

City of Canal Fulton

MINUTES OF THE HPC/PLANNING COMMISSION MEETING

Thursday, February 19, 2004

Mr. Clayton Hopper called the meeting to order at 7:30 P.M.

Present:

HPC:

Clayton Hopper
Rochelle Rossi
John Workman
Dennis Browne
Bill Dorman
Diane Downing

Planning Commission:

Clayton Hopper
John Workman
Diane Downing
Don Schwendiman
John Grogan

Item 1: Approval of Minutes

Mr. Workman made a motion to approve the minutes of the January 15, 2004 meeting of the Historic Preservation Commission. Mrs. Rossi seconded the motion. Roll: Yes – ALL.

Mr. Hopper made a motion to approve the minutes of the January 15, 2004 Planning Commission meeting. Mrs. Downing Seconded the motion. Yes – ALL.

Mr. Hopper stated there is no business for the Historic Preservation Commission.

The Historic Preservation Commission portion of the meeting was adjourned.

PLANNING COMMISSION:

Old Business:

Smail Property Development LTD/Richard C. Friedl, Final PApproval, Lakewood Estates #2

Mr. Hopper stated that Lakewood Estates, Phase 2, was denied last month due to a safety concern regarding exit and entrance in and out of the development. He said, however, that several members of the Commission did not realize that the Safety Forces of the City had been notified of this and had approved it.

Mr. Rapier, a resident, said he has not seen any drawings with a definition of the construction road that is going in there. Mr. Workman stated that Smail Properties had gotten permission from him to use the existing alley that runs through Mr. Workman's property. Mr. Rapier then said he would suggest that Mr. Workman recuse himself from voting on this matter. Mr. Workman stated that he would like the record to show that he is getting no monetary compensation for use of his road. He said, however, that he would be happy to recuse himself.

Mr. Hopper then made a motion to approve Lakewood Estates, Phase 2. Mrs. Downing seconded the motion.

It was asked if the developer is allowed to move dirt as he is progressing. He said once the new streets are put in the developer will not be able to scoop all the dirt.

Mr. Friedl said they have discussed several possibilities with the excess dirt. They could spread it on the rear of the lots on the west and over on the land owned by Mr. Smail that is not a part of the development.

Further discussion followed.

Mr. Rapier said as he understands it will become City. Mr. Hopper said from his understanding, yes. Mr. Rapier asked if there has been an easement granted or anything done officially on that. Mr. Dorman said, yes, there is an easement for the sewer. Mr. Rapier said he would like to see this in writing from the City. Mr. Hopper stated he would have to make that request to City Council.

Further discussion about grading of the excess dirt followed.

Roll: Yes – ALL.

NEW BUSINESS:

Susan D. Campbell, 307 Cherry st. W., Application for Conditional Zoning Certificate for a Home Business, Sale of Avon Products.

Mr. Hopper said he has received a request from Susan Campbell for a Conditional Use Certificate for a home business to be located in her home. He said, according to the Code this is an allowable situation. He said an advertisement and public hearing must be held next month and then they will be able to grant this.

Schalmo Properties/Fred Etheridge, 464 Etheridge Blvd., Canal Fulton, Application for Zoning Amendment, Part of Lot 1073 on the North Side of Locust Street, and East of DiStefano Insurance.

Mr. Hopper said it was the big lot between DiStefano's and the Bank as you go down the hill on Locust Street. Mr. Hopper said this application for re-zoning would need to get this Commission's approval and then needs to be sent to City Council for their action.

The change would be from a B-1 to a B-2 Zone. Mr. Dorman stated that there is a B-1 and a B-2 abutting each other and actually splits a parcel that has been adjoined. He said the proposal is to make the entire parcel a B-2.

Let the record note that Mayor John Grogan arrived at this time.

Mr. Etheridge stated that he has the zoning as it existing prior to 1994. He said it was zoned B-2 prior to 1994. He said they sold off a piece to DiStefano and it is a B-1. He said behind it was an old farm house. He said then that portion was re-zoned to a R-4 instead of B-2 and on the east side of Beverly, where the senior apartments are built, is an R-4. He said that left an island with B-2. He said subsequently the lot was split and the line was run northward and they sold the farm house to DiStefano. Mr. Etheridge said the idea for consolidation was due to the traffic situation. They did not want two entrances coming off of Locust Street.

Mr. Workman made a motion to approve the re-zoning. Mrs. Downing seconded the motion. Roll: Yes – ALL.

Mr. Hopper said he has an ordinance written by the Law Director at the request of the Zoning Inspector which this Commission needs to approve and send to City Council. He said the ordinance waives the temporary sign fees for nonprofit organizations. Mrs. Downing said she would like to ask Council to suspend the rules for this.

Mr. Hopper said this is something that has been done in the past and varies from administration to administration.

Mr. Workman made a motion to approve this Fee Change for temporary signs. Mrs. Downing seconded the motion, with the following corrections: add “declaring an emergency” and eliminate “Part D” and make it a part of “C”. Roll: Yes – ALL.

Mr. Dorman said he has a letter from FEMA. He said there is \$150,000,000.00 authorized to FEMA to update the flight mapping in Stark County. He said there will be a scoping meeting that he will attend. He said they are inviting elected officials, flood planning administrators, and area planning commissions to a meeting which will be held on March 4, at 10:00 A.M., at Regional Planning in Canton. Further discussion followed.

Mr. Etheridge said the City needs to have more presence in Canton with the County.

Someone passed around materials to show what could happen if they don’t get a good grading plan on the books. He said the City does not have a Code where someone needs to set a specific elevation for lots. Discussion regarding changes in the zoning code followed.

Mr. Hopper said they need to approach the director of Stark County Regional Planning and request that they give the City a price on helping the City re-do the Zoning Codes.

It was stated again that the City needs representation on Regional Planning. Mayor Grogan asked Mr. Hopper if he knew of anyone who would be interested in shouldering that burden.

The Planning Commission meeting was adjourned.

Clayton Hopper, Chair