

City of North Canton

NOTICE OF PUBLIC MEETING

Notice is hereby given that:

The City Council of the City of North Canton shall hold a Public Hearing before City Council on Monday, September 25, 2023 at 6:45 PM at North Canton Civic Center 845 W Maple St. North Canton, OH.

See attached agenda for matters to be discussed.

Meetings are open to the public or may be livestreamed on the City of North Canton's YouTube page.

BY THE ORDER OF THE CITY OF NORTH CANTON, COUNTY OF STARK, STATE OF OHIO:

08/23/2023

Date

Benjamin R. Young

Clerk

NORTH CANTON PUBLIC HEARING BEFORE CITY COUNCIL
September 25, 2023, 6:45 PM
Agenda

1. Call to Order

2. Roll Call

3. Public Comment

City Council is seeking public comment on the following items. An opportunity to be heard will be afforded to any interested person.

3.a Ord. 61-2023, Community and Economic Development Committee

An ordinance amending the zoning map of the City of North Canton to reclassify 1434 Pittsburg Ave NW, Stark County parcel number 9208870, in the City of North Canton, in accordance with the amendment procedure set forth in Chapter 1182 of the Planning and Zoning Code, from Residential Single-Family Small Lot (R-50) to Residential Multi-Family A (RMF-A).

4. Adjourn



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: September 25, 2023

SUBMITTED BY: Administration

ITEM TYPE: Ordinance

AGENDA SECTION: Public Comment

SUBJECT: **Ord. 61-2023, Community and Economic Development Committee**

An ordinance amending the zoning map of the City of North Canton to reclassify 1434 Pittsburg Ave NW, Stark County parcel number 9208870, in the City of North Canton, in accordance with the amendment procedure set forth in Chapter 1182 of the Planning and Zoning Code, from Residential Single-Family Small Lot (R-50) to Residential Multi-Family A (RMF-A).

DESCRIPTION: See attached application.

ATTACHMENTS:

[Zoning Application ZAMD-23-8 - 1434 Pittsburg.pdf](#)

[Ord. 61-2023 1434 Pittsburg Rezoning.docx](#)



ZAMD-23-8

Zoning Amendment

Status: Active

Submitted On: 5/31/2023


Primary Location

1434 PITTSBURG AVE NW
NORTH CANTON, OH 44720

Owner

GIALLUCA JOHN W & JAN S
CANDLEBERRY ST NW 8973 MASSILLON, OH
44646

Applicant

 North Canton City On Behalf of Applicant

 ViewPoint@northcantonohio.gov

Special Amendment Status

 Is a Text Amendment

 Applicant is City

City Council Review

 Committee Date

06/26/2023

 City Council's Decision

Pending

 Public Hearing Date

—

 Ordinance Number

61-2023

 Effective Date

—

Planning Commission Review

🔒 Planning Commission Recommendation

Recommended as Submitted

🔒 Commission Meeting Date

08/02/2023

🔒 Reasons for Planning Commission Decision

Zoning Map Amendment

Current Zoning District*

Residential Single-Family Small Lot
(R-50)

Proposed Zoning District*

Residential Multi-Family Average Density
(RMF-A)

Reasons for Requested Amendment* ?

The rezoning was requested by the property owner. After receiving final notice of Ord. 21-2023 and discussing the effects of the change with the Director of Permits and Clerk of Council the owner regretted not engaging with the adoption process of Ord. 21-2023 and requested this additional change. The Administration agreed to submit the change on the owner's behalf because if the change had been requested while Ord. 21-2023 was still under consideration the administration would have supported such an amendment.

Compliance with Master Plan* ?

The rezoning causes no conflicts with the Master Plan. It simply changes the type of residential use.

Verification


By checking the box below I affirm that all statements and facts given in the forgoing application and any supporting documents I may provide are complete and true to the best of my knowledge and belief.*





By checking the box below I hereby petition the Council of the City of North Canton, Ohio to amend the Zoning Regualtions as requested herein.*



Digital Signature*

 Stephan B. Wilder
May 31, 2023

Timeline

Label	Activated	Completed	Assignee	Due Date
 Review for Completeness	5/31/2023, 12:15:13 PM	6/21/2023, 7:28:24 AM	Ben Young	6/4/2023
 City Council Inital Review	6/21/2023, 7:28:25 AM	6/27/2023, 8:06:05 AM	Ben Young	-
 Planning Commission Review	7/20/2023, 8:41:59 AM	8/3/2023, 4:13:33 PM	Randa Miller	-
 Schedule Planning Commission Hearing	6/27/2023, 8:06:06 AM	7/20/2023, 8:41:57 AM	Randa Miller	7/6/2023
 Notice of Council Meeting	6/21/2023, 7:28:25 AM	6/21/2023, 7:28:25 AM	-	-
 Notice of Planning Commission Meeting	7/20/2023, 8:41:59 AM	7/20/2023, 8:41:59 AM	-	-
 Record of Planning Commission Recommendation	8/3/2023, 4:13:34 PM	8/3/2023, 4:13:34 PM	-	-
 Neighbor Notification Letter	7/20/2023, 8:41:59 AM	7/20/2023, 8:41:59 AM	-	-
 Schedule Public Hearing Before City Council	8/3/2023, 4:13:34 PM	-	Ben Young	-

Label	Activated	Completed	Assignee	Due Date
✓ Final Consideration by City Council	-	-	-	-
📄 Record of City Council Decision (Passed)	-	-	-	-
📄 Notice of Public Hearing Before City Council	-	-	-	-
📄 City Council Neighbor Notification Letter	-	-	-	-

North Canton City Council
Community and Economic Development Committee

ORDINANCE 61 - 2023

An ordinance amending the zoning map of the City of North Canton to reclassify 1434 Pittsburg Ave NW, Stark County parcel number 9208870, in the City of North Canton, in accordance with the amendment procedure set forth in Chapter 1182 of the Planning and Zoning Code, from Residential Single-Family Small Lot (R-50) to Residential Multi-Family A (RMF-A).

WHEREAS, the property owner, after receiving final notice of Ord. 21-2023 and discussing the effects of the change with the Director of Permits, requested this additional change; and

WHEREAS, the Administration agreed to submit the change on the owner's behalf, because if the change had been requested while Ord. 21-2023 was still under consideration, then the administration would have supported such an amendment; and

WHEREAS, the Office of City Council, on May 31, 2023, received a completed and approved Application for Zoning Amendment for the above described zoning change from the Office of the Mayor; and

WHEREAS, the Planning Commission held a public meeting for the purpose of gaining public input on the proposed zoning change on August 2, 2023, pursuant to Section 1182.04 of the North Canton Codified Ordinances, and recommended that City Council adopt the proposed change as submitted; and

WHEREAS, City Council held a public meeting for the purpose of gaining public input on the proposed zoning change on _____, pursuant to Section 1182.06 of the North Canton Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the classification for the premises known as being part of Out Lot 272 on the corner of Pittsburg Ave NW and Liberty Lane NW (Stark County Parcel 9208870), shall be reclassified from Residential Single-Family Small Lot (R-50) to Residential Multi-Family A (RMF-A) as illustrated in the map attached hereto and incorporated herein as "Exhibit A".
- Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____, 2023.

Attest: _____
Benjamin R. Young, Clerk of Council

Stephan B. Wilder, Mayor

Signed on: _____

EXHIBIT A



DRAFT