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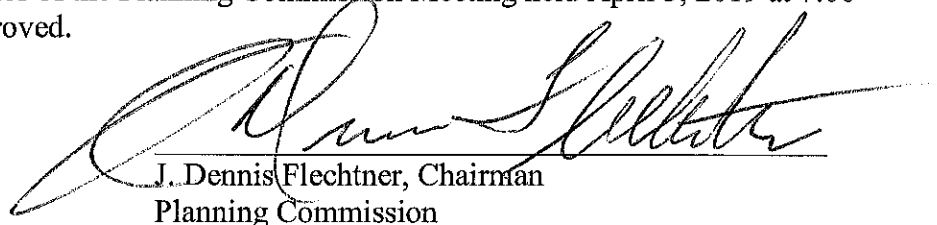


**Martin B. Van Gundy, IV**  
Chief Building Official  
CITY OF NORTH CANTON  
**SAFEbuilt.**

## **PLANNING COMMISSION**

### **APPROVAL OF APRIL 3, 2019 MINUTES**

After review of the minutes of the Planning Commission Meeting held April 3, 2019 at 7:00 p.m., the minutes have been approved.

  
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J. Dennis Flechtner, Chairman  
Planning Commission

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, Member  
Planning Commission



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CITY OF NORTH CANTON, OHIO  
PLANNING COMMISSION

**TRANSCRIPT OF  
APRIL 3, 2019, MEETING**

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Transcript of Proceedings of the North Canton  
Planning Commission, 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 City Hall,  
145 North Main Street, North Canton, Ohio, on Wednesday,  
April 3, 2019, at 7:00 p.m.

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APPEARANCES:

Denis Flechtner, Chairman

Tom Serra, Vice Chairman

Peter Volas, Member

Jamie McCleaster, Member

Eric Dalpiaz, Member

Timothy L. Fox, Director of Law

Martin Van Gundy, IV, Chief Building Officer

Christine Whittenberger, Clerk

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1 MR. FLECHTNER: Call the meeting to order  
2 with the roll call, please.

3 MRS. WHITTENBERGER: Mr. Volas?

4 MR. VOLAS: Here.

5 MRS. WHITTENBERGER: Mr. Serra?

6 MR. SERRA: Present.

7 MRS. WHITTENBERGER: Mr. Dalpiaz?

8 MR. DALPIAZ: Here.

9 MRS. WHITTENBERGER: Mr. McCleaster?

10 MR. MCCLEASTER: Here.

11 MRS. WHITTENBERGER: Mr. Flechtner?

12 MR. FLECHTNER: Here.

13 Okay. Minutes of our March 6, 2019, meeting.  
14 Motion for approval.

15 MR. MCCLEASTER: I move we approve as  
16 presented.

17 MR. SERRA: Second.

18 MR. FLECHTNER: Any discussion? Roll call,  
19 please.

20 MRS. WHITTENBERGER: Mr. Volas?

21 MR. VOLAS: Yes.

22 MRS. WHITTENBERGER: Mr. Serra?

23 MR. SERRA: Yes.

24 MRS. WHITTENBERGER: Mr. Dalpiaz?

25 MR. DALPIAZ: Abstain.

1 MRS. WHITTENBERGER: Mr. McCleaster?

2 MR. MCCLEASTER: Yes.

3 MRS. WHITTENBERGER: Mr. Flechtner?

4 MR. FLECHTNER: Yes.

5 All right. Our first item on the agenda is  
6 the development plan submitted by the North Canton  
7 Board of Education for the North Canton Playhouse.

8 Todd, you want to.

9 MR. HENNING: Thank you.

10 Todd Henning, North Canton City Schools.  
11 Haven't been involved in the day-to-day activity of  
12 this. This is being completely funded with private  
13 donations by the North Canton Playhouse. We  
14 certainly have played a role in approving different  
15 segments of the plan in terms of the architect and  
16 the bidding process and things like that. So I have  
17 some information, but not all the details. Certainly  
18 any -- any issues this board has with it we'll  
19 certainly take it right back to them and their  
20 architects and get that remedied, so --

21 MR. FLECHTNER: Okay. Martin, do you have  
22 any comments?

23 MR. VAN GUNDY: A couple. So we've done the  
24 review on that, and the proposal seems to be  
25 consistent with the ordinance and the zoning code. I

1 would like to point out, though, unless the applicant  
2 objects, this -- this applicant is being considered  
3 as the general development plan as well as the final  
4 development plan. That is an exception in the  
5 ordinance that allows us to consider these both and  
6 not require them to come back with a final  
7 development plan.

8 MR. FLECHTNER: Okay. Anyone in the audience  
9 have any questions or comments?

10 MS. MOORE: Yeah. Where is going to be put?  
11 Where is it going to be on that map?

12 MR. FOX: If you would please come to the  
13 podium to ask your questions. Otherwise it doesn't  
14 get picked up.

15 MR. FLECHTNER: We need your name, too,  
16 please.

17 MR. FOX: Thank you, ma'am.

18 MS. MOORE: Where is it going to be?

19 MR. VAN GUNDY: Mr. Caplea is going to be  
20 providing a presentation on the project, giving a  
21 review and giving the details of what's going to be  
22 considered.

23 MRS. WHITTENBERGER: Could you state your  
24 name and your address, please.

25 MS. MOORE: Sue Moore. 510 10th Street,

1 Northeast.

2 MR. FOX: Thank you, ma'am.

3 MR. CAPLEA: My name is Joe Caplea,  
4 architect, Uniontown. 12700 Cleveland Avenue,  
5 Uniontown, Ohio.

6 We have been working with North Canton school  
7 systems and the North Canton Playhouse group in  
8 developing this project. Basically -- and again, I  
9 should have scanned these, I could have given them to  
10 you, put them up on the projector, but I've got just  
11 a number of prints here, and I will show them to the  
12 audience then, too, but basically to show where our  
13 addition is going on. And again, it's right adjacent  
14 to the existing auditorium.

15 We are basically adding a couple lesson  
16 rooms, we're expanding the scene development room,  
17 storage for costumes. That's basically what makes up  
18 the under 4,000-square-foot floor plan that we're  
19 increasing and it's on the -- and I did it two places  
20 here. This shows where it is in relation to the  
21 existing auditorium. The existing auditorium is in  
22 yellow. The little red area is a storage area. Like  
23 I said, under 4,000 square feet.

24 But to make a bigger impact -- and I'll show  
25 you in just a minute. To make a bigger impact, our



1 addition is basically 1 percent of the size of the  
2 total complex. This little -- this is my key plan so  
3 it's to scale, but a small scale. This little red  
4 space right here is our addition. The rest of this  
5 300,000-plus square feet is our -- is our proposed  
6 addition. And again here, I have the small area  
7 here. It's on the south side of the building. And  
8 from Seventh Street we're basically -- I'm going to  
9 say 670 feet off of Seventh Street where the front  
10 edge of that addition will be located. I want to  
11 give some idea how far back it is. And I brought a  
12 picture, too, of what it looks like initially. And  
13 then what we're showing there.

14 The project includes new seats at the  
15 auditorium. Currently there's a flat level with a --  
16 chairs on it, movable chairs, and then there's a work  
17 area so that students can use it, and then it's also  
18 for presentations. And I've been to performances  
19 there over the years; Walsh used it at different  
20 times, North Canton group have used it, and it's just  
21 not conducive to true theater. So now they're  
22 looking at picking up all new seats in the area as  
23 part of putting in new air conditioning, upgrading  
24 the units there. And as I talked about, the two  
25 lesson rooms, the scene shop. An important part of

1 the program is what they call a black box, which is  
2 their rehearsal space that they practice or they can  
3 use the stage and then they can use this other space,  
4 too, and then the major portion of that is costume  
5 storage. Again, as we talked about, the existing  
6 building is, I'm going to say, greater than 300,000  
7 square feet in area. Our building addition is just  
8 under, I'm going to say, 3,982 to outside the walls  
9 as far as the addition.

10 From a building height standpoint, our main  
11 building goes up to where the 47-foot height and our  
12 building addition, which matches the adjacent  
13 structure, is 18 feet tall. So everything that we  
14 have is fitting in. And I'll show it again when I  
15 get to the elevations. So we're matching the  
16 existing building.

17 The overall site plan, we talked about the  
18 600 feet back. The -- as far as the amount of area  
19 that we are disturbing on the site, it ends up being  
20 about .18 acres of disturbed. That's not just  
21 building, that's just the disturbed area,  
22 reconfiguring some of the landscape around the  
23 building.

24 But the floor plan, and again, just for ease  
25 of recognition, the yellow area outlined is the

1 perimeter of our remodeled area. It basically is the  
2 existing stage, or theater area. The stage, the only  
3 thing that's happening there, we are getting new  
4 technology with lighting, refinishing the floor.  
5 That's pretty much what's happening in that area.  
6 And I talked about the new air conditioning. We have  
7 the renovated scene shop, which is basically twice as  
8 large as what the existing one was. We have existing  
9 toilet rooms here. Green rooms, which are basically  
10 getting a coat of paint and that's it, and then you  
11 can see here we have a couple -- an office and then  
12 our two lesson rooms and then our black box, which  
13 is, again, our practice area, and then the biggest  
14 chunk of our addition is -- is costume storage.

15 The -- we're picking up some ADA requirements  
16 in there as part of this.

17 We talk about the new HVC at the auditorium.

18 Gary Cohen, our fire marshal, did ask if we  
19 could pick up and rectify a couple of sins that were  
20 left over from years ago. At the existing building,  
21 before even the original auditorium was added, there  
22 were a few old windows that were intact. And instead  
23 of taking them out and blocking them up to create a  
24 fire separation, they just put a sheet of drywall  
25 over it. So he and I spoke and we picked that up as

1 part of the -- as one of his concerns as making that  
2 closure to that part of the project.

3 All right. From an exterior elevation  
4 standpoint, again, what I tried to do is I  
5 highlighted the existing building in yellow, I mean  
6 the base of the walls and the top, and in all the  
7 cases our addition matches that 18-foot height, not  
8 larger, not less, and then we're picking the drive-in  
9 bands, the synthetic plaster band, that goes on that  
10 part of the building, we're picking that up around  
11 the whole perimeter of our -- our addition. So  
12 again, the intent is, once the project is done, it  
13 should look like it was never an addition put on. We  
14 should match up everything that's on there and it  
15 shouldn't look like there's anything -- anything  
16 different on that.

17 Now the other thing that I added on this  
18 sheet, I took a picture of the location, and you can  
19 see the banding and stuff which we will continue, and  
20 it's a little bit dark, but the reason I brought this  
21 is I wanted to show you the landscaping. Martin gave  
22 me a heads up. He said that the committee, on past  
23 projects, have been bringing up landscaping as a need  
24 and as a requirement. And we checked with the  
25 school, and they really have no landscaping there

1 now. We have got a couple of oak trees, these couple  
2 of trees are going to be coming out because of the  
3 project but we don't have any new landscaping going  
4 in because it's maintenance and it's extra cost. So  
5 again, I'm just sharing Marty, you know, he warned me  
6 that that could be a -- a consequence that comes out  
7 of the meeting, and if it is, we have to deal with  
8 it, but the school board would rather not add that  
9 for -- for more work, more cost.

10 MR. FOX: If you would, could you show a  
11 couple of those to the -- to the --

12 MR. HENNING: I'm sorry. I will do that.

13 MR. FOX: -- folks in the back so they will  
14 see that as well. Thank you.

15 MR. HENNING: You don't like seeing my back.  
16 Okay. First I'll do this. This is a picture of the  
17 area that's affected, and we've got just a blank  
18 brick wall there now that goes up 18 feet. What  
19 we're doing is we're -- we're expanding the brick  
20 wall with the plaster, cement plaster on the top.  
21 We're expanding that further over so that will be  
22 more of a finished look like that than just the bare  
23 brick wall.

24 And then this, basically this is the  
25 elevation again. This is existing, existing. What

1 we're doing is matching up adjacent to that the same  
2 construction so when it's done, again, our hope is  
3 that no one recognizes that this 1 percent added on  
4 to this existing building will even be noticeable.

5 I guess I just ask of any questions,  
6 comments from the board.

7 MR. FLECHTNER: Well, any further comments  
8 from the -- questions or comments from the board?  
9 Okay. I think --

10 MR. VOLAS: I have a couple of questions.  
11 Thank you.

12 MR. FLECHTNER: Go ahead.

13 MR. VOLAS: Mr. Caplea.

14 MR. CAPLEA: Yes.

15 MR. VOLAS: What is the proposed construction  
16 schedule for this project?

17 MR. CAPLEA: During school vacation. They  
18 are anticipating getting in there, I'm going to  
19 say -- we have a couple of different dates. I know  
20 that there's a May 15 early start and then there's a  
21 later start because of events going on at the school.  
22 And we have an August -- later August date and then a  
23 September date that we have to meet to complete it,  
24 so that's summer vacation.

25 MR. VOLAS: And this probably is a question

1 for Mr. Henning, but the applicant is the board of  
2 education but the user is the -- is the North Canton  
3 Playhouse. What is the relationship that exists  
4 between those two organizations, if you can explain  
5 that, please.

6 MR. HENNING: So in the 1990s, in preparation  
7 for the completion of the unified Hoover High School,  
8 at that point in time a financial donation was  
9 made -- you could argue if it was a donation or  
10 not -- for two 20-year leases by the North Canton  
11 Playhouse. They executed their second 20-year lease  
12 approximately two years ago, so they have got about  
13 18 years left on that, and so that's the  
14 lessor/lessee type relationship for the past 22  
15 years.

16 MR. VOLAS: Right. Thank you.

17 MR. FLECHTNER: One thing, though, Mr. Volas,  
18 from my understanding, though, some of the spaces are  
19 still going to be used?

20 MR. HENNING: Correct. And there's some  
21 dedicated space and we'll still -- we'll still  
22 function as the owner per se if and when we ever get  
23 to the end of a lease.

24 MR. FLECHTNER: Right. I just wanted to  
25 clarify that.

1 MR. VOLAS: I appreciate that.

2 MR. FLECHTNER: Any other questions?

3 I think before we take a vote on this issue,  
4 we need to drop to the conditional use permit and get  
5 that, because that -- just because a moot point if  
6 that is not approved, so we'll hold off the vote on  
7 the development plan 'til we have consideration of  
8 the conditional use permit.

9 MR. VOLAS: Mr. Flechtner?

10 MR. FLECHTNER: Yes.

11 MR. VOLAS: We need a motion to table the  
12 conversation while we're dealing with something else  
13 on the agenda.

14 MR. FLECHTNER: I don't know that we need to  
15 table it.

16 MR. VOLAS: Okay.

17 MR. FLECHTNER: And the reason for the  
18 conditional use permit is this -- the school is on  
19 R-70 zoned land and that is what privileges the  
20 conditional use permit. Tim or Martin, you want to?

21 MR. FOX: Sir, before we begin, because a  
22 conditional use permit is an adjudication hearing,  
23 for anyone that believes that they're going to speak  
24 and offer evidence into the Record for the board to  
25 consider in making its decision, if we could have the



1 clerk swear you in.

2 (Whereupon, all potential speakers were  
3 administered a sworn oath by the notary public.)

4 MR. FLECHTNER: Okay. Anything further to  
5 add to because of the conditional use?

6 MR. CAPLEA: I guess the only thing I'm going  
7 to say is that basically the conditional use is for a  
8 school system, and again, we're adding to the school  
9 system for the project. I know Martin and I had  
10 discussed that possibly as a long-term solution to  
11 not have to address this -- this exception to go  
12 through the conditional use is to look at doing a  
13 similar to what Walsh has done over the years is to  
14 go to a P & I district. But that would be a zone  
15 change and that would take longer than what we could  
16 accommodate as part of this. But we had talked about  
17 that may be a potential solution to the long term of  
18 having the R-70 district. Thank you.

19 MR. FLECHTNER: Yeah. And I was going to  
20 bring that up later. And I would certainly leave it  
21 up to the school, certainly public education is  
22 permitted R-70. But if you want us to do that, I  
23 would -- I would offer that the planning commission  
24 would instigate that zone change. I mean, it's  
25 consistent with how the land is currently being

1 operated and we could have the public hearing on that  
2 at our next scheduled meeting. But I certainly --  
3 you know, that would save you the hassle and the  
4 bother of completing the zone change request. The  
5 planning commission would do that on your behalf.

6 MR. CAPLEA: Yeah. We don't have any  
7 objections, yeah.

8 MR. FLECHTNER: If you would let Martin know.

9 MR. MCCLEASTER: Mr. Chairman, I might add  
10 that, you know, that there are a number of other  
11 schools in the city that could probably benefit from  
12 that same scenario.

13 MR. FLECHTNER: Yeah. Would you look at the  
14 zoning map, Martin, and see if other schools are  
15 impacted in the same fashion?

16 MR. VAN GUNDY: Yeah. That's a great idea.  
17 I would like to be able to clean up the zoning map a  
18 bit further. One caveat, though, kind of further on  
19 what Mr. Caplea and I talked about is in the parks  
20 and public institution zoning there is essentially  
21 the conditional uses and the permitted uses and  
22 there's -- the caveat is if it's -- if that proposed  
23 use is within 300 foot of a residential district it's  
24 still a conditional use permit, unfortunately. But  
25 if -- if, you know, say the school activity in this

1 case is further than 300 foot from the residential  
2 zoned district then it's a permitted use outright.

3 MR. FLECHTNER: Yeah, I would ask Martin to  
4 provide the school with what's involved in the P & I  
5 district, if there are other restrictions or concerns  
6 that may develop down the road. Let -- make you  
7 aware of that so before you make the decision on  
8 whether you want us to proceed with the zone change.

9 MR. FOX: And Mr. Van Gundy and I earlier  
10 today were looking at there's -- there's actually a  
11 small handful of parcels, I believe there's one  
12 that's quite small, and perhaps a replat to bring all  
13 of these together that North Canton High School is --  
14 is perhaps on one single parcel. Instead of having a  
15 couple of those.

16 MR. VAN GUNDY: Yeah, there's -- excuse me.  
17 And that would be one of the other nuances with the  
18 zone change. Currently several of the parcels,  
19 actually all of the R-70 parcels are nonconforming to  
20 the R-70 use anyway. The parcels as situated, some  
21 of those would also be nonconforming in the parks and  
22 institution. Where if -- if you did that plat to  
23 merge all those parcels that it would then be  
24 conforming to the zoned district. But that's  
25 certainly at the school's discretion. If they so

1 choose to do so.

2 MR. CAPLEA: It would also help by making  
3 property lines go away and making setback distances  
4 less of a -- that just happen around the perimeter  
5 and not in the middle of everything.

6 MR. VAN GUNDY: Thank you. Yes. From a  
7 building code perspective there are benefits as well  
8 to the plat.

9 MR. FLECHTNER: So if you want to take that  
10 under consideration and let Martin know if you want  
11 us to --

12 MR. CAPLEA: I'll follow up with you  
13 tomorrow, if that's okay, go more in depth.

14 MR. VAN GUNDY: Yeah.

15 MR. FLECHTNER: Back to the track and ball  
16 field is currently P & I, and that's the only part of  
17 that property up there. So that -- let us know.

18 So let's proceed with the conditional use  
19 permit. Anybody from the audience have any comments?  
20 Any questions or comments of the commission?

21 MR. MCCLEASTER: I move we approve the  
22 conditional use as requested.

23 MR. FLECHTNER: Is there a second?

24 MR. VOLAS: So seconded.

25 MR. FLECHTNER: Any further discussion? Roll

1 call, please.

2 MRS. WHITTENBERGER: Mr. Volas?

3 MR. VOLAS: Yes.

4 MRS. WHITTENBERGER: Mr. Serra?

5 MR. SERRA: Yes.

6 MRS. WHITTENBERGER: Mr. Dalpiaz?

7 MR. DALPIAZ: Yes.

8 MRS. WHITTENBERGER: Mr. McCleaster?

9 MR. MCCLEASTER: Yes.

10 MRS. WHITTENBERGER: Mr. Flechtner?

11 MR. FLECHTNER: Yes.

12 Okay. We're now back on approval -- or  
13 approval of the development plan. As Martin had  
14 indicated, it is a preliminary and final combined, so  
15 any further discussion on that? Is there a motion?

16 MR. VOLAS: I'll make a motion to approve the  
17 development plan as submitted.

18 MR. FLECHTNER: Is there a second?

19 MR. MCCLEASTER: I'll second.

20 MR. FLECHTNER: Any further discussion? Roll  
21 call, please.

22 MRS. WHITTENBERGER: Mr. Volas?

23 MR. VOLAS: Yes.

24 MRS. WHITTENBERGER: Mr. Serra?

25 MR. SERRA: Yes.

1 MRS. WHITTENBERGER: Mr. Dalpiaz?

2 MR. DALPIAZ: Yes.

3 MRS. WHITTENBERGER: Mr. McCleaster?

4 MR. MCCLEASTER: Yes.

5 MRS. WHITTENBERGER: Mr. Flechtner?

6 MR. FLECHTNER: Yes.

7 Okay, gentlemen.

8 MR. CAPLEA: Thank you very much.

9 MR. FLECHTNER: Communicate with Martin and  
10 we'll be back at the next meeting.

11 Final item on our -- well, not final item.  
12 Next item on our agenda is a zoning amendment to  
13 Section 1171.02. Superintendent of permits and  
14 inspection of the city's codified ordinances is to  
15 replace the superintendent's reporting official from  
16 the city engineer to the director of administration.

17 MR. FOX: And I believe I can help with that.  
18 In that this amendment, actually if you're -- two  
19 spots in the codified ordinance. One within the  
20 section for planning and zoning and one under our  
21 general ordinances. Council has already amended the  
22 one under general ordinances and it's -- it's pretty  
23 much verbatim as what you see here. But since it  
24 falls under planning and zoning, our requirements is  
25 to bring this before the board for its

1 recommendation. And it's pretty straightforward.  
2 It's simply changing, as written, that the  
3 superintendent of permits direct reporting official  
4 would be the director of administration instead of  
5 the city engineer.

6 MR. FLECHTNER: Thank you, Tim. Any  
7 questions from the audience? Comments or questions  
8 from the planning commission?

9 MR. VOLAS: I have a question for Mr. Fox.  
10 So is there like an organizational chart we can look  
11 at to see how this fits into the rest of the city's  
12 government and administration?

13 MR. FOX: I don't have one with me now but I  
14 could provide that to you. But what this does, at  
15 one time the building department was actually where  
16 the council office was -- was down in the civic  
17 center. And as part of trying to provide a one-stop  
18 type of service for permits, there's been a  
19 reconfiguration of the building. And this was  
20 something I think that was, you know, somewhat  
21 overlooked as far as the reporting official. Because  
22 as the city's attorney, I'm often buried in the code  
23 and point out some things that, you know, wait a  
24 minute, I believe the -- the superintendent of  
25 permits reports to the engineer. But, in practice,

1 that really wasn't the case. And then I had pointed  
2 out that, well, you know, our codified ordinance says  
3 otherwise. And once we caught that, it -- we wished  
4 to rectify it. We found it in two locations, so we  
5 wanted to be clear that the superintendent of permits  
6 and inspections, essentially Mr. Van Gundy here,  
7 reports directly to the city administrator and not  
8 through the engineer. They each report separately.

9 MR. VOLAS: Thank you.

10 MR. FLECHTNER: And since this is an  
11 amendment to the zoning ordinance, it will go -- our  
12 recommendation would be to council and they would  
13 then proceed with treating it as a zoning amendment?

14 MR. FOX: Yes, sir.

15 MR. SERRA: But this started from council?

16 MR. FOX: Correct.

17 MR. FLECHTNER: Yeah. Yeah. Yes. Any  
18 further --

19 MR. SERRA: Is the current director of  
20 administration accepting this?

21 MR. FOX: Yes. Yes, indeed. His  
22 recommendation.

23 MR. FLECHTNER: Any other questions or  
24 comment?

25 MR. SERRA: I'll make a motion to approve the



1 zoning amendment as stated.

2 MR. FLECHTNER: Second?

3 MR. MCCLEASTER: Second.

4 MR. FLECHTNER: Further discussion? Roll  
5 call, please.

6 MRS. WHITTENBERGER: Mr. Volas?

7 MR. VOLAS: Yes.

8 MRS. WHITTENBERGER: Mr. Serra?

9 MR. SERRA: Yes.

10 MRS. WHITTENBERGER: Mr. Dalpiaz?

11 MR. DALPIAZ: Yes.

12 MRS. WHITTENBERGER: Mr. McCleaster?

13 MR. MCCLEASTER: Yes.

14 MRS. WHITTENBERGER: Mr. Flechtner?

15 MR. FLECHTNER: Yes.

16 All right. The final thing on our agenda  
17 would be the housing council needs -- or part of the  
18 housing council is a representative from the planning  
19 commission. So we would need to --

20 MR. FOX: If you would make a motion to amend  
21 the agenda to include that.

22 MR. FLECHTNER: Okay. Yes.

23 MR. MCCLEASTER: I'll make the motion to  
24 amend the agenda to add this discussion.

25 MR. FLECHTNER: Add that. Thank you. A

1 second?

2 MR. SERRA: I'll second.

3 MR. FLECHTNER: Roll call, please.

4 MRS. WHITTENBERGER: Mr. Volas?

5 MR. VOLAS: No.

6 MRS. WHITTENBERGER: Mr. Serra?

7 MR. SERRA: Yes.

8 MRS. WHITTENBERGER: Mr. Dalpiaz?

9 MR. DALPIAZ: Yes.

10 MRS. WHITTENBERGER: Mr. McCleaster?

11 MR. MCCLEASTER: Yes.

12 MRS. WHITTENBERGER: Mr. Flechtner?

13 MR. FLECHTNER: Yes.

14 Okay. So since the inception, the  
15 representative from planning commission to the  
16 housing council has been the president of the  
17 planning commission. But as it was set up, your  
18 ordinance says it shall be a representative of the  
19 planning commission. So is there any  
20 recommendations?

21 MR. FOX: For perhaps those in the audience  
22 that may not be aware, and any of the board members,  
23 that the essential duty of the housing council, it  
24 actually meets once a year. And what it does is  
25 review the new applications for the Community

1 Reinvestment Act. Currently that program has been  
2 terminated and we only have the active applicants.  
3 And the housing council reviews whether or not -- the  
4 current applicants for the residential are two --  
5 whether or not they continue to maintain the  
6 property. Because if they vacate the premises or  
7 they don't properly maintain the property, the  
8 housing council is within its authority to revoke the  
9 tax abatement.

10 And the recommendations from the housing  
11 council then are put together with the -- there's a  
12 county board called the TIRC, but it's a tax  
13 incentive council board that -- that meets, and one  
14 of the requirements is our housing council has to  
15 meet in advance of that meeting to provide  
16 information for that board because it's a  
17 culmination. It's a group that includes some of our  
18 county commissioners, the county auditor, and they  
19 travel around and then have the local meetings to  
20 determine whether or not residential and commercial  
21 property tax incentives should be accepted,  
22 continued, or sometimes withdrawn.

23 And my understanding is that for the history  
24 of North Canton's housing council and the CRA  
25 program, your planning commission president,

1 Mr. Flechtner, has been the representative and  
2 actually chairs the meetings for the housing council.

3 MR. FLECHTNER: Yeah. Unless council takes  
4 up action otherwise, at the termination of the  
5 current properties that have been submitted, that  
6 will be the end of the housing council unless they --

7 MR. FOX: Correct.

8 MR. FLECHTNER: -- come up with a  
9 continuation or a new plan. But at this point I  
10 think it's probably six or seven years yet. I think  
11 the last one that came on was the apartments up on  
12 North Main Street. So upon the end of -- and theirs,  
13 was it -- is that 15? It could be another 12 years  
14 or so then they would be reviewing. Some of them are  
15 10, some are 8. Some are permitted 15. So and  
16 housing council met about a month ago and approved  
17 continuation of the current applicants.

18 MR. SERRA: Mr. Flechtner, you serve on it  
19 currently; correct?

20 MR. FLECHTNER: I have until this point.  
21 It's a three-year term.

22 MR. SERRA: Do you still want to continue?

23 MR. FLECHTNER: I would be willing to do  
24 that.

25 MR. SERRA: I mean, I guess if you're not

1 willing, I would step in. But I would like to see  
2 you continue since you have been doing it for all  
3 these years and you are very familiar with it.

4 MR. FLECHTNER: Yeah, I would. It's one  
5 meeting a year. Early March.

6 MR. SERRA: Then I'd like to make a motion  
7 that Mr. Flechtner is retained on this council.

8 MR. FLECHTNER: For three years. Because  
9 everybody had to be reappointed for this year. And I  
10 think there's still vacancy with a -- an appointment  
11 that the housing council itself and there are five or  
12 six that are designated in ordinance and then two  
13 could be elected by -- by the council itself.

14 MR. FOX: Yes.

15 MR. FLECHTNER: Is there a second to that  
16 motion? I'll second that motion. Any further  
17 discussion?

18 Roll call, please.

19 MRS. WHITTENBERGER: Mr. Volas?

20 MR. VOLAS: No.

21 MRS. WHITTENBERGER: Mr. Serra?

22 MR. SERRA: Yes.

23 MRS. WHITTENBERGER: Mr. Dalpiaz?

24 MR. DALPIAZ: No.

25 MRS. WHITTENBERGER: Mr. McCleaster?

1 MR. MCCLEASTER: No.

2 MRS. WHITTENBERGER: Mr. Flechtner?

3 MR. FLECHTNER: Yes.

4 Is there a motion to adjourn?

5 MR. FOX: You perhaps request to see if  
6 there's a second motion to resolve.

7 MR. FLECHTNER: Does anyone have an alternate  
8 motion?

9 MR. VOLAS: I'll move to nominate  
10 Mr. McCleaster.

11 MR. SERRA: Second.

12 MR. FLECHTNER: Any discussion? Roll call,  
13 please.

14 MRS. WHITTENBERGER: Mr. Volas?

15 MR. VOLAS: Yes.

16 MRS. WHITTENBERGER: Mr. Serra?

17 MR. SERRA: Yes.

18 MRS. WHITTENBERGER: Mr. Dalpiaz?

19 MR. DALPIAZ: Yes.

20 MRS. WHITTENBERGER: Mr. McCleaster?

21 MR. MCCLEASTER: Yes.

22 MRS. WHITTENBERGER: Mr. Flechtner?

23 MR. FLECHTNER: No.

24 Now I'll entertain a motion to adjourn.

25 MR. DALPIAZ: I'll motion to adjourn.

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MR. MCCLEASTER: Second.

MR. FLECHTNER: All in favor?

("Aye" in unison.)

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Meeting adjourned at 7:34 p.m.

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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 hearing 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 9th day of April, 2019.

*Laurie Maryl Jonas*

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