

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

**TRANSCRIPT OF
MARCH 22, 2021, MEETING
VIRTUAL MEETING**

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Transcript of Proceedings of the North Canton
City Council, taken by me, the undersigned, Laurie Maryl
Jonas, a Registered Merit Reporter and Notary Public in
and for the State of Ohio, at North Canton, Ohio, on
Monday, March 22, 2021, at 7:53 p.m.

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APPEARANCES:

- Daniel Jeff Peters, Council President, Ward 2
- Daryl Revoldt, Council Vice President, At Large
- Doug Foltz, Ward 1
- Stephanie Werren, Ward 3
- Dominic Fonte, Ward 4
- Mark R. Cerreta, At Large
- Matthew Stroia, At Large
- Patrick A. DeOrio, Director of Administration
- Catherine A. Farina, Deputy Director of
Administration and Development
- Jina Alaback, Director of Finance
- Robert G. Graham, Engineering Services
- Martin Van Gundy, IV, Chief Building Officer
- Stephan B. Wilder, Mayor
- Benjamin R. Young, Clerk of Council

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1 MR. YOUNG: I'd like to call to order the
2 committee of the whole meeting March 22, 2021. The
3 time is 7:53 p.m.

4 Ben, would you please call the roll.

5 MR. YOUNG: Member Werren.

6 MRS. WERREN: Here.

7 MR. YOUNG: Member Foltz.

8 MR. FOLTZ: Here.

9 MR. YOUNG: Member Cerreta.

10 MR. CERRETA: Here.

11 MR. YOUNG: Member Revoldt.

12 MR. REVOLDT: Here.

13 MR. YOUNG: Member Fonte.

14 MR. FONTE: Here.

15 MR. YOUNG: Member Stroia.

16 MR. STROIA: Here.

17 MR. YOUNG: And Member Peters.

18 MR. PETERS: Here.

19 MR. YOUNG: Seven present.

20 MR. PETERS: All right. Thank you, Ben.

21 All right. This meeting is you, Daryl, so
22 I'll let you --

23 MR. REVOLDT: Thank you very much,
24 Mr. President.

25 Before we get started tonight, this is the --

1 what I'd like to talk a little bit about the process,
2 and what I'd like to do is where we're headed is to
3 refer these items to the planning commission with
4 council's authorization. I'd like to kind of move on
5 a parallel process, if we can. But we'll open the
6 discussion tonight, send it to the planning
7 commission and then move toward final adoption a
8 little later this year. Items a, b, and c I think
9 are relatively self-explanatory. Item 3.a is the
10 long-awaited new zoning ordinance that the
11 administration has sent over.

12 I think it's important to understand kind of
13 how we got here. And if you look at the title, we're
14 calling this -- the mayor is calling it, actually,
15 North Canton's Second Century. This is the zoning
16 for the city's second century. And it came from the
17 2012 master plan. We took a look in 2020, we took a
18 look at that review, and the administration has, over
19 the last 24-plus months, been working on this with a
20 professional zoning attorney. You'll note, and it's
21 a little tough to read over here on the left, but --
22 there we go. Thanks, Ben.

23 These are our overall goals. And I think
24 these are based upon the conversations that this
25 council has had over the years and was reflected also

1 in the master plan. We want a vibrant commercial
2 Main Street. It's the city's economic spine. We
3 want to encourage pedestrians, we want it to be
4 highly walkable. We want to encourage capital
5 investment, and that's not only for the city but for
6 the schools. And we want job density. And we're
7 going to focus in part on multiple or mixed uses for
8 the parcels that we have available.

9 We have listened carefully to our resident
10 realtor. We want to attract -- attract young
11 professionals and families. We want them to make
12 their home here. And most importantly, I think is
13 equally important, is we want to create a cohesive
14 Main Street esthetic. And this particular document
15 does those things.

16 Ben, you got another slide for me?

17 MR. YOUNG: Yes.

18 MR. REVOLDT: Okay. So basically what we're
19 going to be doing is considering the creation of five
20 new zoning districts that are on Main Street, and
21 they are contained in the document. We're going to
22 repeal the existing Main Street Business District and
23 we're going to adopt the new map for those
24 regulations.

25 Do we have another slide, Ben? I think we --

1 yeah. Okay.

2 Before we go on, I just want to take a step
3 back, if I can, and I want to -- we've talked a
4 little bit about the 2012 master plan and discussions
5 around it. But I think there's a larger question
6 that I'd like to place in the record. And that is,
7 how did we get here? How did we get to this point?
8 How did we get to 2012 and this particular document?

9 It's important to understand that North
10 Canton became a city in 1962. In a period between
11 1960 and 1970, the city's population doubled. And in
12 the mid '60s, the city, at the behest of The Hoover
13 Company, began a process to modernize downtown. The
14 community wanted a city that appeared modern. It
15 wanted to be less New Berlin and more North Canton.
16 The North Canton of the mid 1960s in its downtown had
17 two drugstores, a movie theater, a hardware,
18 department store, a diner, restaurants, the post
19 office, banks, and an old city hall that sat over on
20 Portage Street right behind -- just north of the --
21 or just south of the parking -- the city hall parking
22 lot. But by 1971 this was all gone. And pieces of
23 that old North Canton, in subsequent years, have
24 disappeared.

25 And I think the folks in 2012 and before

1 realized that maybe we lost something when we took
2 out the downtown. It just disappeared. And I think
3 people realized that the town would have been far
4 more interesting and the downtown more pleasant and
5 enjoyable if we had some of that back. And that's
6 the spirit behind this particular zoning ordinance.
7 It captures all the things that we've talked about:
8 Families, downtown, locations, events, activities.
9 Walkability, et cetera. It's in this document.

10 And so what I'd like to do tonight is take a
11 look at these to see if we have any questions or
12 comments now, and we'll take them in order, but the
13 net-out result is, Jeff, I think we're going to have
14 to vote on each of these, just a quick voice vote, to
15 kick it over to the planning commission.

16 MR. PETERS: Okay.

17 MR. REVOLDT: So having said that, let's take
18 a look at Item 3.a. That's the actual zoning
19 ordinance itself. And it's got two parts here.
20 We've got the conceptual part that Sean Suter, our
21 legal counsel on this matter, prepared. And that's
22 the graphic part. It shows the districts, the uses,
23 street-level uses, upper floors, accessories, et
24 cetera. And then behind that in your packets is the
25 actual codified ordinance. So we've got a beautiful

1 graphic that tells the story and then we've got the
2 actual legal language that makes that happen.

3 So do we have any -- let's just open it up.
4 Do we have any questions or comments?

5 MR. FONTE: Dom here.

6 So this has been in the works for at least
7 two years now. When we were originally, you know,
8 trying to figure out the MSB to activate that, and
9 Patrick, after he dug into it, saw that, you know, it
10 was really a band-aid approach to what the real issue
11 was. And after we dug into this and had several
12 meetings over the course of time, it encompasses
13 everything that we want to do with our limited
14 footprint to create that spine, so to speak, you
15 know, and then the arteries off of that to make this
16 that dynamic downtown that we're kind of yearning
17 for, and I think what people really need, and it
18 would be a win-win for the community. And I think
19 now this completes the toolbox, just about, to create
20 that economic development that we're looking for and
21 to create that revenue stream and have a great place
22 to live, work, and play. So, and walkability and
23 parks and all those things are all the pieces of the
24 puzzle coming together with the five new districts.

25 MR. REVOLDT: Dominic, thank you.

1 If I could just, just real quickly here --
2 Patrick, jump in, but this was -- this is Daryl. Go
3 ahead.

4 The -- this was simply -- this simply hasn't
5 dropped from the sky. The administration ran two
6 focus groups on this: One with a small group of
7 business folks and then a second with the property
8 owners themselves. So this has been reviewed,
9 reviewed by stakeholders in the community, and I want
10 to make sure that everybody understands that. We're
11 not surprising anybody. Is that a fair
12 representation, Patrick?

13 MR. DEORIO: Yeah. It started a couple years
14 back, as you both have alluded to, and, you know,
15 each piece of the puzzle that gets put into place has
16 progressed along and expanded, and so we invited just
17 some representatives of the business community in
18 early on, get some feedback, pushed it forward. Did
19 a larger group of business holders and then a town
20 hall meeting, if you will, with the stakeholders of
21 all the property owners up and down Main Street where
22 we laid, you know, all this out and took feedback.

23 And then from there we went back to -- you
24 know, Marty Van Gundy has been a great help here, and
25 Ben, and we've sat down together with our consultant

1 and worked it through again making sure we get, you
2 know, all the bugs that we could find that might have
3 been in it out 'til we brought it back here. So it's
4 one of those things that doesn't happen quickly, but
5 with perseverance and the right player personnel we
6 were able to bring it to the finish line.

7 MR. REVOLDT: Okay. Does anyone else have
8 any other comments?

9 MR. CERRETA: Yeah, Daryl. Cerreta here.

10 MR. REVOLDT: Yes, sir.

11 MR. CERRETA: I have contacted Daryl. I
12 think this idea is a really great idea. I like this
13 idea of kind of looking at different parts of our
14 community and our Main Street and, you know, I'm all
15 for the esthetics part of it. But, and I've gone
16 through this tooth by tooth. I've got marks all over
17 this. I don't know how we can say this is all great
18 because there's a lot of things in here that I think
19 need to be reviewed. Because I think a lot of it, my
20 concern is -- and again, I'm not against this, but my
21 concern is that this is very controlling and limiting
22 to the fact that, I mean, we're wanting to get
23 businesses in. I mean, it's not like we got too many
24 businesses in town here. And I get it, a lot of this
25 is esthetic things. There are a lot of little things

1 in here and it seems like everybody is pushed over to
2 the planning commission. Seems like it's very
3 subjective, a lot of this stuff that people want to
4 do. And we've already been given this title, like I
5 don't want to deal with North Canton. And we're
6 trying to -- I think we're on our way to fix that,
7 but is this taking us the other way on that? That's
8 my only concern about that. So there are some pieces
9 of this, I mean, I like a lot of this, I think a lot
10 of this is great, but there's several pieces of this
11 that, you know, when you look at the different areas
12 and what you allow and you don't allow, I think I got
13 a lot of questions, to be honest with you, because I
14 think in one area there it said about multi-unit, the
15 center of town. Does that include The Hoover
16 District? You can only allow like 18 multi-families
17 or whatever? There's so many little kind of
18 interesting things here that I have a lot of
19 questions about. Parking spaces.

20 MR. DEORIO: In regards to that one
21 specifically, so you're talking about density?

22 MR. CERRETA: Yeah.

23 MR. DEORIO: So in the -- there is a density
24 for each of the five districts. Density, this only
25 applies to Main Street in the districts. So zoning

1 on Applegrove is not affected or zoning on West Maple
2 or East Maple is not affected by what we're doing
3 here. This is only dealing with the spine.

4 But as far as the density goes, what we're
5 saying in the center of town, which is Main Street
6 central, and The Hoover District is a part of that,
7 we're saying 18 units per acre. Is the limit.

8 MR. CERRETA: So does that mean a lot of
9 units?

10 MR. FONTE: Pat --

11 MR. CERRETA: There are 44 of them at The
12 Hoover District. Is that off of Main Street or is
13 that off of East Maple?

14 MR. FONTE: Well, use the one at the corner
15 of Applegrove, that like as an example because
16 that's -- what's that called? Pine Ridge? You know?
17 Is it North Ridge? That's an example of what he's
18 talking about. How many acres are there?

19 Go ahead, Pat. Cover that.

20 MR. DEORIO: North Ridge, the present zoning
21 on North Ridge allows for 12 units per acre. So
22 those were built in compliance with our existing
23 zoning code. So you can see the size of the
24 buildings up there that you're allowed to have. With
25 12 units per acre. They're big. And so, you know,

1 as it relates to -- you can see the map there, the
2 Main Street central, and, you know, the residential
3 on that is in the west factory area, not, you know,
4 way back in the rest of that district in the
5 industrial.

6 MR. CERRETA: But my question again was like
7 The Hoover District, it has only 18. Is that --
8 we've got a lot of units in that place. Is this
9 going to kind of affect that?

10 MR. DEORIO: This was -- this was designed --
11 well, let me put it this way: The zoning that we're
12 working off of now, Mark, says it's 12 units per
13 acre.

14 MR. CERRETA: Is that right? Okay.

15 MR. FONTE: Mark, those were supposed to
16 be -- oh, never mind. Go ahead.

17 MR. CERRETA: Those are the questions.
18 That's why I'm having him answer.

19 MR. REVOLDT: Here's -- Mark, let me -- let
20 me respond to your question on this. Our purpose
21 tonight is to kick this to the planning commission so
22 it can start reviewing this as well. We need to
23 bring this back, to your point, and begin to look at
24 this on the specifics. And we should set a meeting.
25 Defer to Jeff on this when he wants to stick it on an

1 agenda and we can begin to work through this. And
2 what I might suggest we do is take it in pieces and
3 just kind of walk through it over a couple of -- a
4 couple of meetings.

5 MR. CERRETA: Because I got a lot of notes
6 here, you know, things about fences, things about the
7 esthetics, things about parking. You know, I mean, I
8 think we had talked about increasing the size of
9 parking spaces of these, let's keep it the same that
10 they are now. There's a lot of little things over
11 time that these seem to have -- I made notations on
12 them. If we are going have something kicked back to
13 us after planning, I'll be glad to talk about that.

14 MR. DEORIO: This does not change this.
15 There is a change in the parking. It doesn't keep it
16 the same. Presently we're at 10-foot by 20-foot
17 parking spot.

18 MR. CERRETA: Cerreta right.

19 MR. DEORIO: And we're proposing here a
20 9-foot by 18-foot parking spot.

21 MR. CERRETA: Yeah. Is that going the wrong
22 way with all these big SUVs?

23 MR. DEORIO: No. That's actually going the
24 right way. The bigger you make the parking lot, the
25 less space you have on Main Street to put your

1 building. And your lots aren't that big to start
2 with. What you end up is with a place like Acme and
3 Kmart and a whole bunch of other places that are
4 massive parking lots for cars that aren't there
5 anymore. Because the zoning, it's the wrong size as
6 far as how big the lot is, the parking spaces and
7 then how many parking spaces we require. That was
8 great when it was so auto-centric back in the day.
9 We drove everywhere to get somewhere. But now we're
10 talking about we want to make this walkable. You
11 know, and, you know, creating a parking lot, you
12 know, the size of, you know, that you have at Acme is
13 never full. Never anybody in there. And it's just a
14 lot of -- a lot of runoff then that has to be
15 managed, stormwater retention basins. It all figures
16 into the development.

17 MR. CERRETA: Yeah. That's part of the whole
18 thing. There's so many little notes here, Pat, I
19 mean, to just jump into the parking thing. But I'll
20 be good to send it on but I'd like some meetings
21 about, you know, things like fences. You know, we
22 want wrought iron fences. This doesn't allow wrought
23 iron. This allows only wood and, you know, other
24 kind of -- so that's just little, little tiny things.
25 We don't have time to go through it here right now,

1 but if they kick that back, they'll look at that, I'm
2 sure they will. I'd love to talk about some of these
3 things.

4 MR. REVOLDT: Again, let's -- we'll tweak
5 this thing to make sure that -- I mean, I caught
6 something last week when I was looking at it. I made
7 a suggestion on second-floor uses. So I think we're
8 going to have an opportunity to do that. If you have
9 specific questions and have some time, Mark, you
10 might bang them out on a quick note so we're prepared
11 and we've got it ready to go through it the next
12 meeting so that we make sure we hit it.

13 Anybody else have any questions or comments
14 at this point?

15 MR. STROIA: Density is not going to be an
16 issue for Hoover. That sits on 88 acres. That's
17 like 1,600 units or something like that. That's not
18 going to be an issue. I do, I do like what you're
19 saying. You refer it to the planning commission
20 committee and then in the meantime we can still pick
21 this apart and also get the feedback from the public
22 and the planning commission themselves when it's over
23 there. So I really like that.

24 MR. REVOLDT: Yeah.

25 MR. PETERS: I agree, Matt.

1 MR. FONTE: I think this is a good start.
2 We've been working on it a couple years, and
3 honestly, this was one of the big pieces that was
4 missing. And, of course, you know there is always
5 going to be some adjustments after planning takes a
6 look at it.

7 MR. REVOLDT: Right. Okay. Does anybody
8 have -- anybody else have anything to say on this?

9 So if we can then, we'll schedule some work
10 sessions, the clerk will take care of that for us,
11 and we'll kind of go -- we'll kind of go from there.

12 So I guess what we need, Mr. President, is
13 I'm going to make a motion that we refer Item 3.a to
14 the planning commission.

15 MR. PETERS: Is there a second?

16 MR. STROIA: Stroia seconds.

17 MR. PETERS: All in favor, say "aye."

18 ("Aye" in unison.)

19 MR. PETERS: Opposed? Motion carries.

20 MR. REVOLDT: Okay. Items b and c are
21 primarily housekeeping. We got to kind of repeal
22 what we've got on the books for the business district
23 regulations. We need to send that to the planning
24 commission. I don't think we really need to discuss
25 it. We're going to -- basically it's what we're --

1 what we're eliminating. I want to make sure the
2 planning commission is in sync. Any questions or
3 comments?

4 MR. PETERS: Nope.

5 MR. REVOLDT: I'd make a motion that we send
6 Item 3.b to the planning commission.

7 MR. STROIA: Stroia seconds.

8 MR. PETERS: All in favor, say "aye."

9 ("Aye" in unison.)

10 MR. PETERS: Opposed? Motion carries.

11 MR. REVOLDT: And the last item is the map.
12 You got to have the map, as we know from previous
13 experience. I don't want to scratch -- scratch a
14 wound here. But this is going to create the new map.
15 We have the five districts and repeal whatever map we
16 have. And this will be it. So we'll send that to
17 the planning commission as well. Any questions or
18 comments about the map?

19 MR. PETERS: All right. Was that a motion?

20 MR. REVOLDT: I will make that motion that we
21 send the map to the planning commission.

22 MR. CERRETA: Cerreta seconds.

23 MR. PETERS: All right. All in favor, say
24 "aye."

25 ("Aye" in unison.)

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MR. PETERS: Opposed? All right. Motion carries.

MR. REVOLDT: Okay. Let's go back to the future. I'm done.

MR. PETERS: Outstanding. All right. Well, that completes our committee of the whole meeting. Entertain a motion to adjourn.

MR. REVOLDT: So moved.

MR. CERRETA: Second. Cerreta.

MR. PETERS: All in favor, say "aye."

("Aye" in unison.)

MR. PETERS: Opposed? Motion carries. We're adjourned. Have a great evening, everyone.

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(Meeting adjourned at: 8:14 p.m.)

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Attest:


Benjamin R. Young
Clerk of Council

Daniel Jeff Peters
City Council President

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C E R T I F I C A T E

STATE OF OHIO)
)SS
STARK COUNTY)

I, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that this meeting was by me reduced to Stenotype and afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

I further certify that I am not a relative, employee of or attorney for any party or counsel, or otherwise financially interested in the event of this action.

I do further certify that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Canton, Ohio, on this 31st day of March, 2021.

Laurie Maryl Jonas

Laurie Maryl Jonas, RMR & Notary Public.
My commission expires January 6, 2022.