

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION / PLANNING COMMISSION MEETING MINUTES

Thursday – January 20, 2005

HISTORIC PRESERVATION COMMISSION

Mr. Clayton Hopper called the January 20, 2005 joint meeting of the Historic Preservation Commission (HPC) and Planning Commission to order at 7:30 PM.

ROLL CALL - PRESENT

HPC

Rochelle Rossi
Sandra Hayes
Diane Downing
Clayton Hopper
John Workman
Dennis Browne
Absent: Bill Dorman

Planning Commission

Clayton Hopper
John Workman
Don Schwendiman
Diane Downing
Absent: Mayor John Grogan

Others in Attendance

Johnson Belford, Zoning Inspector; Mike Mouse, City Council President Dale Kincaid, City Law Director; Paul Bagocius, Duane Worden, Ann & George Conkle, Rick Camp, Bob Beaugrand, Atwell-Hicks; Ken Roberts, David Goodrick, Cathy Meador, Rick Camp,

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the November 18, 2004 HPC meeting minutes; seconded by Ms. Rossi.
ROLL CALL: Yes – ALL

Mr. Workman made a motion to accept the November 18, 2004 Planning meeting minutes; seconded by Mr. Hopper.
ROLL CALL: Yes - ALL

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

NEW BUSINESS

Paul Bogocius, 451 E. Cherry St. (Replace 12 existing windows with Anderson Windows & Screens, exact design of current windows will be used.): Mr. Workman made a motion to grant a Certificate of Appropriateness to replace 12 existing windows at 451 E. Cherry Street; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL (Certificate of Appropriateness is granted.)**

HPC / Planning Commission Meeting Minutes
January 20, 2005

Duane Worden, 138 S. Canal St. (Replaced existing door, which came off in Clayton Hopper's hands. Door was broken and rotted out. Security of building was the main concern.) Mr. Workman made a motion to grant a Certificate of Appropriateness for the door replacement at 138 S. Canal Street; seconded by Mr. Browne. **Yes – ALL (Certificate is Appropriateness granted.)**

Ann & George Conkle, 102 N. Canal St. (Due to storm damage, the two front windows and door had to be replaced to secure the building.) Mr. Browne made a motion to grant a Certificate of Appropriateness to replace the door (repainting) and two front windows at 102 N. Canal Street; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL (Certificate is Appropriateness granted.)**

Ken Roberts, 239 N. Canal St. (Appearance at HPC's request to discuss the modifications that were made to the building and the door that was installed): Ken Roberts discussed with HPC the door that he installed in the area of the overhead garage door. Mr. Hopper advised Mr. Roberts that repairs/alternations he made in front of the building did not match the drawings he submitted to HPC. After general discussion and at the request of HPC, Mr. Roberts agreed to paint the door and the area around the door, so as to match the existing garage door.

Dale Kincaid, Law Director, advised the proposed change to the Sign portion of the Historic Preservation section of our Zoning Code will not be ready for review until the February meeting.

ADJOURNMENT OF HISTORIC PRESERVATION COMMISSION

Mr. Hopper adjourned the HPC portion of the meeting.

PLANNING COMMISSION

OLD BUSINESS – None

CONDITIONAL USE - No issues to discuss

SHADE TREE BUSINESS - No issues to discuss

NEW BUSINESS

David & Julie Goodrick, 215 High St. and Cathy Meador, 223 High St. (Request for Vacation of Duke Place): Mr. Workman abstained from this issue, as one of the parties works for him. The City Manager, Police Chief, City Engineer, Fire Inspector, Street Department, Utilities Superintendent, and neighboring property owners are all in agreement with this. Mr. Hopper made a motion to grant the vacation of Duke Place alley; seconded by Mrs. Downing. **ROLL CALL: Yes - ALL**

Applicant's Agent Atwell-Hicks/David Hart, Applicant Quest Land Development (Zoning Amendment Request, Lockhart Plaza and Adjoining Property): Bob Beaugrand, Atwell-Hicks (with Rick Camp) was present requesting development, and he distributed a packet regarding same. Commonly referred to as Heritage Plaza, their proposal is to rezone its property from its current B-1 to R-4 (multi-family urban residential district). Heritage Plaza would remain B-1; a 4-acre parcel just to the south would be split off and zoned B-2 to accommodate mini-storage facilities; the remainder of the 2.6 acres to the north would remain in Lawrence Township for the time being (they're in the process of an annexation request through the city – eventually becoming a part of the overall development proposal). Their plan would be to take the 19-acre residentially zoned piece of property and put single-family attached owner-occupied town homes on that property. The remaining part (back part of Heritage Plaza) would remain for future expansion. It's the client's intent to renovate the shopping center and upgrade the façade. To make it more attractive to future retailers, the space would need to be expanded, upgraded, renovated, refaced, and additional parking added to make it marketable for a variety of uses permitted in the B-1 district. A small area (approximately 4-acres) parcel to the south of the plaza adjacent to the proposed residential district would be proposed for a modest number of mini-storage units to help serve the attached future single family residents or anyone in the general area with storage space needs. The client wants to propose a town home style of living units, when they get to that point, attached single-family units with garages. The expansion would run north and south with a new road serving as a buffer between the commercial and residential section of the plan with use of trees. Mr. Hopper was concerned about the current occupants, stating there was a need for a grocery store. The applicants are currently in negotiations with a few grocery retailers. They would like to keep Ben Franklin and the pharmacy, so that limits who they would attract (EXA: Marc's has a pharmacy.), but they want to accommodate them, so to make the project feasible, they need the residential development to make good use of the land. Mr. Hopper stated, "Unless I hear some numbers for something, right now, the section that you're requesting for B-2 is in a well field protection area, and a B-2 zone for a storage unit is one thing. But a B-2 zone law will also take a gas station, automobile dealership, anything else you want to put in there; once it's zoned B-2, it's B-2 forever." There would be 100 dwelling units maximum. It was stated that if this goes to R-4 and it falls through and they sell the property, then anybody can that wants to can come in and "we're up against it." Mr. Hopper and Mr. Schwendiman both said they didn't think they need R-4. Mr. Hopper said, "If their plan falls through, it won't get sold to anybody else; it's still in Lockhart's name." Mr. Mouse stated they need a grocery for competition and to service Southern Manchester and people in this part of town, and he wanted to know more what percent per acre will be set aside for green space. Mr. Beaugrand said they envisioned it to be "pedestrian friendly into the Village," and the strip center will look like a village atmosphere, but they don't have the percentages worked out yet regarding green space, but that is a "number one priority." They haven't spent a lot of time laying out the site plans or doing any conceptual site plans yet; however, it's the intent to do an upper scale of development that will include landscaping, boulevard, pedestrian walkways, well-appointed Shaker-style buildings, and possible water features, but everything would have to be approved through the site plan approval process. It was stated that this is the only "commercial" that is set aside on that side of town, and buildings need to be bigger and there needs to be more area for parking to attract any business there. Mr. Hopper stated, "You're asking us to rezone something on a 'maybe'. When are you going to expand? What

HPC / Planning Commission Meeting Minutes
January 20, 2005

are you going to do to this building? What are you going to add on to it? Give me some square footage; give me something to go on.” Mr. Beaugrand answered, “Well, we were visioning maybe 70,000-foot more center there, and it’s done in a village-type style village, but we need tenancy before we can buy it, and we’re talking trying to get somebody to come in to what we have when we reface it and clean it up and change the parking. The parking needs altered and landscaped. To be honest, it’s hard to interest somebody at \$4 a foot to even come in here, and new retail today – if you want to go out and build retail – demands \$21 to \$25 a square foot, almost anywhere you build it.” Mr. Workman stated he didn’t feel as though Zoning should be used as a tool to justify the cost of a piece of property. Mr. Hopper had two problems with the B-2 area: 1) the mini storage units, at first they’re usually a good idea, but as years pass, they become haven for inexpensive places to rent for thieves to hide store merchandise, deal drugs out of; 2) a B-2 zone here would open this up for anything in our B-2 zone that they qualify (storage buildings might be at the bottom of that list, but “there is a lot of stuff on top of it that would still fit in there,” such as a gas station, oil-change places, etc.), and this is a well-head protection area. Mr. Hopper went on to say, “As for this, I believe economically you can still accomplish what you’re trying to do there in something other than an R-4 zone.” Mr. Hopper went on to say, “I believe that this entire complex that you’re talking about . . . will fit within our R-3 code, and you don’t need to go to an R-4 to do it.” There was a general discussion concerning sanitary sewer capacity at Heritage Square. Mr. Beaugrand asked if the Planning Commission would be receptive to a Zoning Code change; general discussion/no action taken. Mr. Hopper made a motion that the Planning Commission does not approve the R-4; seconded by Mr. Workman. **ROLL CALL: Yes - ALL**

Update on the Smail’s Pond Property: Mr. Belford updated the Commission that the City and the Planning Commission received a letter from Richard Friedel, PE on behalf of Mr. Smail advising that they have issues which have to be resolved with the Ohio EPA. Once these issues are resolved, they plan to go forward with construction.

ADJOURNMENT

Mr. Hopper adjourned the Planning Commission portion of the meeting.

Clayton Hopper, Chair