

RECORD OF PROCEEDINGS
COUNCIL OF THE CITY OF NORTH CANTON **PUBLIC HEARING** Meeting

Minutes of

DAYTON LEGAL BLANK, INC., FORM NO. 18148

Held Monday, November 19 6:30 p.m. 20 12

CALL TO ORDER:

The public hearing was called to order Monday, November 19, 2012 at 6:50 p.m. by President of Council Jon Snyder.

ROLL CALL:

Council Members present for the public hearing: Council Members Cerreta, Foltz, Griffith, Kiesling, Peters, Snyder and Werren. Also present were: Mayor Held, Director of Administration Grimes, Director of Law Fox, Director of Administrative Services Bartos and Director of Finance Alger.

Notice is hereby given that public hearing will be held by the Council of the City of North Canton on Monday, November 19, 2012 at 6:30 p.m. in the Council Chamber 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 Ronald S. Postiy and William P. Postiy requesting a zone change for the rear part of Parcel No. 9208743 on Applegrove Street NW. The premises is presently zoned R-2F, Two Family District and it is requested that the premises be rezoned to R-70, Single Family District. The North Canton Planning Commission, at their October 3, 2012 meeting by a voice vote 5-yes and 0-no, has recommended that the property be rezoned from R-2F to R-70. A request for an amendment to the North Canton Zoning Ordinance was submitted by Todd A. West requesting a zone change for Parcel No. 9200578 located at 234-236 West Maple Street. The premises is presently zoned GB-A, General Business District and it is requested that the premises be rezoned to R-2F, Two Family District. The North Canton Planning Commission, at their October 3, 2012 meeting by a voice vote 5-yes and 0-no, has recommended that the property be rezoned from GB-A to R-2F. 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 we will call to order the Public hearing relative to a request for the amendment of a zone change submitted by Ronald S. Postiy and William P. Postiy requesting a zone change for the rear part of Parcel No. 9208743, Applegrove Street NW presently zoned R-2F, Two Family to R-70, Single Family District. Is there anyone in the audience wishing to speak in favor of the zone change? Is there anyone in the audience requesting to speak against the zone change? To the Council of the Ward, Mr. Foltz, do you have any comments?

Mr. Foltz: Yes, I'm very favorable to approve this. The Postiys and the neighborhood group and this goes back to mid-summer, had discussions about how to address the zoning issues at the time. We had very positive result that ended up being some commercial zone changes up front. And in the agreement with the Postiys they were generous enough to turn the R-2F to R-70 that will protect the integrity of the neighborhood off Woodrow. So it was a great compromise. So I'm fully supporting this zone change.

Mr. Snyder: Members of Council, any comment?

Mr. Cerreta: Well Doug, you did a fantastic job of bringing this together. I mean in the negotiations with this there were a lot of battles back and forth at first. So you did a real nice job in the Ward over there bringing people together. And I think it was a good solution all the way around.

Mr. Foltz: Thank you.

Mr. Snyder: It was a good compromise. Alright at this time then we will move into the agenda – or excuse me, I beg your pardon.

Mrs. Kiesling: Do you have a comment Mr. Postiy?

Mr. Postiy: Yes, I would like to thank Mr. Foltz too for taking care of ...inaudible... He a – when we were haggling hackling back and forth ...inaudible...

Mr. Snyder: Mr. Postiy, would you mind stepping – giving your name and address for the record.

Ron Postiy, 1663 Schneider NW, North Canton, Ohio. Yeah, I'd like to thank Mr. Foltz, too, because I think really by bringing everybody together we solved a problem that could have probably been eliminated maybe a year ago, or two years ago. We wasted a lot of time with you guys and I think he worked real good. You know he got some of what he wanted, and we got some of what we wanted. So he did a lot of - he put a lot of effort into it I thought. So, and at the beginning I wasn't on his side, but he did a good. Thank you.

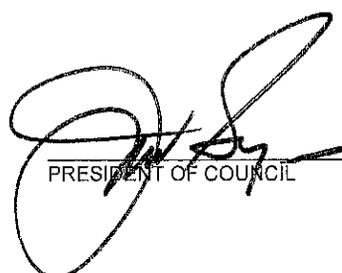
Mr. Snyder: Thank you, sir.

Mr. Foltz: Thank you Mr. Postiy. Really it's about the residents. It's what the residents wanted. That's what I represented. But thank you Mr. Postiy for your comments.

DAYTON LEGAL BLANK, INC. FORM NO. 10148

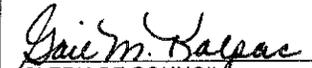
Held Monday, November 196:30 p.m.20 12

Mr. Snyder: Alright. It's about that time and we'll move right here to the second Public Hearing. A request for amendment to the zoning ordinance was submitted by Mr. Todd West, requesting a zone change for Parcel No. 9200578. Location is 234-236 West Maple Street. And presently it is zoned General Business A and he's requested that be rezoned to Residential Two Family. The Planning Commission, on October the 3rd, met and voted 5-0 to move from GB-A to Residential Two Family. Is there anyone in the audience wishing to speak in favor of it? Is there anyone against it? I will as the Council for that particular Ward, I did have the pleasure of speaking to Mr. West and his father. They own the property. They bought the property and unfortunately could not get it due to, as you know, parking is a major problem for multi-car parking. The building does meet the required parking as a two unit duplex, but to use it as an office building, there's just not enough parking to support a business that could possibly pay the type of rent they need to service the debt on that building. So it's been vacant for several months and it's created a financial hardship to them. They're very good citizens and they take care of their property. There've been no complaints. They did speak to Mr. Bowles. Mr. Bowles took them through it, walked them through it, They were able to satisfy the request of the Planning Commission and all the surrounding residents were notified. Mr. Foltz and I championed that thing a couple of years ago not to have additional multi-family housing in the lower portion of the 4th Ward and the lower portion of the 1st Ward because it was becoming to the point where it was actually -- the risk was greater that what would be the residential. We looked at that. But this is a financial hardship created. We want to keep these people there. We don't want to let the building to go vacant and add to that particular ...inaudible... And they're putting money into it and bringing it up to code. And I'm fully supportive of this and as well as the neighbors. So I would - I am glad to see that. And I would hope that Council would support their zone change when it comes up for reading. Are there any other questions? If not, subsequent to that, we'll move into the agenda right after the next Public Hearing.



 PRESIDENT OF COUNCIL

ATTEST:



 CLERK OF COUNCIL

11/20/12-bkp

g:\2012 minutes\11-19-12 postly & west public hearing.docx