Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, September 21, 2016

CALL TO ORDER AND ROLL CALL: Chairman Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, September 21, 2016 at 6:36 p.m.

Roll Call: Ron Danne; present, Elizabeth Schwartz; present, Joseph Ethier; present, Chairman Marvin Block; present, Mayor Sean Staneart; present

IN ATTENDANCE – STAFF: Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Councilman Ben Lee, Teresa Monroe-Clerk of Council

IN ATTENDANCE – PUBLIC: Bobby Deitz; BFW Engineering and Tom Lumberg; office of the architect

APPROVAL OF MINUTES

Motion: To approve **September 7, 2016** minutes as written

Joe Ethier moved to approve, Elizabeth Schwartz seconded. All were in favor; none opposed. Motion passed 5-0

PUBLIC COMMENT: None

CERTIFICATE OF APPROPRIATENESS: O'Reilly Auto Parts – Application# 081516085

Tom Lumberg with the office of the architect presented an updated design of the building exterior with material samples based on comments from the Board at the August 17, 2016 preliminary plan review. The Board continued to express their preference for the building to have a true pitched roof, not just the four panels shown in the new design, and would like to see more red brick in place of the lighter.

Bobby Deitz with BFW Engineering; Civil Engineer for the project reviewed the lot site plan with the Board. Review of the sidewalks extending the full length of the property along State Route 62 and going south on Clark Drive yielded discussion on topography and a possible compromise of eliminating some sidewalk over trouble areas and using equal concrete (or paying the equivalent dollar value) to complete the sidewalk on State Route 62 in front of the CVS store.

O'Reilly Auto Parts will be consulted by the architect and engineer on the discussed requests.

Motion: To table O'Reilly Auto Parts Certificate of Appropriateness Application# 081516085

Mayor Staneart moved to approve, Ron Danne seconded. All were in favor; none opposed. Motion passed 5-0

OTHER BUSINESS

1. Chairman Block said he has been working to oppose the cellular tower proposed for Concord Road; he said he has spoken to many organizations including the FCC, PUCO, Historical Society, and OSSHA.

ADJOURNMENT

There being no further business, Ms. Schwartz moved to adjourn. Mayor Staneart seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 7:50 p.m.

Respectfully submitted

Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

Marvin Block, Chairman

STAFF REPORT
PLANNING & ZONING COMMISSION
O'Reilly Auto Parts
Certificate of Appropriateness

Application Number: 081516085
Property Address: 358 W. Coshocton Street
Commission Date: 09-21-2016

Applicant: Tim Williams (agent)
Zoning District: GCC-2
Prepared by Jim Lenner, Village Manager

Background:
The applicant wishes to construct a new 7,647 square foot facility on vacant property at the intersection of Clark Drive and W. Coshocton Street. The application was submitted prior to our adoption of our new design review criteria and guidelines and falls within the previous guideline system.

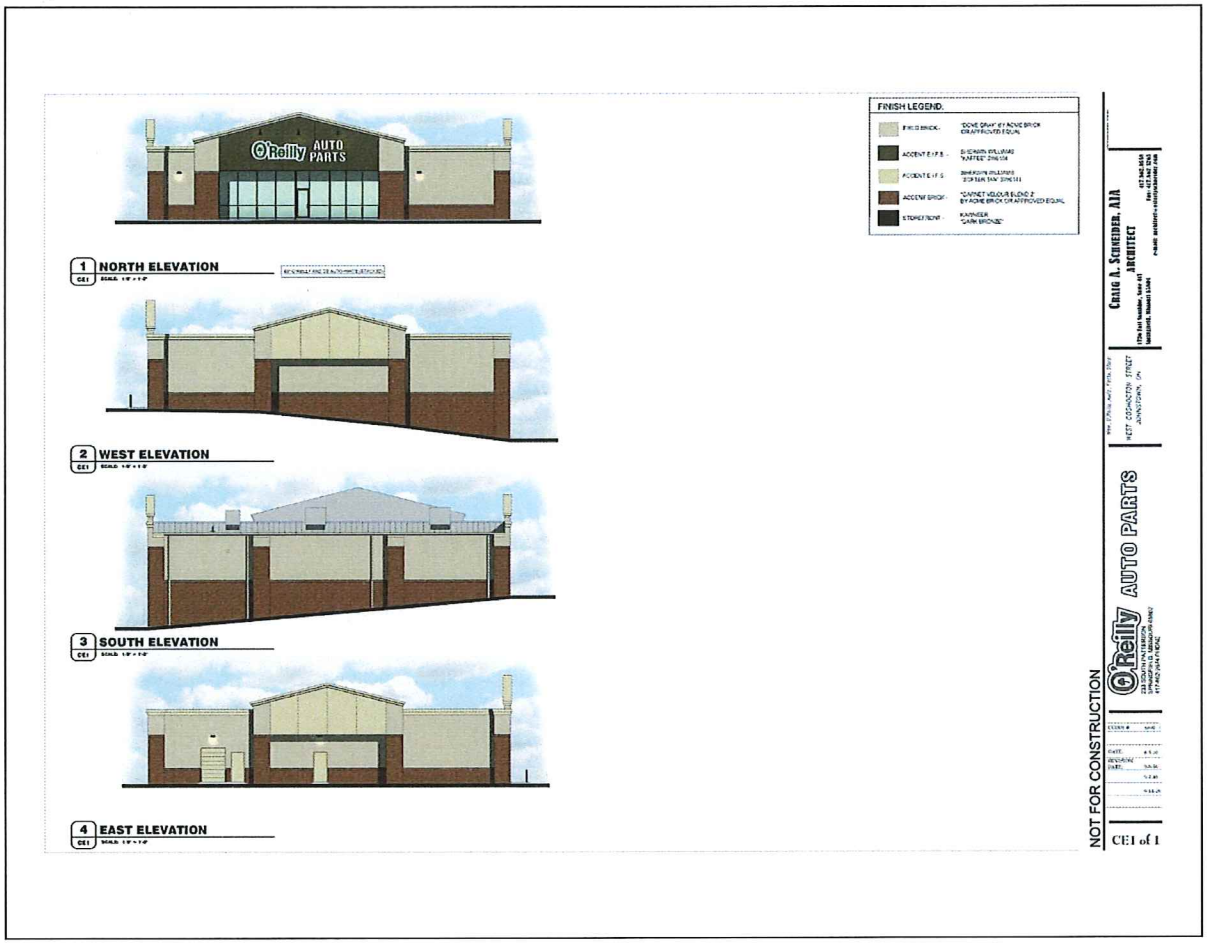
Planning Considerations:
In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or Village staff member shall consider the following, as a part of its review:

(a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.
(b) 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.
(c) The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.
(d) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.
(e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
(f) The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials. Cleaning methods that will damage building materials should be avoided.

(g) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Additions to the least significant and least visible of historic properties should be given priority over other designs.

Staff Recommendation: Staff would defer approval to the Planning & Zoning Commission in their purview of the Design Review Board.

Proposed Elevations:



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JOHNSTOWN, OHIO

AUG 15 2016

PAID

RECEIVED 8.15.16

Certificate of Appropriateness for Design Review

Codified Ordinance Chapter 1187

Application Number: 08151685 Date app. submitted: 8.15.16

Fee: $1,000 *Paid: check number:* 2018 *Cash:* _____

Business Name: O'Reilly Auto Parts

Principal Business Activity: Retail sale of auto parts.

Business Address: 233 South Patterson Avenue Springfield, MO 65802

Business Owners Name: O'Reilly Auto Enterprises, LLC Phone: 417-829-5702

Applicant's name: Tim Williams Phone: 417-829-5702

1. Property address: West Coshocton Street Johnstown, Ohio
2. Existing Use of Property: Vacant
3. Square footage of proposed building: 7,647 S.F.
4. Zoning District: GCC-2 Number of Off-Street Parking proposed: 42

Date of Planning and Zoning Commission Meeting: 9.21.2016

Date approved or denied by Planning Commission: _____

Chairperson Planning Commission: Print: _____

Signature: _____

In addition, the following items must accompany this application:

Eight full sets 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.

I certify the information contained in this application and attachments is true and accurate.

Applicant's signature: Tim Williams Date: 8/8/16

Denials:

Date: _____ denied by the Planning Commission for the following reasons.

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