

**HPC/PLANNING COMMISSION
MEETING MINUTES
August 20, 2009**

Mr. John Workman called the August 20, 2009 joint Historic Preservation Commission and Planning Commission meetings to order at 7:30 PM.

PLANNING COMMISSION

PUBLIC HEARING (7:30 PM) – Conditional Use Certificate for S-1 Zoned Building to Approve Retail and Service Business.

Patricia Allen, 246 E. Market Street (Old School House):

Mr. Workman stated the owner wants to put in retail and service businesses. There would be a resale shop in part of the building, storage, retail section. In the gymnasium it is intended to be used for auctions, retail and meetings.

Ms. Allen stated there will be three rooms and the hallway used for resale shop. They will be expanding in the future to include the area that housed the cafeteria and kitchen. The gym and auditorium will be used for auctions. Those rooms will also be available for rental. It will be open to the public on the days of the auctions. At this point, there is not a commitment to anyone for auctions for weekly or monthly auctions. It is what she is working toward. She stated there are some wrestlers that want to have a show on Sunday afternoons.

Mrs. Downing moved to approve conditional use to Patricia Allen for 246 E. Market Street for the certificate for S-1 Zoned Building to approve for retail and service business, seconded by Mr. Schwendiman. **ROLL: Yes, ALL.**

Mr. Workman commented that he doesn't have any problem on the type of business at this time, but he stated what bothers him is that they are giving her an open license for the gymnasium. He stated if it starts to create obnoxious use that would interfere with the neighbors; she may be asked to come in and limits the use. He stated at this point and time, she has proved to the Commission that she can control what goes on. If this continues, she will not have to come back before the commission.

This adjourned the public hearing portion of the meeting.

HISTORIC PRESERVATION COMMISSION

ROLL CALL

Historic Preservation Commission

John Workman
Rochelle Rossi
Paul Bagocius
William Dorman
Diane Downing
Linda Keillor

Absent: Clayton Hopper

Others Present: Mr. Belford, Zoning Inspector, Patricia Allen, Old School House Owner, Scott VanDenberg and Dan Mayberry.

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Ms. Rossi moved to adopt the record of proceedings as amended, seconded by Mrs. Downing. **ROLL: Yes, Mr. Workman, Ms. Rossi, Mr. Bagocius, Mr. Dorman and Mrs. Downing. Abstain, Ms. Keillor.**

Mr. Bagocius stated on the adjournment section, it should read August 20, 2009.

PUBLIC HEARING - No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

Scott VanDenberg, 128 N. Canal Street (Open Entrance on Fenn Place; Will Require 6' Commercial Entrance to Be Installed in Side of Building): **TABLED until renderings are brought before the Commission**

Mr. Vandenberg stated the Laundromat has been split. The Laundromat will be in the back of the building and the front portion will be retail space. They would like to put an entrance on the side, entering off Fenn Place for the Laundromat. The back door will be eliminated. It will make it more accessible from the front and the back.

There was discussion on the doors and the look they were going to have. Mr. VanDenberg stated he would like for them to be full glass to allow as much natural light in as possible. It is his intentions to put doors in that have metal frame and tempered glass.

Mr. Workman stated he would like to see some type of gingerbread done around them so they blend in with the historically aspect of the building as much as possible.

Mr. Workman stated he should have brought in artwork on the proposed work. He stated how are they going to say it is aesthetically pleasing and it fits in with the historical character of the City, if they don't have any idea what he is going to do.

Mr. VanDenberg stated this came about because he was instructed to be present to answer any questions. He stated he is leaving September 2 and this is why it needs pushed through to get in to this meeting to get it in front of them. He stated this is why he doesn't have drawings is because the person that would have done the drawings was out of town. He stated he doesn't have a problem putting the gingerbread there.

All members agreed they wouldn't have any problem approving it, once they see it. He needs to submit a rendering of the changes.

Mr. VanDenberg stated he is going home September 2. He will send a drawing of the changes. The doors are not planned to be changed until spring.

The Certificate of Appropriateness for 128 N. Canal Street was tabled until a rendering of what he wants to do to the building is submitted to the Commission.

Scott VanDenberg, 110 N. Walnut (install 3 Garage Doors facing Walnut and Re-Install 2 Windows and Commercial Door Facing Penn Place): **TABLED until renderings are brought before the Commission.**

Mr. VanDenberg stated he wants to install three garage doors facing Walnut Street. There was siding put over two of the windows. He would like to remove the siding and put two new windows in. Where the large door opening that is currently facing Penn Place is where he would like to put a set of double commercial doors. He would like to turn it into a retail shop.

Mr. Workman stated the building they are talking about is the old woodworking building that belonged to Dennis Browne.

Mr. VanDenberg stated replacing the doors won't change any of the aesthetics of the building because the trim will remain the same. The doors are smaller than the existing opening for the garage door. He stated he will have to put a step between the doors and the sidewalk.

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Mr. VanDenberg stated facing Walnut, he wants to put in three 9 or 10x7 standard residential garage doors with a man door next to them into each of the three bays that are in that building. The use is dependent upon what the building department will let them do with it. He stated at a minimum it would be storage and at the highest possibility would be a commercial application.

Mr. Workman stated he is going to need egress and regress to the whole length of the building. He stated the public parking that is there would be gone and he has a problem with that but that is not a function of HPC. He stated they would have discussion on it in the Planning Commission portion of the meeting.

Ms. Rossi stated she has seen things Mr. VanDenberg has done in the past and he has always done a nice job.

Mr. Workman stated they are in the same situation as the other certificate of appropriateness that was presented to the commission. They would like to see renderings of the proposed changes.

Mr. Bagocius suggested having a carriage house door look as opposed to a modern door.

Mr. Dorman asked if he was leading toward the building being used as storage. Mr. VanDenberg stated it could be used as a hobby garage, such as for one that is a car collector.

There was discussion as to the style on the doors and to be sure to keep in mind the historic aspect of the look.

Mr. Workman stated there is two parts to the application. First, asking for the Historic Commission to approve an aesthetic pleasing building and secondly, the building use is a Planning Commission situation. He is asking for them to give up public parking area so that he can have egress to the building.

Mr. Workman stated at this time, both proposals are going to be tabled until renderings are brought before the Commission.

There being no further business, the HPC portion of the meeting was adjourned.

PLANNING COMMISSION

Planning Commission

John Workman
Don Schwendiman
Diane Downing

Absent: Clayton Hopper and John Grogan

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS (PLANNING COMMISSION)

Minutes for the Planning Commission could not be approved due to lack of a quorum.

OLD BUSINESS - None

CONDITIONAL USE - (was taken care in the HPC portion of the meeting.)

SHADE TREE BUSINESS - None

NEW BUSINESS

Downtown Parking:

Mr. Workman stated Mr. VanDenberg has made an application with zoning to change doors on a building that will eliminate at least six parking spaces.

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Mr. Workman reviewed the number of parking spaces in the downtown area. He stated there were three additional spaces that could be gained.

Mr. Workman stated if the doors are put there, then Mr. Vandenberg needs to come up with six parking spaces elsewhere because how are they going to replace those six spaces in the downtown area.

Mr. VanDenberg stated if it was paved and lined in that area, they would pick up additional spaces because cars would be parked right.

Mr. Workman requested to have a study done before next meeting. He would like to do measurements of the parking. Mr. Mayberry stated they have some of the information. He stated one solution back in 1962 was to demolish the Gainey Home and barns and pick up twenty spaces. He stated this was looked at by Stark County Regional Planning in the 1960's. He stated you can see the problem as they have single family residents in the middle of a B-1 district, where there wasn't enough parking. He stated they need to come up with some compromise and the more on-street parking that they building along Walnut Street. He stated would they then be saying that the parking could only be used for intermittent business parking or are they going to let the businesses downtown to start to utilize some of the downtown city parking spaces in order for those buildings to be useable. He stated unless they tear down homes, then they don't have much of an option. He stated the big question is where they get the finances to pay for the curb to curb.

Mr. Workman stated the Community Plan committee has discussed the parking issues.

There was discussion of Mr. VanDenberg changing the application from three garage doors to two. Mr. Workman stated Mr. Mayberry is going to research the parking measurements downtown.

It was asked about contacting the post office to change the location of the cluster box on Market Street to allow for an additional parking space. It was suggested to have it placed on Fenn Place.

Mr. Workman stated there is a no parking sign on Market Street across from the old elementary school and stated it doesn't need to be there anymore because there aren't any buses. He stated if the owner is going to have auctions there, which would make 4-5 five more spaces available.

It was asked about the parking lot that is owned by Mr. Hatfield. Mr. Workman stated he had spoken with him and Mr. Hatfield will get back to Mr. Belford on how much he wanted per space to lease it. He would have 12 spaces available. Mr. Workman stated they could recommend that if he did entertain a lease, the City could take over the maintenance, liability and taxes of the lot.

Mr. Schwendiman had discussed the area that is owned by Buck Chevrolet where they use to park show cars. It isn't being maintained. It was suggested to have the City approach them about the City maintaining that area and turn it into two or three cars.

Review Zoning on S-1 Zoned Property, on Approving Conditional Users

Mr. Workman stated under Chapter 1179, S-1 Suburban Office District. He is suggesting a wording change under section 1179.02(b) Uses – All uses are conditionally permitted uses. He is recommending it be changed to All uses must be approved by the Planning Commission.

He stated the reason for this change is due to if they have a conditional use request, it requires a public hearing. If they say all uses must be approved by the Planning Commission, they are able to do this within the body of one meeting, a public hearing would not be needed.

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Section 1179.02(b) All uses must be approved by the Planning Commission.

Motion made by Mr. Schwendiman to make change to Section 1179.02(b), seconded by Mrs. Downing . **ROLL: Yes, ALL.**

Mr. Workman stated he would also like to create another section. He would like to create section 1179.06 and it would read:

1179.06 Non-Fee Review. If an application is submitted for review under this district, there will be no fee for the review.

Motion made by Mr. Schwendiman, seconded by Mrs. Downing. **ROLL: Yes, ALL.**

ADJOURNMENT

Mr. Workman adjourned the August 20, 2009 meeting. The next regular meeting is scheduled for September 17, 2009.

John Workman, Acting Chair