

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION / PLANNING COMMISSION MEETING MINUTES

Thursday – October 21, 2004

HISTORIC PRESERVATION COMMISSION

Mr. Clayton Hopper called the October 21, 2004 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

Planning Commission

Clayton Hopper
John Workman
Diane Downing
Don Schwendiman
Mayor John Grogan

Others in Attendance

Johnson Belford, Zoning Inspector; Rebecca Shimer, and Bret Stephan, residents; Steve Smith, Smith Development Corp.

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the September 16, 2004 HPC and Planning Commission meeting minutes; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL**

Mr. Workman brought up the August 19, 2004 HPC and Planning Commission meeting for approval of the minutes, saying, "We have everybody here; we can pass the August 19th HPC minutes that haven't been passed yet," but Mr. Hopper said, "We had a quorum at one time (to pass the August 19th HPC minutes), and nobody would vote on it because they weren't at the meeting." Mr. Workman stated, "Right, we didn't have a quorum, but now we have everybody here." Mr. Hopper responded, "Yeah, but everybody that's here wasn't at that meeting . . . nobody was at that meeting except me." Patti Schauwecker will submit the minutes as unapproved and place same on the web site.

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

NEW BUSINESS

a) Review Proposed Ordinance Change to the Historic Zoning Code

Mr. Hopper is working with Jeff Winstel. Mr. Winstel sent information that Patti Schauwecker mailed to the HPC members. Mr. Hopper would like to get a dollar figure from Mr. Winstel for his assistance and, at the same time, have Mr. Winstel work with both the Historic Society and the HPC Board to keep everyone aware of what he is working on. Mr. Hopper has sent him several e-mails that Mr. Winstel has not responded to yet.

b) Mr. Hopper Informed the HPC that a Motion and a Vote is Required to Forward the Recommendation to Apply for the CLG Grant to the City Manager Before the Time Expires on Monday, October 25, 2004

Mr. Hopper made a motion to forward the HPC's Recommendation to Council that they get the CLG grant completed and filed within the proper time; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL**

c) Discussion Concerning the Preservation and Possible Purchase of the Township Hall

Ms. Rossi stated the Township is building new administrative offices, probably taking occupancy in April or May. They will be selling the Township Hall. The significance of that building historically and the fact the city needs more office and storage space prompted Ms. Rossi to have the HPC take a look at the building and the possibility of approaching City Council about buying same. The HPC will ask the city to take a look at the parcel and make a determination as to its purchase. Mr. Bret Stephan, representing the Canal Fulton Heritage Society, made a presentation concerning the building's history.

Mr. Hopper made a motion that they request the City Council to take whatever steps that are needed to look into the possible purchase of the old Township Hall; seconded by Mr. Workman. **ROLL CALL: Yes – ALL**

Mrs. Downing asked who would be in charge of checking out grants to assist in the purchase of the old Township Hall; she was told Mr. Dan Mayberry or Mrs. Loretto. Ms. Rossi said Jeff Winstel would be good for that.

FORMS

Mr. Hopper said that if anybody has any interest in attending the Historic Construction Seminar that the City Manager has said they will pay the cost for any HPC/Planning member to go to it. Mr. Belford said that if all the forms are given to him, he'll write one purchase requisition.

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

- a) **Atty. Curtis Alberti, representing Ervin VanDenberg, informed the Law Director that Mr. VanDenberg is considering converting his property on South Locust Street (where American Traditions, B & L Brake, and Little Ceasar's, etc., are located) into a commercial condominium development.**

The Planning Commission entered into an extensive discussion concerning Mr. VanDenberg's properties and the conversion of his properties to a commercial condominium association.

- b) **Mr. Workman made a motion to ask Council to create a Certificate of Occupancy for a nominal fee to cover the expenses of the inspectors; seconded by Mr. Hopper. ROLL CALL: Yes - ALL**
- c) **Steve Smith dba Smith Development Corp. (Final Plat Approval of Canal Place)**

Mr. Steve Smith of Smith Development Corp. presented his final site plan for the development of Lot 1 in Canal Place. After reviewing the engineer's recommendations, no action was taken by the Planning Commission pending the engineer's recommendations being complied with and the site plan modified by Mr. Smith. Mr. Hopper advised Mr. Smith that for him to be able to start construction, that when the site plan met with the engineer's approval, he would be willing to call a special meeting regarding Mr. Smith's site plan.

ADJOURNMENT

Mr. Workman made a motion to adjourn; Mr. Hopper adjourned the Planning Commission portion of the meeting.

Clayton Hopper, Chair