

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION / PLANNING COMMISSION MEETING MINUTES

Thursday – February 17, 2005

HISTORIC PRESERVATION COMMISSION

Mr. Clayton Hopper called the January 20, 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
Sandra Hayes
Bill Dorman
Clayton Hopper
John Workman

Absent: Dennis Browne, Diane Downing

Planning Commission

Clayton Hopper
John Workman
Don Schwendiman

Absent: Mayor John Grogan, Diane Downing

Others in Attendance

Johnson Belford, Zoning Inspector; Mark White, Exodus Mold & Machinery; Jenita Bowman, Jay Aarcore, Scott McLaughlin, CEI; Larry Murgatroyd and Brent A. Murgatroyd, Jonman Gear & Machinery; Fred E. Etheridge, Schalmo Prop., Inc.; Rick Meadows and Nancy Shuter, Township Residents, Jeff Runser; Rosemary Benson, Milan Street Factory Enterprise, LLC

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the January 20, 2005 HPC meeting minutes; seconded by Ms. Rossi. **ROLL CALL: Yes – ALL**

Mr. Workman made a motion to accept the January 20, 2005 Planning meeting minutes; seconded by Mr. Schwendiman. **ROLL CALL: Yes - ALL**

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

NEW BUSINESS

City of Canal Fulton, 155 E. Market St. (Replace the Windows at City Hall)

There will no change to the appearance; windows will remain white. They will be vinyl replacement windows and more efficient. Mr. Workman made a motion to approve the Certificate of Appropriateness submitted by the City

of Canal Fulton for replacement of the City Hall windows; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL (Certificate of Appropriateness is granted.)**

Dennis Downing dba Discover Canal Fulton, 778 Denshire Dr. (4' x 8' Sign/Entrance of Community Park)

Mr. Downing was not in attendance. Mr. Belford stated the sign is going to be at the entrance, until the Visitors Center is completed and the remodeling of Community Park is done. Mr. Belford said he was inclined to treat it as a subdivision sign, good for one year. Ms. Rossi stated Mr. Downing undertook the project, made the first contribution from his company, and is trying to attain additional contributions. City Council approved it. There will be names of sponsors on the sign. It will not interfere with traffic. Mr. Hopper suggested it be placed "on the towpath side of the drive coming up out of the park." It was suggested it be placed by the museum or where the manhole is located. Mr. Downing is to coordinate placement with Mr. Belford, but the City Manager and Service Director will have the final say. Mr. Workman made a motion to grant the Certificate of Appropriateness to Dennis Downing for the sign at Community Park, specifying that it doesn't interfere with the flow of traffic and insures the graphics stay nice looking; seconded by Ms. Rossi. **ROLL CALL: Yes – ALL (Certificate of Appropriateness is granted.)**

Chamber of Commerce to Relocate Their Sign from Their Current Office at the Warehouse to the New Location at the Blank House (not on agenda)

Mr. Hopper made a motion to approve the Certificate of Appropriateness that the Chamber of Commerce relocates their sign back to their old location at the Blank House; seconded by Mr. Workman. **ROLL CALL – ALL (Certificate of Appropriateness is granted.)**

Draft of Proposed Changes to the Sign Portion of Chapter 1175, Historic Zoning

The Commission reviewed the proposed changes to the sign portion of the Historic Zoning Code. Minor changes were made and will be forwarded to the Law Director. Mr. Hopper made a motion that the Commission accepts the draft portion of the proposed changes to the sign portion of Chapter 1175 ordinance with a clarification from the Law Director on the wording in the first paragraph adding the word "to" after the word "inspector," and in Section 1, change the word "objections" to objectives; seconded by Mr. Workman. **ROLL CALL – ALL (Motion carries; the ordinance will be sent back to the Law Director for final formatting, then it will return to HPC at their next meeting to be forwarded to City Council.)**

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

Fred Etheridge/Schalmo Properties (Final Plat Approval, The Villas at Autumn Meadows Phase 18)

Mr. Workman made a motion to grant the approval of the final plat at The Villas at Autumn Meadows Phase 18; seconded by Mr. Schwendiman. **ROLL CALL: Yes – ALL (Motion carries; final plat is approved.)**

Rosemary Benson dba Iron Flower Auto Recycling, 816 N. Milan St. (Zoning Permit to Operate an Auto Recycling Business at 816 N. Milan St.)

Ms. Benson made a presentation on auto recycling business. She said they have provisional approval from the state and have received their salvage plates (special license plates to tow cars). She said there are companies that run auctions for salvage vehicles (mostly insurance companies); they are wrecked cars, mostly late models (they will not be doing that). Ms. Benson stated another type of auto recycler is the broker. The broker sells to the steel mill; they sell to the broker. The broker will bring in a car crusher only if you have 100 cars, and you have to have them properly prepared for the crusher, which is where the EPA comes in and has control over all the substances (fluids and storage of same). They hope to get their scrap autos from the neighborhoods, individuals, used and new car lots, city or county impounds, police and government seizures, banks and insurance companies, etc. When they get cars, they will dismantle them, saving things like tires, wheels, batteries, etc. They will save the fluids. They will also be buying scrap metal and iron from people, using a 500-pound scale, and following state and local guidelines for responsible activity. She noted the entire property will be fenced, which has been approved by the state. Mr. Hopper said he reviewed the Industrial Zoning Code and in no place does it stipulate that this "is an allowable use." He also said, "The one section of your property, it specifically states that an industrial operation zone has to be at least 100 feet away from a residential, and 50 feet of that has to be landscaped. That is the City of Canal Fulton's code." (The foundry that was previously at this location was grandfathered in.) Mrs. Benson was asked what if the Commission allowed her to do this and she sells it? The Commission would have no recourse. Mr. Hopper said the Law Director reviewed the section of the code, and he referred it to the Planning Commission due to Section 8 of the Allowable Uses. Under that section, it stipulates that if the Commission deems that they need some expert advice or any information concerning anything in this type of occupation of the property that we can obtain that expert advice, but if there is a fee attached to it, Ms. Benson will have to pay for same. Mr. Hopper said since she is in an R-1 district, the Commission will have to review what effect this would have on the neighboring property owners – both residential and industrial, and also if it would have an effect on land values and/or appearance of whatever they can see from their residential areas as they look at this operation. Mr. Hopper said his problems with this issue are the stacking of vehicles once the height of the fence was exceeded, and he can see through the fence. Ms. Benson asked for a continuance. Mr. Hopper stated, "I would be glad to table this, other than the fact that as long as you understand, you still don't have City's approval to operate this business off of that property. And, so, therefore you shouldn't be doing it - period." The subject was tabled until the March meeting.

ADJOURNMENT

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

Clayton Hopper, Chair