

City of Canal Fulton

HPC and PLANNING COMMISSION MEETING MINUTES Thursday – June 16, 2005

NOTE: *The HPC meeting was cancelled due to no quorum present.*

Mr. John Workman called the June 16, 2005 Planning Commission meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL - PRESENT

Planning Commission

John Workman
Don Schwendiman
Mayor John Grogan

Absent: Diane Downing
Clayton Hopper

Others in Attendance

Johnson Belford, Zoning Inspector; Fred Fleming, Parks & Recreation Board; George Conkle, Oser's; Bud Graham, WTP; John D. Hatfield

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Schwendiman made a motion to accept the May 19, 2005 Planning Commission meeting minutes; seconded by Mayor Grogan. **ROLL CALL: Yes - ALL**

OLD BUSINESS - None

CONDITIONAL USE - No issues to discuss

SHADE TREE BUSINESS - No issues to discuss

NEW BUSINESS

Mr. W. B. (Bud) Graham, 16574 Old Chippewa Trail, Doylestown, OH (Property at 215 W. Market St.)

Mr. Graham said they have been asked to proceed with repairs on the building or to remove it. He said they are going to have to tear it down due to high cost of renovation, as there has been too much termite and flood damage. He wanted to ensure he would be able to rebuild on the existing foundation, rebuilding structurally what currently exists, maintaining the same look and size. Mr. Workman stated they've spoken to the Law Director about this, and there are two ways of approach. 1) If Mr. Graham builds on the footprint, he must go to the Board of Zoning Appeals and request a Zoning Variance. 2) If Mr. Graham decides to move and build the building anyplace else on the lot, if he would need a variance; it would come before the Planning Commission. Mr. Belford said if Mr. Graham were to file with the Planning Commission a site plan showing his contours and utilities, then it would go to Zoning, then to the City Engineer for review and then to the Planning Commission for approval, and they have the authority to grant variances on site plans because it's in a business district. Mr. Belford asked Mr. Graham that if he does create a site plan to have it to him 10 working days prior to the next Planning Commission meeting in July to have the City Engineer review same.

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Mr. Graham asked if the city could fill in the area on the river bank previously used as a boat ramp. Mr. Belford will speak with Dan Mayberry about this issue.

Mr. Fred Fleming, Chairman, Parks and Recreation Board (Proposed Amendment to the Open Spaces Fee)

Mr. Fleming said the Parks and Recreation Board has decided, based on suggestions from Council, that they raise the open space fees by 50%; increasing from \$200 to \$300. Before 2003, this fee had not been updated since 1974. The last raise occurred in 2003 and was increased from \$0.04 per square foot under roof to a \$200 flat fee. Mayor Grogan brought up Marysville's \$1,000 open space fee. Mr. Fleming said that if Marysville kept up-to-date with their raises in the open space fees over the 20 or 30 years we haven't touched it, they could get by with that; they can add a 10% increase. But there is case law that says if you take a huge jump, and if Canal Fulton were to go to \$1,000 – that's a 400% increase and he'd be in court. There was a discussion regarding CEDAs and who pays for open space fees. The Mayor suggested a \$400 fee, so that the city can at least begin to recoup some of the 29-years worth of missed opportunities and begin to get the monies in to provide for the community and its parks. Mayor Grogan made a motion to make a recommendation that Council accept the fee of \$400 for open space fee; seconded by Mr. Schwendiman. **ROLL CALL: Yes - ALL**

ADJOURNMENT

Mr. Workman adjourned the Planning Commission meeting.

John Workman, Acting Chair