

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION / PLANNING COMMISSION MEETING MINUTES

Thursday, August 19, 2004

HISTORIC PRESERVATION COMMISSION

Mr. Clayton Hopper called the August 19, 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
Clayton Hopper
Dennis Browne

Planning Commission

Clayton Hopper
Don Schwendiman

Others in Attendance

Victor Colaianni, Councilman; Rebecca Shimer, Parks & Recreation Board; Ron Hinton, Hinton Surveying; Mike Kochovski, Canton resident; Ken Roberts, Resident

PLEDGE OF ALLEGIANCE

MINUTES OF THE PREVIOUS SESSIONS

Approval of the July 15, 2004 Historic Preservation Commission Minutes

Mr. Browne made a motion to accept the July 15, 2004 HPC minutes; seconded by Mrs. Rossi. **ROLL CALL: Yes – ALL Motion Carries – Minutes are Approved.**

Approval of the July 15, 2004 Planning Commission Meeting Minutes

Tabled for lack of quorum

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATE OF APPROPRIATENESS

Jennifer Limbent, 340 N. High St. (Repaint House) – Ms. Limbent not in attendance.

Mrs. Rossi made a motion to grant the Certificate of Appropriateness for the repainting of the house at 340 High Street; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL Motion Carries – Certificate of Appropriateness is Granted for Repainting of the house at 340 N. High Street.**

Ken Roberts dba Warehouse on the Canal, 239 N. Canal St. - Signage

Regarding Mr. Roberts' 50-square-foot sign: Mr. Roberts had agreed to submit the wording on the signage (he did); the wording was attached to application being circulated - where it's talking about "Property for Lease" or "Space for Lease." Mr. Hopper asked Mr. Roberts if he was aware the 12-square-foot sign was previously approved, and stated that according to the Law Director, Mr. Roberts can have only one sign. Mr. Roberts stated he spoke with the Law Director, and said he'd give up the previously approved 12-square-foot sign for the 50-square-foot sign that specifically states, "For Lease – Prime Property."

Mr. Hopper made a motion to approve the Certificate of Appropriateness for the 50-square-foot sign with the wording that Mr. Roberts has submitted ("Now Leasing Prime Office Showroom and Antique Specialty Shops" – with a phone number); seconded by Mr. Browne.

Mr. Hopper excused Mrs. Rossi from the discussion. Mr. Dorman asked if the font matched the other sign (using Helvetica) to match the "Warehouse" sign; Mr. Roberts said he'd already agreed to that.

ROLL CALL: Yes – All Motion Carries – Certificate of Appropriateness is granted for the 50-square-foot sign with the appropriate wording on it (with text to match "Warehouse" sign) is approved.

Ken Roberts dba Warehouse on the Canal, 239 N. Canal St. - Remodeling of Exterior of Building

Mr. Hopper stated, if you look at the drawings and color chip, what Mr. Roberts is proposing to do is to remove one of the front doors and move it inward and make a type of alcove. Where the existing garage door is, Mr. Roberts wants to take a section out of that and move it back and put in a handicapped-accessible door. Mr. Hopper said he looked at that garage door; it would be easy, the way it's built and painted (he would think carpentry-wise), is to do away with the door, build a new front, set it back and put the handicapped entrance in; making new construction look old and matching the existing garage door. Mr. Hopper wanted Mr. Roberts' word that the appearance of the front of the building will stay the same, even though the door will be different. Mr. Roberts said he has to look at the overall cost of it and wanted the option for both; his contractor said there would be no problems moving a 6' x 8' section out, then reinstall it back on the back wall. From an appearance point of view, you're going to have an alcove, but what you're going to see the first thing is that similar garage door appearance. They will switch the current right-hand door to a left-hand, to keep the existing door. They need to recess it back, so when the door opens it doesn't cover the steps making it difficult to enter. The steps leading up will be painted the same color.

Mr. Browne made a motion to accept the remodeling of the exterior of the Warehouse on the Canal building, providing that the overall appearance of the building and the doors stay the same and the existing colors are replaced - per the provided sample. Also, as long as the appearance is the same, it's Mr. Roberts' discretion if he wants to use the existing door and try to modify the garage door to cut it and move half of it back, or rather he just use new construction and make the new construction look like the existing garage door; seconded by Mr. Hopper.

ROLL CALL: Yes – ALL Motion Carries – Certificate of Appropriateness is granted for the remodeling of the exterior of the building located at 239 N. Canal Street.

Victor Colaianni, Councilman (Proposed Amendment to Chapter 1175.05 (C))

Mr. Hopper and members received a copy of a proposed amendment to Chapter 1175.05 (C). Mr. Hopper received a phone call from Mr. Workman with concerns similar to Mr. Hopper's. Mr. Hopper stated that if at the time HPC and Planning together agreed to send the proposed amendment to Council, they would be (to a certain extent) revamping or at least adding it to the City's current Code. For that purpose, both Mr. Hopper and Mr. Workmen feel that it should be tabled until at least they have time to have a work session with it. Mr. Hopper suggested HPC and Planning have a joint work session to discuss this amendment because he has already run into some paragraphs in it that are contradictory; some statements they don't believe need to be in there.

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Tabled until work session is established and to include Mr. Johnson Belford's attendance; Mr. Colaianni asked to attend also.

Mr. Colaianni stated, "You need the teeth in something that gives you the option to approve or deny things that are contained in that amendment. Right now, you do not have that because it's very apparent in what's transpired over the last year and a half or so that you have to send things to different areas. Now, I'm not saying that what you've done is wrong, but in the matter of efficiency in getting some things done, I think you guys should have some more authority to do that."

Mr. Hopper replied, "And also, what the Code does, even the one proposed does not do, it does not give an option for appeal."

Mrs. Rossi said they should talk to the Ohio Historic Preservation office regarding the amendment.

Mrs. Shimer stated, "I just attended a seminar today on design, and they talked about the Ohio Historic Preservation office, and what they recommended was . . . it was easy if you had an ordinance that was backed up by a set of guidelines, so you wouldn't have to change the ordinance. But you could have your teeth in the guideline, and appeal, and what the penalties would be, and what it is that you need to set up with guidelines without changing the ordinance."

Mr. Hopper believed that one of the main problems they've encountered is that HPC is looking at a Certificate submitted by a business owner in content only, and if that business owner goes through the Code, and says, "OK, if I get my content approved, and I keep this sign within their required, and now I have to transfer myself to the acceptable content to the Planning side guide range, then HPC approval kind of becomes your final act. Because once you have your Certificate of Appropriateness, if that sign falls within the square footage requirements under Planning, the Zoning Inspector will automatically issue you your sign permit. It's only when HPC approves the content, but the sign doesn't meet the square footage requirements called for under Planning, the design inspector refuses to issue that certificate."

Mr. Colaianni stated, "But, see what you have existing in current language does not take into consideration some of the business conditions that you have down here, which is what part of this amendment is designed to do. When the original Zoning Ordinance was put into place, you did not have the Ohio & Erie Towpath as an historic landmark. You did not have 15,000 people in the summer using the bike path, and you did not have the business conditions that you do now."

Mr. Hopper answered, "Well, that's true and, not only that, but keep in mind that this code . . . is something that is going to replace the current code that we have been working with the last 15 years. So, it's not something that can be taken lightly. This has to have some work put to it and some thought put to it."

Mrs. Rossi added, "And we also have to consider how it will affect businesses that are here and existing now; you can't do damage to that either. I think it's really worth a lot of merit, but I think we really need to really work hard on this because that's a pretty good burden. I don't think we're prepared to do it yet."

ADJOURNMENT OF HISTORIC PRESERVATION COMMISSION

Mr. Hopper adjourned the HPC portion of the meeting.

PLANNING COMMISSION

The Planning Commission has no quorum for this meeting.

OLD BUSINESS – No issues to discuss

CONDITIONAL USE: No issues to discuss

SHADE TREE BUSINESS: No issues to discuss

NEW BUSINESS:

Mike Kochovski dba Kochovski Construction, 5150 Foxchase Ave. (Site plan review for PT OL 157, located on S. Locust St., alongside of his current development) – Tabled for lack of quorum

Dan Fleishour dba Landoak LTD, 6146 Baycliff NW, Canton, Ohio (lot split with variances)

Need a side variance on the garage and a width variance on the lot split. Mr. Dorman wanted this issue to be reviewed at during a special HPC/Planning Commissions meeting. Mr. Hopper stated the only thing that he wanted noted, and he's been assured that the proposed buyer knows it, is that if they are proposing to build a home back in the back that it is going to be below the sewer line. That means they are going to have to install a grinder pump to pump up to the Locust Street sewer because that property is below the gravity sewer. – Tabled for lack of quorum

Victor Colaianni, Councilman (Proposed Amendment to Chapter 1175.05 (C))

Tabled for lack of quorum

ADJOURNMENT

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

Clayton Hopper, Chair