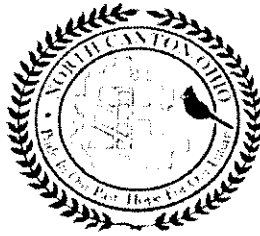


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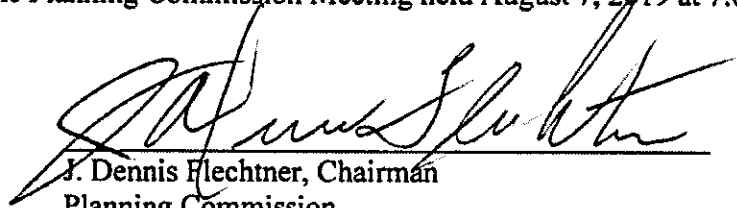


Martin B. Van Gundy, IV
Chief Building Official
CITY OF NORTH CANTON
SAFEbuilt.

PLANNING COMMISSION

APPROVAL OF MAY 1, 2019 MINUTES

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



J. Dennis Flechtner, Chairman
Planning Commission

_____, Member
Planning Commission

CITY OF NORTH CANTON

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IN RE:)	
)	
PLANNING COMMISSION)	
MEETING)	
)	TRANSCRIPT OF PROCEEDINGS
)	

Transcript of Proceedings, taken before the North Canton Planning Commission, taken by the undersigned, Shannon Roberts, a Registered Professional Reporter and Notary Public in and for the State of Ohio, at the offices of North Canton City Hall, 145 North Main Street, North Canton, Ohio, on Wednesday, the 1st day of May, 2019, at 7:00 p.m.

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APPEARANCES:

J. Dennis Flechtner, Chairman

Tom Serra, Member

Peter Volas, Member

Jamie McCleaster, Member

Eric Dalpiaz, Member

Timothy Fox, Director of Law

Patrick DeOrion, Director of Administration

Martin Van Gundy, Chief Building Official

Christine Whittenberger, Clerk

1 MR. FLECHTNER: Call the meeting to
2 order. Roll call, please.
3 MS. WHITTENBERGER: Mr. Volas.
4 MR. VOLAS: Here.
5 MS. WHITTENBERGER: Mr. Serra.
6 MR. SERRA: Here.
7 MS. WHITTENBERGER: Mr. Dalpiaz.
8 MR. DALPIAZ: Here.
9 MS. WHITTENBERGER: Mr. McCleaster.
10 MR. MCCLEASTER: Present.
11 MS. WHITTENBERGER: Mr. Flechtner.
12 MR. FLECHTNER: Here.
13 First item on our agenda are the minutes
14 of the April 3rd, 2019 meeting.
15 MR. SERRA: I make a motion to approve
16 it.
17 MR. MCCLEASTER: Second.
18 MR. FLECHTNER: Any discussion?
19 (No response.)
20 MR. FLECHTNER: Roll call, please.
21 MS. WHITTENBERGER: Mr. Volas.
22 MR. VOLAS: Yes.
23 MS. WHITTENBERGER: Mr. Serra.
24 MR. SERRA: Yes.
25 MS. WHITTENBERGER: Mr. Dalpiaz.

1 MR. DALPIAZ: Yes.

2 MS. WHITTENBERGER: Mr. McCleaster.

3 MR. MCCLEASTER: Yes.

4 MS. WHITTENBERGER: Mr. Flechtner.

5 MR. FLECHTNER: Yes.

6 All right. Getting into the agenda, a
7 public meeting for the general development
8 plan submitted by Barber Architectural
9 Studio, on behalf of First Friends Church.

10 Is someone here representing the church
11 or the --

12 MR. BARBER: Both, actually. I'm Jeff
13 Barber. You want an address? 1730 Glenmar
14 Oval, North -- or Southeast, North Canton,
15 44709.

16 And, as you know, when we did the church
17 a number of years ago, we went for parks and
18 recreational zoning because of the sports
19 ministry we have. And that has grown to the
20 point where we have a pavilion out there and
21 we have soccer fields. And this playground
22 is for the families of -- the soccer families
23 while their brothers and sisters are playing
24 soccer, and it also will be used by the
25 neighborhood.

1 A couple questions have come up. The
2 restroom that's on the left of that drawing
3 is future. And I may be back here in a few
4 months to apply for that zoning permit. And
5 also the note about a maintenance building,
6 that's in the future, too. Those are not
7 tonight's discussion. This is just for the
8 playground and the fence surrounding it.

9 I did print a picture of what the
10 playground possibly would look like. Pretty
11 much it's similar to what you have seen, with
12 a mulch padded surrounding. And then the top
13 and the right side of that drawing has a
14 fence, so that parents sitting in the
15 pavilion don't have to worry about their kids
16 going the other direction from them. They'll
17 be stopped on those sides.

18 So I'm here to answer any other
19 questions. And we have two representatives
20 from the trustees of the church, too, if you
21 want them to speak. And, also, I want to
22 thank you all for coming out for a playground
23 on the agenda tonight. Sorry I'm not here
24 representing that big industrial park.

25 MR. FLECHTNER: Thank you.

1 Martin, any comments?

2 MR. VAN GUNDY: Yes. Thank you. From a
3 zoning standpoint, there is no concern for
4 the proposed structure. I did want to
5 comment in regards to the Ohio Building Code,
6 the project would be exempt from any
7 oversight from the Ohio Building Code, and,
8 therefore, no building permit is required.

9 I would like to recommend, though, that a
10 structural design is utilized for the
11 structure, as well as the foundation. Might
12 also incorporate the fall protection -- or
13 may already have, incorporate fall protection
14 with -- in accordance with standards
15 established for such, as well as consider the
16 ADA requirements for -- for the playground
17 structures.

18 Of course, none of those would have any
19 building department inspections required.
20 Although, I will say, your -- you may
21 certainly opt for a building permit, but it's
22 not required.

23 MR. BARBER: Okay.

24 MR. VAN GUNDY: Because it is exempt from
25 the building code. And with the fence that's

1 included, that would be a zoning permit, as
2 well.

3 MR. BARBER: Okay. We will have -- one
4 of the swings will be a wheelchair swing, so
5 we are providing for ADA too.

6 MR. VAN GUNDY: Okay.

7 MR. BARBER: And we'll get the
8 information on the fall protection for the
9 mulch.

10 MR. FLECHTNER: The audience is with you.
11 Any questions, comments, concerns of the
12 Commission?

13 MR. VOLAS: I just need a clarification
14 on why we are reviewing a playground --

15 MR. FLECHTNER: Good question.

16 MR. VOLAS: -- when you don't need a
17 building permit or any sort of, you know --

18 MR. VAN GUNDY: That is a good question.
19 The parks and institution requires -- any
20 development in the parks and institution, the
21 ordinance does require the general
22 development plan reviewed.

23 There is a very narrow exception in
24 there, which I didn't feel this quite fit the
25 criteria as such, is it does require that it

1 can't be visible from the street, I believe
2 is what it was. This was up on a hill,
3 pretty visible from many areas. So -- and it
4 was a conservative decision to ensure that
5 there wasn't any recourse for the applicant
6 later on.

7 MR. VOLAS: Is there a further -- is
8 there a master plan that's associated with
9 further development of the church that we
10 need to be aware of at this time?

11 MR. BARBER: There is, and I believe that
12 was submitted way back when the first
13 building permit was issued. The -- the
14 fields were on that. We have now done some
15 of the fields. And then the -- showing that
16 restroom, that's a goal.

17 MR. VOLAS: Okay.

18 MR. BARBER: The maintenance building was
19 going to go where it's shown on your site
20 plan, but it's now discussed going north of
21 the -- the big building, the multi-purpose
22 ministry room, if you're familiar. But we
23 are not applying for those zoning permits
24 tonight.

25 MR. VOLAS: That will come at a future

1 date, I take it then, right?

2 MR. BARBER: That's correct.

3 MR. VOLAS: Okay. I have no further
4 questions.

5 MR. FLECHTNER: I'll entertain a motion.

6 MR. MCCLEASTER: I move we accept this as
7 presented.

8 MR. SERRA: Second.

9 MR. FLECHTNER: Any further discussion?
10 (No response.)

11 MR. FLECHTNER: Roll call, please.

12 MS. WHITTENBERGER: Mr. Volas.

13 MR. VOLAS: Yes.

14 MS. WHITTENBERGER: Mr. Serra.

15 MR. SERRA: Yes.

16 MS. WHITTENBERGER: Mr. Dalpiaz.

17 MR. DALPIAZ: Yes.

18 MS. WHITTENBERGER: Mr. McCleaster.

19 MR. MCCLEASTER: Yes.

20 MS. WHITTENBERGER: Mr. Flechtner.

21 MR. FLECHTNER: Yes.

22 Seeing nothing else on the agenda, I'll
23 accept a motion to adjourn.

24 MR. MCCLEASTER: So moved.

25 MR. FLECHTNER: Is there a second?

1 MR. DALPIAZ: I'll second.
2 MR. FLECHTNER: All in favor?
3 MR. SERRA: Yes.
4 MR. DALPIAZ: Aye.
5 MR. MCCLEASTER: Aye.
6 MR. FLECHTNER: Aye.
7 MR. VOLAS: Aye.
8 MR. FLECHTNER: Thank you, gentlemen.

9
10 (This proceeding concluded at 7:05 p.m.)

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C E R T I F I C A T E

STATE OF OHIO,)
)
STARK COUNTY.)

I, Shannon Roberts, a Registered Professional Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the within testimony so given was by me reduced to Stenotype, afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription of the testimony so given.

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

I further certify that I am not a relative of, employee of or attorney for any party or counsel, or otherwise financially interested in 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, this 5th day of May, 2019.

Shannon Roberts

Shannon Roberts, Notary Public
My commission expires February 2, 2023