

RECORD OF PROCEEDINGS

Minutes of COUNCIL OF THE CITY OF NORTH CANTON PUBLIC HEARING Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10120

Held Monday, June 24 6:30 p.m. 20 13

Call to Order:

The public hearing was called to order Monday, June 24, 2013 at 6:30 p.m. by President of Council Jon Snyder.

Mr. Snyder: The request for this public hearing is to amend the zone text amendment to Section 1125.02 to add the definition for "urban farming", and to change Section 1138.04, Mixed Use Overlay District, to add "urban farming." Subsequent to this public hearing, the Council will act accordingly.

Roll Call:

The following members of council were present for the public hearing: Cerreta, Foltz, Griffith, Kiesling, Peters, Snyder, and Werren.

Also present were: Director of Administration Grimes, Director of Law Fox, Director of Finance Alger, City Engineer Benekos and Clerk of Council Kalpac. Mayor Held was not present for the public hearing.

Notice is hereby given that a public hearing will be held by the Council of the City of North Canton on Monday, June 24, 2013 at 6:30 p.m. in the Council Chambers at North Canton City Hall. Any person interested will be provided an opportunity to be heard. A request for an amendment to the North Canton Zoning Ordinance was submitted by Maple Street Commerce, LLC requesting a zone text amendment to amend Section 1125.02 to add a definition for "Urban Farming", and to change Section 1138.04 in the Mixed Use Overlay ("MUO") District to add "Urban Farming" to Use Regulations as a conditional use in the MUO District for the premises known as Parcel No. 10000154. The North Canton Planning Commission, at its March 6, 2013 meeting, by a voice vote 5-yes and 0-no, has recommended to add the definition and apply the text addition to Section 1138.04 Use Regulations for "Urban Farming" as a conditional use. Final action thereon, according to law, will be taken by the Council of the City of North Canton subsequent to the date of said public hearing.

Mr. Snyder: At this time the Council will entertain anybody wishing to speak for the said zone change. Is there anyone in the audience wishing to speak for the zone change?

Mr. Jim Sewell. You're all looking at me like I should say something. Maybe I should, I've had ...inaudible...

Mr. Snyder: Well you're more than welcome, if you'd like to step forward and state your name and address for the record. Did you bring some fresh vegetables with you?

Mr. Jim Sewell: No. You know actually we just moved from Tucson and we brought tomatoes we grew out there this spring. So - but we didn't bring them with us though. My name is Jim Sewell, S-e-w-e-l-l, and my address is 559 North Main Street, North Canton, Ohio 44720. I had to think about my zip code. Some of you got to see me speak last time I was here in March. I know there were a couple of you there. And that was not one of my best efforts because I was in the middle of a really nasty head cold. I flew here from Tucson and literally just got here in time for the meeting and my brain was dead, but it's alive tonight. I'm not really sure what to say. I know you've all had a chance to read through the material here. Basically what we're just asking for is to create the conditions under which we can develop this urban farm on the acreage over there at the Hoover. What we want to do is to bring green space in, local food, educational opportunities in the community, and hopefully grow into some kind of an organization that will bring a market to town and things like that. I don't know what I can really add, and I don't want to take up a lot of your valuable time, if you have any questions, I'd be happy to answer.

Mr. Fox: I would just point out, if I may, Councilman Foltz and I were at that meeting. Also on that agenda was discussion on Little League lights, so there was a lot on the table that evening. And I think overall it received a very positive response from the Planning Commission; I believe their vote was 5-0 in favor. At that point, I made some suggestion of adding a small section in there only to manage an area for composting. And that was a recommendation from the Ohio EPA (Environmental Protection Agency). And it's a really small area, and I just think it's important for Council to consider to include because in

RECORD OF PROCEEDINGS

Minutes of COUNCIL OF THE CITY OF NORTH CANTON PUBLIC HEARING Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

Held Monday, June 24 6:30 p.m. 20 13

Ohio, once you go over 300 square feet in composting, it's considered solid waste, and then you get into a lot more regulations. So I just made a recommendation that when we do put that language in there, a small section that I said Ohio EPA had recommended, and it's included with some other cities that are using the same framework. I believe Cincinnati, Cleveland, and Dayton all subscribe to urban farming and use similar types of limits with the composting. Little things such as off-site, other folks can't bring their composting in there and so forth. So I think it's just a minor area. But indeed it did receive a very positive response. I think the only concerns with a couple residents were that I don't believe that they understood some of the how it was going to be developed. They were considered - concerned about the "plume" in the Hoover area, and our guest had discussed that it's going to be a raised platform.

Mr. Sewell: May I speak to that?

Mr. Fox: Yes sir, of course.

Mr. Sewell: You know it's funny, when I go around town and talk to people about our project, and I'm sure you're all familiar with the area we're talking about, that parking lot there north of Hower just by that huge fire special water tower there, it's a four-acre lot. Our plan is to start small, about a half acre to an acre, then grow to a possible four acres over a number of years. Well every time I talk to somebody about it, they love the idea because I mean how can you lose by bringing green space into a community and taking an ugly parking lot and turning it into something very attractive and putting people to work. But they always ask me, well isn't that a brownfield? And the answer is, as far as I can tell no, it's not a brownfield. In fact that used to be the site of the city pool. You might not know that, some of you, but the city pool used to be on that site right there. Actually did some research and found some old pictures of it. I think it was about 1970-71, I believe, about the time they built the pool here across the street, they just paved it over and turned it into a parking lot. There's rumors of dumping back there, but as far as I know -- and Eric, wherever Eric is here.

Mr. Bowles: As far as I know, there's no issues with that. So...

Mr. Sewell: But, our plan is to build raised beds regardless because the parking lot offers a really great environment to do this kind of farming because it can extend your season. In the springtime that parking lot will radiate heat and in fall it will radiate heat, so you can literally expand your growing season by about a month or a month and a half just by building a parking lot with raised beds. So the brownfield issue, I don't think is an issue, but it doesn't matter really because we're building raised beds.

Mr. Fox: And I believe that also there was a discussion that this, with the farmers' market that we have throughout the summer and into the fall, that with eventually perhaps year-round growing, be able to expand that with locally grown fruits and vegetables here at our farmers' market.

Mr. Sewell: And I'd like to speak to that as well. My wife and I, this is my wife Lori over here, raise your hand, we actually visited the North Canton Farmers' Market for the first time on Saturday. And you know we're from -- well we grew up in this area. We lived out west for a long time and we're used to kind of a different standard, but I was actually very impressed with what they're doing here. It's small, but it's growing, and people are enthusiastic, people are really wanting to have something like this. And the availability of local food on a longer kind of season around here is definitely filling a need, absolutely. So anyhow, I'm open to questions if you have any. If anybody wants to...

Mr. Cerreta: So will there be stuff inside then? Will it be covered? Will it be ...

Mr. Sewell: I'm sorry.

Mr. Cerreta: Will you be building something for like inside growing stuff? Is that what you were...

Mr. Sewell: Nothing will be inside.

Mr. Cerreta: Okay. No tents or anything like that there?

RECORD OF PROCEEDINGS

Minutes of

COUNCIL OF THE CITY OF NORTH CANTON

PUBLIC HEARING

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10146

Held

Monday, June 24

6:30 p.m.

20

13

Mr. Sewell: Have you, are they seen the ...inaudible... Eric? Okay. There might be some temporary kind of literally like tents set up, and they're small, in the summer time, but nothing permanent. We've actually been in negotiations to purchase the house across the street that used to be the microfilming building business over there, I don't recall the name of it, and use that as an office for the farm itself. But as far as building any kind of permanent structure there, no. And no greenhouses or anything like that. Possibly a couple high - what they call high tunnels, if you know what that is - hoop house, things like that, but those are all temporaries. So really nothing, nothing substantially permanent.

Mr. Fox: There was also one area that I suggested at the same time with Mr. Steinhebel, our department head for the Drinking Water Plant, that if there was any concern with any runoff because the not knowing what they may use to enhance growing and so forth. I think Eric and I asked Mr. Steinhebel to take a look at this and he did - indeed he did. And came back that he saw no concerns with any sort of runoff or anything of that nature that would be a concern with the Drinking Water Plant.

Mr. Sewell: Well our goal, of course, is to become organic. That's kind of a lengthy process, but our plan is to be totally organic, organically produce local food. So ...inaudible... and things like that, if anything we'd be helping clean up the water and act as like a filtration system for runoff in the parking lot.

Mr. Snyder: Any other questions?

Mr. Foltz: No. I saw the presentation in Planning and when it was presented to Council. I think it's a wonderful opportunity for North Canton to be educated to raised gardens and urban farming. So, appreciate the efforts and look forward to having you.

Mr. Sewell: Thank you. Appreciate that.

Mr. Snyder: Anyone else wishing to speak in favor? Anyone wishing to speak in opposition? Any other comments from Council? Seeing none, at this time I'll make a motion to adjourn this. This will move to Mrs. Kiesling's committee, I believe, for ..

Mrs. Kiesling: Next week

Mr. Snyder: Next week the first - we'll first go through the reading and it will go to committee and then go on to the July 8th meeting for first reading. Right?

Mrs. Kiesling: Right. Yes.

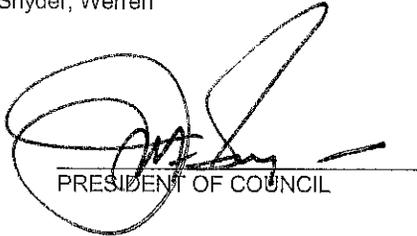
Mr. Foltz: Motion to adjourn.

Mr. Foltz moved and Mrs. Kiesling seconded to adjourn the public hearing. All members present voting:

Yes: Carreta, Foltz, Griffith, Kiesling, Peters, Snyder, Werren

No: 0

The public hearing adjourned at 6:43 p.m.



PRESIDENT OF COUNCIL

ATTEST:


CLERK OF COUNCIL