

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

**TRANSCRIPT OF
MAY 17, 2021, MEETING
VIRTUAL MEETING**

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, May 17, 2021, at 7:03 p.m.

1 APPEARANCES:

2 Daniel Jeff Peters, Council President, Ward 2
3 Daryl Revoldt, Council Vice President, At Large
4 Doug Foltz, Ward 1
5 Stephanie Werren, Ward 3
6 Dominic Fonte, Ward 4
7 Mark R. Cerreta, At Large
8 Matthew Stroia, At Large
9 Patrick A. DeOrio, Director of Administration
10 Catherine A. Farina, Deputy Director of
Administration and Development
11 Jina Alaback, Director of Finance
12 Robert G. Graham, Engineering Services
13 Martin Van Gundy IV, Chief Building Official
14 Wayne Boyer, Law Director
15 Stephan B. Wilder, Mayor
16 Benjamin R. Young, Clerk

17
18 - - - - -
19
20
21
22
23
24
25

1 MR. PETERS: At this time I'd like to call to
2 order the North Canton Committee of the Whole meeting
3 May 17, 2021. The time is 7:03 p.m.

4 Ben, would you please call the roll.

5 MR. YOUNG: Member Fonte.

6 MR. FONTE: Here.

7 MR. YOUNG: Member Werren.

8 MRS. WERREN: Here.

9 MR. YOUNG: Member Foltz.

10 MR. FOLTZ: Here.

11 MR. YOUNG: Member Peters.

12 MR. PETERS: Here.

13 MR. YOUNG: Member Revoldt.

14 MR. REVOLDT: Here.

15 MR. YOUNG: Member Cerreta.

16 MR. CERRETA: Here.

17 MR. YOUNG: And Member Stroia.

18 MR. STROIA: Here.

19 MR. YOUNG: Seven present.

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

21 First up is Community and Economic
22 Development. Chairman Revoldt, the floor is yours.

23 MR. REVOLDT: Thank you, Jeff.

24 For tonight's consideration we have a number
25 of -- we have some changes to consider. We want to

1 propose some additional permitted uses.

2 Ben, do you have that particular sheet?

3 MR. YOUNG: I'm pulling it up now.

4 MR. REVOLDT: Very good.

5 So what we're going to do is in Chapter
6 1136.05 we are going to add these particular uses to
7 the Main Street Districts. Principally Main Street
8 North Gateway. And these recommendations are from
9 the administration and based upon a variety of
10 inquiries it's had in recent weeks for projects. So
11 as we try to grow our job base and capital
12 investment, encourage capital development, we believe
13 that we should have some provision for those
14 activities.

15 Is there any discussion at this point about
16 these additions?

17 MR. PETERS: No. I have nothing, Daryl.

18 MR. REVOLDT: Okay. If not then, we'll
19 proceed to add those and I'll just make a motion here
20 in a minute.

21 The second thing that we'd like to do is add
22 some additional language to allow us -- we can't
23 capture every particular use. So in consultation
24 with Marty and with Pat, we believe that the proposed
25 language gives us the authority to respond quickly to

1 an opportunity and measure it against what we would
2 currently -- what we would allow. So again, as we
3 try to accelerate the speed of decision making,
4 accommodate projects, et cetera, if there's some
5 interpretive latitude, we'll allow the director of
6 development services to make that decision, but if
7 there is a dispute in that interpretation, as you'll
8 notice in the last sentence, we do have a means of
9 addressing that disagreement through the ZBA.

10 Does anyone have any thoughts about that in
11 particular?

12 MR. YOUNG: Marty has informed me that I
13 denoted the wrong place to insert there.

14 MR. REVOLDT: Okay. So we're going to have
15 it in a different slot.

16 MR. YOUNG: Marty, are you here?

17 MR. VAN GUNDY: I am here and finally got my
18 microphone unmuted here.

19 So as I recall, we were considering revising
20 or -- excuse me, removing and replacing Paragraph D
21 under Section 1136.04 and, you know, essentially the
22 current language there is -- is an exclusionary
23 language similar to the current zoning we have where
24 this proposed language would give more flexibility in
25 the zoning and help streamline the projects and a bit

1 more consistent with the direction we're going with
2 the zoning and the comprehensive plan.

3 MR. REVOLDT: Thank you, Marty.

4 Does anyone have any questions on that?

5 MR. PETERS: No.

6 MR. REVOLDT: Okay. The third item that I
7 have is -- and Ben, if you would pull up the
8 permitted uses in 1136.05. We have in those uses,
9 here you can see the additions where they're added,
10 et cetera. We've got it before you. But if you'll
11 notice just below that under Retail Services we have
12 hotel or motel. I would recommend that we,
13 consistent with our discussion earlier, that we drop
14 hotel and motel from the Main Street corridor. I
15 think we went at some length, as a result of some
16 comments from the planning commission, and I think we
17 concluded -- the administration concluded that we
18 really at this time do not want to permit hotels or
19 motels.

20 MR. STROIA: I'm good with that.

21 MR. PETERS: I am as well.

22 MR. REVOLDT: Let me do this: You have heard
23 the recommended amendments to the current document.
24 Let me have a motion to accept them. Is there one?

25 MR. STROIA: Stroia moves.

1 MR. FOLTZ: Foltz seconds.

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

3 ("Aye" in unison.)

4 MR. PETERS: Opposed?

5 MR. REVOLDT: Okay. What I'd like to do then
6 is do a couple things. Number one is I'd like to
7 send this back, we've made some changes, just as a
8 courtesy send it back to the planning commission to
9 see if it's got any additional comments or questions,
10 and by the time I think it gets back to us we'll have
11 a copy of the transcript of tonight's meeting as well
12 and we can analyze that for accurate -- analyze the
13 comments that were provided this evening. So, we'll
14 go ahead and tee this up.

15 Let me ask this: Do we want to give this a
16 first reading? Administration?

17 MR. PETERS: We're in committee.

18 MR. YOUNG: We're in committee right now.

19 MR. PETERS: Yes.

20 MR. REVOLDT: Okay. Let me do this then:
21 Let me have a motion and a second to prepare a first
22 reading of this ordinance.

23 MR. STROIA: Stroia moves.

24 MR. FOLTZ: Foltz seconds.

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

1 ("Aye" in unison.)

2 MR. PETERS: Opposed? Motion carries.

3 MR. REVOLDT: Okay. Very good. Thank you.

4 All right. Let's move on to Item B.

5 As you know, we've got this Main Street
6 Business District existing zoning. We need to repeal
7 that. I think we've -- and replace it with what
8 we're discussing by creating the new Chapter 1136.
9 Are there any questions about that repeal?

10 MR. FONTE: Hey, it's Dom. Daryl, it's Dom.

11 MR. REVOLDT: Yeah.

12 MR. FONTE: So the comments that were made
13 tonight should definitely be in consideration with
14 what they said.

15 MR. REVOLDT: Sure.

16 MR. FONTE: And I have agreeance that we need
17 flexibility. I had a couple business owners call me
18 and just they're concerned that, you know, like let's
19 say they have parking in the front and, you know, are
20 they going to make them change the parking to the
21 back.

22 MR. REVOLDT: No.

23 MR. FONTE: So there's just some confusion
24 with the people that it's going to be more
25 restrictive instead of more flexible and more -- I

1 think what the goal is to make it more flexible in
2 the sense that we're creating more of an atmosphere
3 to generate more revenue, more opportunities for
4 business owners, not to make it harder for the
5 business owners.

6 MR. REVOLDT: That's correct.

7 Dom, I think everybody needs to understand
8 that what currently exists is grandfathered in. Just
9 that simple. Parking is not going to change.

10 All right. But the question I guess at hand
11 is, can I get a motion and a second to repeal the
12 Main Street Business zoning district that was
13 established previously and codified.

14 MR. STROIA: Stroia moves.

15 MR. FOLTZ: Foltz seconds.

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

17 ("Aye" in unison.)

18 MR. PETERS: Opposed? Motion carries.

19 MR. YOUNG: For clarity, was the intent of
20 that motion to move it out of committee?

21 MR. REVOLDT: Yes.

22 MR. YOUNG: Thank you.

23 MR. REVOLDT: Finally, we know from hard
24 experience, we can create a zoning district but we
25 need to have a map. And we have for our

1 consideration a newly revised map that contains 379
2 parcels. That is the correct current number. That
3 map reflects changes made on Portage north, west of
4 the kindergarten center. It requests the -- it
5 reflects the addition of property on Stratavon to
6 bring it into the Main Street district and it
7 removes, hence dropping the number -- helping drop
8 the number from originally 429 to 379, we're removing
9 right of ways from our parcel list.

10 Administration, does that adequately sum it
11 up?

12 MR. DEORIO: That does.

13 MR. REVOLDT: Okay. So what we want to do
14 then is move this legislation forward for a first
15 reading at our next council meeting, and I'll need a
16 motion to do that.

17 MR. STROIA: Stroia moves.

18 MR. FOLTZ: Foltz seconds.

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

20 ("Aye" in unison.)

21 MR. PETERS: Opposed? Motion carries.

22 MR. REVOLDT: Just before we go, when do
23 we -- when will we have the transcript from the
24 public hearing? When do we think we will have that?

25 MR. YOUNG: Normally they're pretty good