

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION & PLANNING COMMISSION

MEETING MINUTES **Thursday – May 19, 2005**

Mr. Clayton Hopper called the May 19, 2005 joint meeting of the Historic Preservation Commission (HPC) and Planning Commission to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL - PRESENT

HPC

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

Planning Commission

Clayton Hopper
John Workman
Diane Downing
Don Schwendiman
Mayor John Grogan

Others in Attendance

Johnson Belford, Zoning Inspector; John Mariah, Paul & Mary Ellen Addessi, Charlie Dale, Fred E. Etheridge, Victor Colaiani, John Hatfield, and Bob Szanto

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Ms. Rossi made a motion to accept the April 21, 2005 HPC meeting minutes; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL**

Mr. Workman made a motion to accept the April 21, 2005 Planning Commission meeting minutes; seconded by Mrs. Downing. **ROLL CALL: Yes - ALL**

HISTORIC PRESERVATION COMMISSION

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

NEW BUSINESS

Esther Roberts dba E Photographic Artistry, 127 S. Canal St. (Certificate of Appropriateness for Signage)

Ms. Roberts distributed information sheets and a picture of the sign she wants to place in the window of her business. The outside sign will be 9-sq. feet; the banner inside her window will be 10-sq. feet. Mr. Workman made a motion to grant the Certificate of Appropriateness for Signage for 127 S. Canal St; seconded by Diane Downing. **ROLL CALL: Yes - ALL**

Councilman Victor Colaianni (Speaking on Historic Signage)

Mr. Colaianni stated the entire Zoning Code needed to be overhauled. He asked for an estimate on costs and about a timeframe. Mr. Hopper said they were seeking professional help with this matter; the last quote was in the \$30k range. A State grant was applied for to assist in the effort; they didn't receive it but will reapply next year. Mr. Hopper said they did need to redo the entire Zoning Code; however, this was a patch to help the downtown merchants; the patch being to permit those merchants whose buildings face the canal or have frontage on two streets may be granted permission to install a second sign not to exceed the signage permitted on the front of their building. Jeff Winstel, National Park Service, was supposed to look into the project. It was said that Clinton received theirs through a grant via Federal funds. Canal Fulton is on the Towpath; therefore, it qualifies for Federal funding. Ms. Rossi said the grant Canal Fulton applied for was just to get someone to estimate how much it would cost (\$8k - \$9k) and nothing other than that. It was stated that the Master Plan would come out of the Zoning Code.

NEW BUSINESS

There was a discussion/review of possible Christmas decorations as Mrs. Downing brought in a catalog for same that was sent to HPC from Council. She stated that some of the decorations presented would not interfere with the historical essence of downtown (Page 8 of catalog). Mrs. Downing was told they were acceptable to HPC.

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

Gene Houser dba American Traditions Basket Co. (Preliminary Site Plan in Elm Ridge Industrial Park)

Mr. Hopper stated this will move his fabrication industry out of a B-2 zone into an industrial zone. Mr. Workman made a motion to approve the preliminary site plan subject to the Engineer's recommendation, and grant the variance of 10-feet on Furnace Dr; seconded by Mr. Schwendiman. **ROLL CALL: Yes - ALL**

Bob Lockhart/Lockhart Development Co. (Preliminary Site Plan and Re-Zoning of Heritage Square Property)

There was a lengthy discussion as to who would maintain the streets if, after a number of years, the Homeowners Association was disbanded. It was stated that they needed to be built to city standards if there was a possibility that the city would have to assume ownership. Mr. Workman made a motion that the area west of Private Drive C remains zoned B-1 and all area east of Private Drive C would be recommended to Council to be rezoned to R-3 with a conditional use for owner-occupied, multi-family dwellings (condos), subject to Lockhart bringing a realistic site plan that the Planning Commission will give their stipulations to at a future date; seconded by Mr. Hopper.

ROLL CALL: Yes - ALL

ADJOURNMENT

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

Clayton Hopper, Chair