

**HISTORIC PRESERVATION COMMISSION /
PLANNING COMMISSION
MEETING MINUTES**

Thursday, July 15, 2004

Mr. Clayton Hopper called the July 15, 2004 Historic Preservation Commission (HPC) and Planning Commission meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present

HPC

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

Planning Commission

Clayton Hopper
Diane Downing
Don Schwendiman
John Workman

Others in Attendance

Johnson Belford, Zoning Inspector; Dennis Mayberry, Street Department; Dale Kincaid, Law Director; Victor Colaianni, Council Person; Jeff Winslow, OECC; John Hatfield, Hatfield Real Estate; Margarita Roberts, Warehouse on the Canal.

PLEDGE OF ALLEGIANCE

HISTORIC PRESERVATION COMMISSION

ITEM 1: APPROVAL OF MINUTES

Mr. Brown made a motion to approve the minutes of the June 17, 2004 meeting of the Historic Preservation Commission. Mrs. Downing seconded the motion. **ROLL CALL: Yes – 5 (Mr. Hopper Abstained Due to Absence) (Motion Passes)**

PUBLIC HEARING - No public hearing

NEW BUSINESS

Carol E. Jones, 218 E. Cherry St. (Repaint House, White, No Change in Color)

Mr. Hopper stated if the change is identical to what exists, then it does not need to show up before HPC.

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Brown made a motion to grant a Certificate of Appropriateness to repaint the house white at 218 E. Cherry Street; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL (Certificate granted)**

Michael Nicolardi dba Archangel, 102-B S. Canal St. (Signage)

Mr. Hopper made a motion that HPC grant the Certificate of Appropriateness on the pole sign at a 5' x 3' size, and the colors are to be wood, stained black and white, with old Western-style font, and the window signage is the same lettering and black; seconded by Mrs. Rossi. **ROLL CALL: Yes – 5 (Mr. Workman abstained) (Certificate granted)**

John Hatfield, 639 Locust St., (Roof repair that is not visible, but there is a metal cap that is visible and he wants to replace the cap and paint it "Military Blue")

Mr. Workman made a motion to approve the Certificate of Appropriateness for Mr. Hatfield at 123 N. Canal Street to repaint the building and repair the roof; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL (Certificate granted)**

Margarita Roberts dba Warehouse on the Canal, 239 N. Canal St. (Signage)

Mr. Hopper, "We're going back to some tabled items from last month's meeting."

Mr. Belford stated, "These are the ones that were tabled. This is a Certificate that was granted previously, which is in here for information."

Mr. Hopper excused Mrs. Rossi from this part of the HPC meeting.

Mr. Hopper, "I'm having a real problem here. This application is requesting 'not exceeding 40-square-feet and this application's 'not exceeding 50-square-feet."

Mrs. Roberts, "They are two different signs."

Mr. Hopper, "These are two different signs? Then, how about this application and this application for 20-square-foot?"

Mrs. Roberts, "20 and 50's is the ones that we're here for."

Mr. Hopper, "What's this 40? It was presented last month."

Mr. Workman, "We tabled it to this month because according to Kenny, he was going to bring in the . . ."

Mrs. Roberts, "And we did. It's one for 20-square feet (not to exceed 20-square feet) and the other one is not to exceed 50-square feet."

Mr. Workman, "OK, does he want to do away with the other ones?"

Mrs. Roberts, "What my understanding, this is the only thing that we had to do; I don't know about the 40."

Mr. Workman, "Yeah, he made out an application. I think there was for . . . was there 3 or 4 of them? I know there's one for 40 – that was the pole sign. There was three applications last month. There was one for a 50-square-foot sign that was to be for a temporary real estate sign, advertising development of the premises. Correct? (Right) OK; and there was a 40-square-foot sign similar to a pole sign."

Mrs. Roberts, "OK, that's not . . . I don't have that."

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Workman, "You don't have that. Ok; and then there was a 20-square-foot sign and he didn't really state what that was going to be for."

Mrs. Roberts stated, "Yeah, that's just to advertise things for the building itself."

Mr. Workman, "So, if you had an extra space for rent, that would be for that?"

Mrs. Roberts, "No. The one sign would be - we would say for example, "Office Space Available" - "Restaurant Available" - "For Sale" - "For Lease" - whatever it is for the building - that's the 50-square-feet. The 20-square-foot will be something for advertising, like "Restaurant" - "Ghost Tours" - "Banquet Facilities" - things like that."

Mr. Workman, "And that would be an interchangeable letter sign?"

Mrs. Roberts, "It would be . . . yeah, we would paint it as we wanted to with the same letter, the same font and everything. So, in other words, let's say we put it in and it says, "Ghost Tours" - "Banquet Facilities" - and things like that, and we decided we no longer do the ghost tours. We'll just clean it up, and then just put something else."

Mr. Workman, "Oh, so it won't be an interchangeable letter sign; it would be a permanent or semi-permanent sign, and you would want"

Mrs. Roberts, "The ability of changing the sign whenever we wanted to, for whatever is we're opening at that time."

Mr. Hopper, "See, John, the Section 1 of the 1181.02, Paragraph B, Subsection 1 - on the 20-square-foot sign, specifically states, 'For the purpose and displaying the name and activities or services rendered herein.' "

Mrs. Roberts, "Activity or services, that's what the 20-square-foot is for."

Mr. Hopper, "OK, and you're stating the wording on it right now is going to be what?"

Mrs. Roberts, "To advertise the activities or services that are happening within the project. That's the 20-square-foot. The 50-square-feet is different. That's just for the development of the building - "For Lease" - "For Rent" - whatever may be."

Mr. Workman, "OK, where's the 20-square-foot one going to go."

Mrs. Roberts, (referencing application) "Right next - the little one is the 20-square-feet and the bigger one is 50-square-feet."

Mr. Hopper, "Mr. Kincaid, can I ask a question of you? On the real estate sign, the 50-square-foot sign, in the Code, it's titled it as 'One temporary real estate sign advertising the development of a premises upon which it stands or the opening of a new subdivision.' In the prior examples of using this Code, this section has been used to, for a sign at the entrance of a subdivision that usually contains a map of the subdivision and as the time goes on, says which lots are available, which lots are sold, so on and so forth. That's how this section of the Code has been used. I believe this purpose is utilizing it in a different manner."

Mr. Kincaid, "As I look at it, it fits within the language. The problem is it was temporary. It may be that you'd want to approve it on a year basis or something like that."

Mrs. Roberts said, "I believe it was stated before there was a year with a renewable option."

Mr. Hopper, "The Code states that it will be good for a year, and it is renewable. But, there again, it is for the development, the real estate sign advertising the development of the premises. And, there again, the thing that

HPC / Planning Commission Meeting Minutes
July 15, 2004

we need to know as Historic Preservation, other than – like with the allocation – you have submitted the colors and the type of lettering is the content, and the lettering that’s going to be on this particular sign.”

Mrs. Robert, “Well, we don’t know what’s going to be on any particular sign, and we don’t know at all. I mean, it depends. If I have a whole floor to rent, it will say, ‘Whole Second Floor Available.’ But if that is taken, and I only have 200-square-feet to rent, it’s going to say, ‘200-Square-Feet Available to Rent.’ That is the development of the project. I have to advertise what I have, and I don’t know what I’m going to have at any one time.”

Mr. Dorman, “Plus, you just use the word ‘Space Available.’

Mrs. Roberts, “Well, but it’s not; I mean, what about the restaurant? What about if I want to sell the building? What about if I want to rent the whole space?”

Mr. Hopper, “Well, the sale of the building is covered under the “Closed” 4-foot sign that we approved last month, and that is for the sale or lease of the entire building – that was already approved.”

Mrs. Roberts, “It could be ‘Restaurant Space Available.’ It could be ‘Fourth Floor Available.’ It could be ‘For Lease,’ I mean, it could be a number of things.”

Mr. Workman, “Irregardless, but couldn’t it just be – I mean, if you put it generic, they’re going to have to talk to you anyway to see what’s available, right?”

Mr. Hopper, “Exactly. I mean with any subdivision, you’ve got five acres of ground here developing, whether you divide it off into 18 or 30 lots, where an individual person talks to you, they might want to say I want to buy five lots.”

Mr. Workman, “Whether they might want an 18,000-square-foot lot or, and you could have . . . that’s not unusual, in fact, that’s the norm. I don’t see a problem with this sign itself, but I don’t see a problem with it saying . . . as long as we know what it says. If it’s going to be ‘Space Available’ that’s fine. If it’s going to be ‘Call a Certain Number,’ you know, a phone number on it, or ‘Inquire Within.’ ”

Mrs. Roberts, “So, what you’re saying is you want it specifically what it’s going to say period.”

Mr. Hopper, “Exactly; I believe under the Code, we have that.”

Mrs. Roberts, “Well, the Ordinance just says ‘advertising to the development of the premises.’ Well, that’s what we’re doing. We’re advertising for the development of the premises. It doesn’t say we have to be specific or anything.”

Mr. Hopper, “We want to see specifically what is going to be printed on the sign, and we know what color it is, we know what style of lettering you’re going to use. All we’re asking for is specifically what the content is going to be on that sign.”

Mrs. Downing, “Would it be possible to approve it with say she came up with three different options, and to approve all - you know, if she wanted to rotate them, like ‘Second Floor Available,’ ‘Space Available,’ or”

Mr. Hopper, “Yeah, it could be a generic-type thing for a development sign. It could be ‘Space Available on the First Floor, Second Floor, or Third Floor.’ And, if nothing else, it’s ‘Inquire Within.’ ”

Mrs. Hayes, “If she could narrow her choices down to more than just You know, if she to wants to, like if you said an interchangeable letter sign, and it would say one of three things. It would never change, but the she’d have those three choices. It would give you more than one choice to put in there, you know, and we would know what all three of them would look like.”

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Workman, "We're talking about a one-year sign (renewable), so do you really think you'd be going to the expense of repainting the sign more than one time in a year?"

Mrs. Roberts, "It's possible; I mean, we don't know what's going to happen."

Mr. Workman, "Right. Why not just repaint it once and if you want to change it, do it when you renew, and we're only talking 365 days. We're not talking about a 10-year period."

Mrs. Roberts, "No, understand that, I just thought In other words, I could put as many words as I want."

Mr. Workman, "Yeah, providing you tell us what. See, that's where the problem comes in. You know, there's only going to be . . . you've got a limited amount of space. You can use that space to put whatever you want in, as long as we know what it is."

Mr. Hopper, "I guess the kicker in here is, the part that's going to fall on you is that what we're saying is we want to know what is it you're going to put on that sign before we approve it."

Mrs. Roberts, "Uh huh; now I understand that, but I'm disappointed 'cause I have to wait another month for this now."

Mr. Hopper, "You don't got a font and a color yet; have we?" (yes) "We do?"

Mrs. Roberts, "Yes."

Mr. Workman, "Helvetica. Here it is. Here's the 50."

Mr. Hopper, "They're both the same; the 20 and the 50 are both the same color and lettering."

Mr. Workman, "See, I don't have a problems with it. You get us what you want on the signs. If we approve the color and the font, we could have a special meeting and do that, and it's done. I don't have a problem with it. We could do it over the phone or something."

Mr. Dorman, "Any reason why you didn't use the same font as exists there now? We're going to start mixing fonts."

Mrs. Roberts, "It's the same. That's not Helvetica?"

Mr. Dorman, "No."

Mrs. Roberts, "Well, we could do the same. I mean, you know, we didn't know the name of that particular one. It doesn't really matter which one it is. You wanted a font, so we just kind of like OK well Helvetica was just the most common one, so we just decided"

Mr. Dorman, "Aren't these signs" (paper rustling too loud to hear)

Mrs. Roberts, "No, those are in the warehouse right now just sitting down there gathering dust."

Mr. Workman, "Everything should flow together regardless, if you've got"

Mrs. Downing, "Once we know what the three phrases or whatever is going to be on there, have a phone vote, so she doesn't have to wait another month?"

Mr. Kincaid, "Unfortunately, you're not allowed to do that. Now, open meeting law" (paper rustling too loud to hear)

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Workman, "We can work around that. That's not a problem, and you don't have a problem changing the font or else change the other one to match this one?"

Mrs. Roberts, "No, this one is already done."

Mr. Workman, "Yeah, that's what I mean, so let's change it, let's keep it all the same font."

Mrs. Roberts, "The font doesn't really matter. That was just nada."

Mr. Workman, "Well, that's fine. Ok, so you don't have a problem with doing that?"

Mrs. Roberts, "So, use the same font of the sign."

Mr. Workman, "And this color is the same color."

Mrs. Roberts, "That's the teal color of the awning."

Mr. Workman, "I don't have a problem . . ."

Mr. Hopper, "Currently what we're talking about is the 20-square-foot sign that is (no, we're on the 50-square-foot-sign) . . . I know, he asked me what we're preparing to approve and what we're talking about here is the 50-square-foot sign that is a temporary real estate sign advertising development of the premises; in other words, the entire building. The 20-square-foot sign that she is requesting is a sign that is _____, displaying the name and activities or services rendered within the building. That's very similar to the sign that's on the front of the building that says, "Warehouse."

Mrs. Roberts, "No."

Mr. Workman, "One, we do one at a time. Let's get the 50-footer one out of the way; that's the one we're talking about right now; right?"

Mrs. Roberts, "The one that you just say we do it over the phone or whatever . . ."

Mr. Workman made a motion to approve the 50-foot sign, color and font; the font being the same as what was approved for the large sign that we approved three months ago.

Mr. Hopper clarified: "The content and the wording still has to come into a whole new meeting on the content of the wording. Do you understand that?"

Mr. Kincaid, "Maybe the lady wants to write down the section of the Code, as Ken wants to read it."

Mrs. Robert, "I have it . . . of the ordinance?"

Mr. Kincaid, "No, you've got the sign (that's what I thought). This is under the Historic District; that's what I thought. It's 1175.05C. There's two places where signs are located." (OK)

Mr. Workman, "OK, back to my motion."

Mr. Hopper, "Mr. Workman made a motion to approve the color and font for a $\frac{3}{4}$ " plywood sign to be mounted on the exterior side of the building that's going to be 10' x 5' and the font is going to match the font of a previous sign that was submitted, so the fonts will match. The wording of this that is going to be placed on this sign will be reviewed and approved at a later date; seconded by Mrs. Downing.

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Dorman, "I just have a question. Previously we approved the concept with the understanding you were attempting to restore the "Honest Scrap" sign."

Mrs. Roberts, "Right; that's not going to be touched. Those signs will not touch."

Mr. Dorman, "The wording they won't, but I'd just like an update that if you're still using that or"

Mrs. Roberts, "We're still working on that, yes. We've been talking to the, I believe his – I'm not sure what is the name of the Preservation Committee of the State of Ohio or the Historic Something of the State. There is a grant available for historical buildings that have – for this, we have something painted on it, and we are in the process of seeing how we can apply for that and restore it."

Mr. Dorman, "So these could be removed if you're restoring the background."

Mr. Workman, "Remember there, we're approving a temporary sign for the one year."

Mrs. Roberts, "There is um Olde Canal Days, I went down to, you know to walk around town, and there is a picture that Margaret Stiles had in display right now that she's going to be selling prints, if anybody's interested in that. There is an aerial shot of Canal Fulton in 1920, and our building is perfectly in sync with this picture, and the way that we are putting the signs with the "Honest Scrap" and with the "_____ Furniture" is identical to everything that we're doing, and that was in 1920. So we are duplicating and that is in there – that was in there. So, we can more historic on that."

Mr. Dorman, "Well I just – make sure you're still pursuing that. That's the only comment I have."

Mrs. Roberts, "We're trying."

ROLL CALL: Yes – ALL (Motion carries) The Certificate is granted for the color and the style of lettering. The content is to be reviewed in another meeting once submission is made.

Mr. Hopper, "OK, we have another obligation for a 20-square-foot sign that is to be the same color, supposed to be ¾" plywood mounted to the side of the building, and this sign is pursuant of 1181.02 Paragraph B Subsection 1, and it's a sign that is specifically supposed to state the purpose for displaying the name and the activities of the services herein. I would assume that the color and the style and lettering is going to be the same as we just approved for the 50-square-foot sign."

Mrs. Roberts, "Just to match the (paper rustling) signs that we would put in there."

Mr. Hopper, "But there again, exactly what is going to be the content of this, the wording on this sign?"

Mrs. Roberts, "Advertising services and activities in the building."

Mr. Hopper, "And those services and activities are?"

Mrs. Roberts, "Restaurant dinners, Ghost dinners by the parties, Banquet Facilities, Entertainment, things like that . . . Chamber of Commerce, Convention Center Visitors will have an office there."

Mr. Hopper, "All the stuff that should be on that we'll have a request for the pole sign submitted – not on this particular sign."

Mr. _____, "Quote/unquote 'Marquee Sign.' Isn't that what's going to be on that big sign?"

Mrs. Roberts, "Pardon me."

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. _____, "Big sign."

Mrs. Roberts, "And what big sign?"

Mr. _____, "The big sign that we approved several months ago, where it said 'Tea Garden and Warehouse' and then below it had"

Mrs. Roberts, "Below it will be that"

Mr. Hopper, "Each individual tenant has" (EVERYONE TALKING AT ONCE)

Mrs. Roberts, "Each individual tenant."

Mr. _____, "And this 24-square-foot one is going to say?"

Mrs. Roberts, "That's just for the services of the building. Fifty-room of banquet facilities, private party, bridal showers, whatever services or activities (for that matter) that we would have in there. They have nothing to do with the tenants."

Mr. _____, "It doesn't have anything to do with the tenants?"

Mrs. Roberts, "No."

Mr. _____, "Do you know what this is going to say, or this is something that you're saying – could say these kind of things."

Mrs. Roberts, "It could say those kind of things."

Mr. _____, "So, they're going to be a changeable copy also; is that what you're suggesting?"

Mrs. Roberts, "Yes, because I could put like uh 'Ghost Tours' and if we decided not to do it anymore, then we would have to change that and do whatever business we're doing at that time."

Mr. _____, "So, is this also a temporary one-year sign like the one we just did?"

Mr. Hopper, "No, this is permanent 20-square-foot sign."

Mr. Workman, "But it's not going to be an interchangeable letter sign. It's going to be a sign you could paint over."

Mrs. Roberts, "We couldn't find anything that it could preserve the historic look on an interchangeable sign. I mean, I could buy one at Home Depot that you can put letters in, like you would put in a sandwich board, but that would not . . . I wouldn't like that. That wouldn't look good to me. So interchangeable letters are, so to speak, you know, it would look like a gas station, and we don't want that. That's where we decided, well, if we have to change it, we have to paint it, and we'll just paint it – whatever we need to do to it – rather than the"

Mr. _____, "Do you anticipate how often you might have to change this sign?"

Mrs. Roberts, "Well, we would not change it the least amount of time as possible, but we don't know what's going to happen tomorrow. I mean, things change on a daily basis, so we don't know. Have to take it down and paint it every single month then, you know, that wouldn't work. I mean, that would be not only expensive but, you know, a heck of a lot of work. But, we don't know, you know, what's going to come. We might come every month with something different . . . I don't know. That would be our choice."

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Brown, "From our standpoint here, do we even have any business trying to specifically locate the words or choose the words for this or . . . ?"

Mr. Hopper, "No, we don't have anything to do with it. It's up to them to choose the words is all. The only thing we have to do is review the wording that's going to be placed on the sign."

Mr. Dorman, "And I think what we're concerned about is we don't end up with duplicates with this 20-square-foot sign, they're advertising a certain tenant in that building, when there's already – we already have a sign for that."
(EVERYONE TALKING AT ONCE)

Mrs. Roberts, "Yeah, we already addressed that. We're not going to do that."

Mr. Dorman, "You know, that was our big concern, so if we're just going to talk about if we limit it to services, let them pick what they want to put on it. Approve it, and let's get on with life."

Mr. Brown, "So, all we need to do then, if we want to make specific to identifying services and eliminating any reference to specific tenant, is that the way"

Mr. Hopper, "That's the way I look at it."

Mrs. Roberts, "Activities and services."

Mr. Brown, "And, as far as the size of the sign and everything, and that's all acceptable."

Mr. Hopper, "Yeah, it's 20-square-feet. That is within the ordinance. The only thing we have to . . . under HPC section of it is the specific wording that's going to be on the sign. What type of services are going to be listed on this sign."

Mr. Brown, "So, then is that something that you could have available for us when we review this other – this 50-square-foot sign?"

Mrs. Roberts, "I don't know what kind of services that can change from day to day. I mean, that can change from week to week. I can give you an idea of what the services are going to be and the activities are going to be happening, but I can't just say this is going to be it because it might change."

Mr. Brown made a motion that this sign be approved, but the colors and the fonts will match the signs that are already over there, but that it be specific to services provided only and with no reference to any particular tenants that might be in residence."

Mrs. Roberts, "uh-hum."

Mr. Brown, "OK. I just want that to be part of the motion, so we know exactly, you know, that's for your, so you can say you can do there also, so there's not going to be a problem going down the road."

Mrs. Roberts, "No, we understand that. The tenants' signs is different from this one."

Mr. Hopper, "Mr. Brown has made a motion; seconded by Mr. Workman. There, again, the approval of the certificate at this time will strictly be for the color and lettering style. The exact wording on the sign is to be submitted and approved later; is that correct?"

Mr. Brown, "No, that's just to make it specific to identifying service and activities only, with (paper rustling)."

Mr. Hatfield, "OK, basically, what you're saying here and some other things and what Mrs. Roberts was saying, she don't know exactly words and this kind of stuff that she wants on there, and I realize you're going through two

HPC / Planning Commission Meeting Minutes
July 15, 2004

or three different ordinances here. And one of the ordinances says too that you note _____, property owners that it would probably affect. Now, I got the buildings in front; I got the building in front of them. I got the parking lot over on the other side. Now, one of the historical things is proliferation of signs, which you've held down and which I've kind of fault you because I think we should have better signage and more signage. But, here's the problem that I see right now, at least, and it's going to affect me. You basically saying you've got 110-square-foot plus a corner sign you're going to put there some place. Plus, if you re-do the Scrap sign, plus there's another sign on that building, plus I think there's a third sign on that building. Now, for the amount of space you've got, and as soon as that school moves, there's a possibility of four different uses for my building sitting there – plus the parking lot across the street. Now, if I come back here – back in here – and I'm going to need some signage, and I think, you know, you need to look at the overall situation here because there was a pole sign right in front of the deck here when the bank was there – the base and stuff is still there, so it ain't even close to what they're saying here. You're going to have 20 signs up through there.”

Mr. Hopper, “And, you put your pole sign up, it's going to be in front of all their's.”

Mr. Hatfield, “And, well that's a point. If I do anything there, it's going to be in front of the signs that they have on the side of their building. I'd like to see (coughing noise) _____ a sign on the top. I've been saying that when I was on HPC for years; it's really historical and should be there. It's high enough that probably wouldn't have, you know, it's not going to affect some of the other stuff. The only thing, and I think we need advertisement. You need to take a look under the proliferation or whatever and the other properties and the other situation around there – that's what I'm saying – because I think we gotta' have signs, but it's got to be controlling under certain things, and in this case, from what I see, you've got 110-square-foot plus the corner. The corner sign, they was going to, from what I understand which they were going to put some place, and then you got the Scrap Metal sign, then you've got something else. There's another sign on that, and I think there's a third sign on there.”

Mr. Hopper, “And there's a 12-square-foot sign “For Sale and Lease” plus there's a front building sign that says “Warehouse” plus there's two other signs on the awning.”

Mr. Hatfield, “Well, I'm just . . . the awning's taking up the front of the building – 90% of the front of the building – so you've got – they've got their little spot there in the front and the side. I hope it can be worked out, but I want you to just be aware of the fact that I'm going to need some signage down there, and you restricted me for a sign on the front of that building. So, depending on the circumstances, I can't tell ya' this exact minute, but I can tell you the school's not going to be there forever, and their lease is going to be up. And that building, you've got _____ the designing the four sections, so there could be a similar situation to what's over there (hopefully not). Hopefully, we'll get somebody to do the whole thing and have one sign there and put it on the building in the front. That's what I'd like to do, but I . . . and I want to do some of that parking lot besides losing keep losing money every year, so that's my input and thank you for considering it because, you know

Mr. Hopper, “I understand that, John, knowing the layout of your building from when the bank was in there, it would be easily situated for four different entities.

Mr. Hatfield, “The other regulation, it does say basically for an off-premises sign like that was connected to this other sign, it says, ‘An off premises sign, the property owner is to be contacted and permission on off-premises sign from property owner of that property because a lot of these properties' rightaways, and people actually have rights to some of these at the center of the street. So, you know, we went, Clayton, we've went over all this years – a lot of times, but these are the kind of things you get into. Only thing I'm saying is, _____ about the whole thing. Thank you.

Mr. Hopper, “I mean, he's right to an extent. People are going to look at the side of this building; there is a . . . we're talking about a lot of signage here. Especially if they redo the lettering on the side of that building.”

Mr. Kincaid, “Our Zoning Code signs specific as they are, was never written with the idea of multi-use buildings. It just needs some work.”

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Brown, "It does. But, in the meantime, they're not asking for anything. At this point, they're not asking for anything they're not entitled to under our Code. That's the bottom line. And, besides, we're not – this particular body is not approving anything but font and content and color. We have nothing to do with size or anything else. We're OK with this historically."

Mrs. Roberts, "But we're following this ordinance, which is (EVERYBODY OVERTALKING) . . . "

Mr. Brown, "My point of view, the Honest Scrap thing, if they get that, that's not a sign that's advertising that building whatsoever. It's simply adding to the historical flavor of the Village, so that should not count against them if they get that done."

Mr. Colaianni, "Under Ohio's Historical Society's rules, that sign is exempt."

Mr. Brown, "You know, I don't want to get into that. All I want to say is that's my personal opinion, that - you know - we shouldn't even count that. Anyway, you've got a motion on the table."

Mr. Hopper, "We have a motion; do we have a second? My only comment here is just to be careful because I can foresee even when if Mr. Roberts erects a pole sign there, so his individual tenants can have their sign, it's going to be in front of all of us again. And, if Mr. Hatfield re-establishes a pole sign, they're going to be on top of each other down there. So, where do you stop here? Keep in mind, this is"

Mr. Dorman, "Plus, if we do the Honest Scrap, the Surgeon General will want a sign." (much laughter)

Mr. Hopper, "You're probably right there."

Mr. Brown, "We have to work with what we have on books. You know, if this multiple use building thing is going to be a problem, we're going to have to redo the Code to address it."

Mr. Workman, "Well, too, even though those legitimate concerns coming down the road in the future, we don't know if those are going to be problems, or if they're going to actually take place at this time, and we can only deal with what we're being requested of right now, and as far as the pole signs between Mr. Roberts and Mr. Hatfield's in the future, we don't really know that those things are going to happen. They're possibilities; they might happen but they might not as well. But this particular need right now is all we can address."

Mr. Hopper, "No, the only thing that I'm stipulating is that just know that the same things that we are addressing right now, these are situations that exist and our Code, as it is set up right now, is a permitting use. The pole sign is still permitted use, so next month we'll get another application from Mr. Roberts requesting that pole sign."

Mrs. Roberts, "It is this one in there you mentioned before."

Mr. Hopper, "And, there's one in here already! And these are all things that are all part of the Code as it exists now."

Mrs. Roberts, "Alright, so, because this is under designing of ordinance and is been approved, so I assume that we can move forward."

Mr. Hopper, "No."

Mr. Workman, "No, we have to vote on this."

Mr. Hopper, "We have to vote on this yet."

Mrs. Roberts, "Oh, OK, that's what I thought that it was approved."

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mr. Hopper, "The first one is approved for color and letter, but we don't know what the content/wording of the first one is."

Mrs. Roberts, "Right, we're going to do a special session for that."

Mr. Hopper, "This one we know the content is going, as the motion says, it's going to pertain to the services being conducted within the building, and it's going to be confined to the 20-square-feet, and that's the motion that's on the table; am I correct . . . on second. (correct) OK, any other discussion? **ROLL CALL: Yes – 6 No – 1 (Mr. Hopper)**

Mr. _____, "I have a concern that the lady – the way she phrased her questions. Now this does not – this approves the esthetics, the style; it does not approve the . . . don't _____ the sign yet. You need a permit for the signs."

Mrs. Roberts, "Right, I understand that. OK, well now, my question was . . . ; because it's in the ordinance and it's approved, it's approved by the ordinance and the Zoning?"

Mr. Hopper, "No, we approved the historic appropriateness of the sign. You still have to go through and get a sign permit. Then that is based on the ordinance."

Mrs. Roberts, "Right, and since it's - my question was since it's already in the ordinance and it's, you know, should be no problem."

Mr. Kincaid, "Well she could apply . . . now applying for selling permits while we're waiting for the next meeting of this, just to get it moving. It's a separate process, but I don't see why they can't be going forward at the same time, but you need to go in and apply for a permit. And, know that they cannot say it should be OK, it'll be find; they can't say that."

Mrs. Roberts, "No, they approved what they needed to approve and I need to go to Zoning to approve everything . . . yeah, understand."

Mr. Hopper, "OK, the sign for the purpose of displaying the name and activities and services within the 20-square-foot sign has been approved then."

Mr. Belford, "You've got an application here for the pole sign. Did you want to take action on that?"

Mrs. Roberts, "No, because I don't . . . Ken give them to me; he couldn't be here tonight – he had to be with family _____, so I'm assuming that he'll go back _____ with that particular one."

Mr. Hopper, "OK, I believe we have a gentlemen here who wishes to address the Historic Preservation Commission. Thank you Mrs. Roberts."

Mr. _____, "I think we should table, do something with that like table it or something."

Mr. Hopper, "What's that? That was tabled a couple of months ago."

Mrs. Roberts, "Last month."

Mr. Hopper, "Actually the pole sign came in the month before."

Mrs. Roberts, "I don't know why he didn't address that today."

Mr. Hopper, "Yeah, well, I don't know either, but actually the application of the pole sign has been submitted twice. Uh, it's getting totally confusing to me. We get applications every month, and they're all the same."

HPC / Planning Commission Meeting Minutes
July 15, 2004

Mrs. Roberts, "Signage has been extremely confusing to us, as well. Thank you."

Mr. Bailey, "Clayton, what's the status of the 50-square-foot thing?"

Mr. Hopper, "The only thing we've approved on that under HPC is the color is that teal color and the type of lettering is going to match the"

Mr. Bailey, "OK, well is it the same for the 20-foot?"

Mr. Hopper, "Yes. We know what the content – the wording is – on the 20-foot sign. We just don't know the content for the 50-square-foot sign yet. (OK) That has to be approved at a later date, the exact content that's going to appear on that 50-square-foot sign. OK?"

Mr. Kincaid, "Would you excuse me, then. I think I'm done. (Yeah) Thank you. Goodnight everyone."

Jeffrey Wistel, National Park Service, U.S. Department of the Interior - Heritage Tourism Brochure

Mr. Wistel presented the draft of the Heritage Tourism Brochure. The CLG status of the City and HPC was used to apply for a grant from the Ohio Historic Preservation Office to fund this project. The other part of the funding came from the Stark/Canton Convention and Visitor's Bureau. Mr. Wistel's presentation surrounded getting the final version out to the printers in August. He wanted input from HPC regarding where information on the brochure might be inaccurate. (PH: 330.657.2982)

Mr. Workman adjourned the Historic Preservation Commission portion of the meeting.

PLANNING COMMISSION

APPROVAL OF MINUTES

Mr. Workman made a motion to approve the minutes of the June 17, 2004 meeting of the Planning Commission. Mrs. Downing seconded the motion. **ROLL CALL: Yes – 3 Abstained – 1 (Mr. Hopper due to he was not at that meeting).**

OLD BUSINESS - None

CONDITIONAL USE – None

SHADE TREE BUSINESS

Mr. Hopper responded to a question he received via E-mail from Mrs. Downing concerning the request of Council, asking her to bring to them to give the Planning Commission some funds, perhaps to start a small tree replacement program within the downtown area. Mrs. Downing sent another E-mail stating that Council granted \$500 per year for same. Mrs. Downing stated that was actually from the City Manager, who said it was a line item in the budget that she could accommodate them with. Mr. Hopper said he understood the \$500 figure, but when it comes time to replace a tree, what exactly would the Shade Tree Commission be responsible for. Would they be responsible for paying for the planting of the tree, personnel, equipment, and the cost of tree; does that come out of this \$500 or is it a separate item (is the \$500 strictly for the purchase of the tree). Mrs. Downing will clarify with the City Manager and get it in writing. Mr. Hopper stated that if the \$500 has to pay for the services of the City to plant the tree, along with the purchase of it, it's not going to get them a very big tree.

NEW BUSINESS

Mr. Hopper stated there was a hitching post missing at the front of the Warehouse on the Canal (the base is still there); this is a piece of City property, and he knows for a fact the City has one more left in stock and with just an order from the City Manager, the Street Department can replace it. Mrs. Downing is going to check on it. Mr. Mayberry stated he personally has the feeling that it got removed because it interfered with the front door to that building (he assumed). Mr. Hopper said he would have an assumption that the post probably disappeared about the same time the trees did, and he said it should be reinstalled.

Steve Smith/Canal Place (Final Plat Approval)

Mr. Dorman said the preliminary plat of Canal Place was submitted about a year ago and approved. The development of it is slower than anticipated, but Mr. Smith has multiple tenants interested in the No. 1 lot, which is in the southeast corner. Mr. Smith is proposing a final plat with 2 out lots; one is one acre and the other is the balance of the project (5 acres). Mr. Dorman also received improvement plans this week; he spoke with Fred Etheridge, who has no problems with the issue (Schalmo is next door to it).

Mr. Schwendiman made a motion to approve the plat based on the Engineer's recommendation; seconded by Mr. Dorman. **ROLL CALL: Yes - ALL**

Mr. Hopper, "And you have agreed before _____ to furnish a copy to Mr. Schwendiman.

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

Clayton Hopper, Chair