

City of Canal Fulton

HPC and PLANNING COMMISSION MEETING MINUTES Thursday – March 16, 2006

Mr. Clayton Hopper called the March 16, 2006 joint Historic Preservation Commission and Planning Commission meetings to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL - PRESENT

HPC

Clayton Hopper
Diane Downing
Chell Rossi
John Workman
Paul Bagocius
Bill Dorman
Absent: Dennis Browne

Planning Commission

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

Others in Attendance

Johnson Belford, Zoning Inspector

HISTORIC PRESERVATION COMMISSION

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS (HPC)

Mr. Workman made a motion to accept the February 16, 2006 HPC meeting minutes; seconded by Mrs. Downing.
ROLL CALL: Yes - ALL

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS (PLANNING COMMISSION)

Mr. Workman made a motion to accept the February 16, 2006 Planning Commission meeting minutes; seconded by Mr. Schwendiman. **ROLL CALL: Yes - ALL**

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness:

Paul Bagocius, 451 E. Cherry St. (Add Telephone Number to Sign per Sketch): (Mr. Bagocius abstained from the vote.) Mr. Workman made a motion to approve the Certificate of Appropriateness; seconded by Ms. Rossi. **Discussion:** Mr. Hopper asked if it would be the same style letter and was told "Yes." **ROLL CALL: Yes – 5 Abstained – 1 (Mr. Bagocius)**

ADJOURNMENT OF HPC MEETING

Mr. Hopper adjourned the HPC portion of the meeting.

PLANNING COMMISSION

OLD BUSINESS - None

NEW BUSINESS

John Workman, 811 E. Cherry St. (Nonconforming Use. This property is considered legal nonconforming because of previously being zoned I-1 and then rezoned to B-1. The current tenant is leaving the property and the proposed new tenant is a construction company. Refer to Section 1185.02 (b), Nonconforming to Nonconforming Use: Mr. Workman requested from the Planning Commission a continuation of the nonconforming use of the property. Mr. Hopper asked if a nonconforming use certificate had ever been issued. Mr. Belford said there was nothing in the file. Mr. Hopper continued to say that if a nonconforming use certificate had never been issued that they may have to look at it as an illegal use rather than a nonconforming use. After further discussion, Mr. Workman requested that the request be tabled pending an opinion from the Law Director. Mr. Hopper made a motion to table this request from Mr. Workman for 811 E. Cherry St.; seconded by Mr. Schwendiman. **ROLL CALL: Yes – 3 Abstained – 1 (Mr. Workman)**

Various Ordinances Changes submitted to the Law Director: Mr. Belford informed the Planning Commission that Mr. Kincaid had not had time to work on their request, and that he would try to have them available for the April meeting.

ADJOURNMENT – PLANNING COMMISSION

Mr. Hopper adjourned the Planning Commission meeting.

Clayton Hopper, Chair