shall have a minimum clear height of 16 feet. **NOT APPLICABLE**

*Reviewer comment: The proposed sign will be located on the front of the building and 90 degrees from the building wall. The application does not indicate distance from any nearby existing projecting signs. The illustration image appears to show an existing projecting sign beyond the proposed sign and the applicant should verify that the installed location will comply with the minimum 25 feet separation from other signs.*

### **1177.15 Sign Table: GCC-1 District; Projecting Signs**

1. Projecting Signs are permitted.
2. Maximum size is 10 square feet; maximum length is 6 feet; maximum height is 4 feet.

*Reviewer comment: The proposed sign area is an combined total of 6.14 sq.ft.; the overall length is 33 inches (2.75 feet); the overall height is 36 inches (3 feet). The sign complies with the dimensional requirements.*

3. Maximum number is one per business.

*Reviewer comment: The proposed sign includes two business tenants on one sign assembly. There will be one sign per business. The sign complies with this criteria.*

4. Maximum clearance is 8 feet. Maximum projection is 6 feet.

*Reviewer comment: The proposed sign will be 8 feet clear above the ground. The projection will be 33 inches (2.75 feet). The sign complies with this criteria.*

## **CONCLUSION**

It is recommended that the application for Certificate of Appropriateness for Major Environmental Change for the proposed projecting sign be **approved**.

It is recommended that the application for Sign Permit for the proposed projecting sign be **conditionally approved** with the following conditions:

1. The applicant shall indicate the dimension from the existing projecting sign and verify that the proposed sign will be at least 25 feet separation from it and any other existing projecting signs.