

City of Canal Fulton

HPC and PLANNING COMMISSION MEETING MINUTES Thursday – July 21, 2005

Mr. Clayton Hopper called the July 21, 2005 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
Sandra Hayes

Planning Commission

Clayton Hopper
John Workman
Mayor John Grogan
Diane Downing
Don Schwendiman

Absent:

Dennis Browne (in Panama)
Bill Dorman (Dave Kohlmeier represented Mr. Dorman)

Others in Attendance

Johnson Belford, Zoning Inspector; Mark & Christian Schwiger, Breanna Boulton, Susan Hudson, Tom Messenger, Ken Roberts, John Hatfield, Residents

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the May 19, 2005 HPC meeting minutes; seconded by Ms. Rossi. **ROLL CALL: Yes – ALL**

NOTE: There was no June 16, 2005 HPC meeting due to lack of quorum

HISTORIC PRESERVATION COMMISSION

PUBLIC HEARING: No Public Hearing

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

NEW BUSINESS

Charles B. King dba Canal Fulton PC, 103 S. Canal St. (Approval of Signage): Mr. Workman made a motion to approve the signage; seconded by Ms. Hayes. **ROLL CALL: Yes – ALL (Certificate is granted.)**

Jason W. Collins, 215 E. Market St. (Approval of Siding): Mr. Workman made a motion to approve the signage; seconded by Ms. Rossi. **ROLL CALL: Yes – ALL (Certificate is granted.)**

Ann & George Conkle dba Oser's, 102 N. Canal St. (Approval of Screen Doors): Mr. Workman made a motion to approve the screen doors; seconded by Mrs. Downing. **ROLL CALL: Yes - ALL (Certificate is granted.)**

John D. Hatfield, 104 W. Market (Repair and Resurface Parking Deck): Mr. Workman made a motion to approve the repair and resurfacing of the parking deck; seconded by Mrs. Downing. **ROLL CALL: Yes - ALL (Certificate is granted.)**

Mark & Christian Schwiger, 135 S. High St. (Install Wood Fence – Changed from Chain Link Fence):
Discussion: The certificate will have to be adjusted to say wood fence and submitting the brochure showing the fence (for Mr. Belford's file). Mr. Workman made a motion to approve the wood fence; seconded by Ms. Hayes. **ROLL CALL: Yes - ALL (Certificate is granted.)**

Canal Fulton Heritage Society, 116 S. Canal St. (Paint the Oberlin House – Cherry St. To be repainted (same color as it is; also paint the museum the colors on samples): **Discussion:** Ms. Rossi asked to be excused on voting of this item. Mr. Workman made a motion to approve the painting of the museum and the Oberlin House; seconded by Mrs. Downing. **ROLL CALL: Yes - ALL (Certificate is granted.)**

Tom Messenger, 106 Canal St. (Front Door Replacement): Mr. Hopper made a motion that the Commission grants the Certificate for the change of the door; seconded by Ms. Rossi. **Discussion:** Mr. Workman asked that the Certificate of Appropriateness be amended to include replacement of all three doors (matching) of the building. **ROLL CALL: Yes – ALL (Certificate is granted.)**

Mr. Hopper adjourned the HPC portion of the meeting.

PLANNING COMMISSION

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the June 16, 2005 Planning Commission meeting minutes; seconded by Mr. Schwendiman. **Correction:** Mr. Hopper was absent for that meeting. **ROLL CALL: Yes – ALL**

OLD BUSINESS - None

CONDITIONAL USE

Ken Roberts dba Warehouse on the Canal, 239 N. Canal St. (Request to build apartments above first floor of business): The Planning Commission acknowledged Mr. Roberts' Application for Conditional Use. Mr. Hopper stated according to the Code, this is an allowable use; however, it is a Conditional Use. The Planning Commission addressed the parking situation. Mr. Hopper said the Commission had required the property owner provide two off-street parking areas - strict positions for each apartment. Mr. Roberts said they might have one or several small apartments. Mr. Hopper said he wants to know how many apartments and off-street parking spots they are going to be looking at before the Certificate is granted. Mr. Roberts said he knows there's existing apartments in town, where there is 10 buildings that have one or two apartments above, and he wanted to know where they parked. It was said Planning ran into the same situation with the Union Block Building, and they requested the Union Block Building to provide off-street parking in the rear for the apartments above. Mr. Hopper stated there will be a Public Hearing scheduled for the next Planning Commission (August 18, 2005) regarding this issue.

SHADE TREE BUSINESS - No issues to discuss

NEW BUSINESS

Schalmo Properties, POB 192, Final Plat, The Villas at Autumn Meadow, Phase 19: All improvements and public infrastructure were installed in Phase 16; recommended approving the building layouts in the plat. Schalmo's engineering submitted a revised plat, addressing past objections. Mr. Hopper made a motion to approve the plat for Phase 19 based on the Engineer's recommendations; seconded by Mayor Grogan. **ROLL CALL: Yes – ALL**

Discovery Park, Phase 4 (Preliminary Plat Approval): (Changes in layout justified a re-submittal.) Mr. Workman made a motion to approve the preliminary plat for Discovery Park, Phase 4; seconded by Mayor Grogan. **ROLL CALL: Yes - ALL**

V. Margaret Loretto, City Manager (Request that the Commission consider rezoning a portion of the Historic District from R-2 to R-1, letter attached): Discussion ensued about same; Mr. Hopper will have to speak with the Law Director about same, as he feels this cannot be legally accomplished; no action taken.

Request from the City Administration to Amend the Zoning Code to Increase the Size of a Lot in the R-1 Districts from 10,000-Square Feet to 12,000-Square Feet: Mr. Schwendiman made a motion to submit the ordinance to Council asking them to pass the ordinance as a revision to the Zoning Code; seconded by Mayor Grogan. **ROLL CALL: Yes - ALL**

Mr. Hopper, Public Roads vs. Private Roads: There was a general discussion concerning the merits of private streets versus public streets, and the construction standards that should be applied. Mr. Kohlmeier was asked to convey to the City Engineer that the Planning Commission would like guidelines from the Engineer's office as to the standards that should be applied to private streets.

Mr. Carpeta, Owner of Waterside Apartments: Provided information that was forwarded to Johnson Belford referencing the resolution that the Hartville Council recently passed that would regulate the appearance of property – stating that once a written notice is sent to the homeowner concerning excessive litter, weeds or debris, the homeowner will have five days to cut or destroy the weeds and 15 days to remove the litter or debris, etc. Mr. Belford said a lot of that is covered in the city's Property Maintenance Code. Mr. Belford requested a copy of the resolution from Hartville.

ADJOURNMENT

Mr. Hopper adjourned the Planning Commission meeting.

Clayton Hopper, Chair