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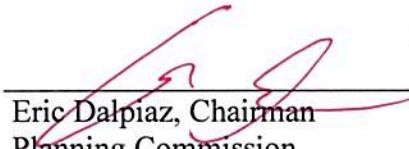


Martin B. Van Gundy, IV
Chief Building Official
CITY OF NORTH CANTON
SAFEbuilt.


PLANNING COMMISSION

APPROVAL OF JANUARY 5, 2022 MINUTES

After review of the minutes for the Planning Commission Meeting held on January 5, 2022 at 7:00 p.m., the minutes were approved during the Planning Commission Meeting on February 9, 2022.


Eric Dalpiaz, Chairman
Planning Commission

Feb 9, 2022
Date


Randa Miller
Planning Commission Clerk

2/9/2022
Date

CITY OF NORTH CANTON, OHIO

IN RE:)
)
 NORTH CANTON SPECIAL)
 PLANNING COMMISSION)
 MEETING)
)
) TRANSCRIPT OF PROCEEDINGS
)

Transcript of Proceedings held before North Canton Planning Commission, taken by the undersigned, Shannon L. Newhall, a Registered Professional Reporter and Notary Public in and for the State of Ohio, at the North Canton Civic Center, 845 West Maple Street, North Canton, Ohio, on Wednesday, the 5th day of January, 2022, at 7:00 p.m.

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APPEARANCES:

Eric Dalpiaz, Chairman

Brian Mihalcin, Member

Todd LePage, Member

Thomas Serra, Member

Peter Volas, Member

Stephan B. Wilder, Mayor

Martin Van Gundy, IV, Chief Building Official

Benjamin R. Young, Clerk

1 MR. DALPIAZ: Okay. I'll call to order
2 tonight's Planning Commission meeting. It's
3 Wednesday, January 5th, 2022. The first item
4 of business here is to do a roll call.

5 MR. YOUNG: Member Dalpiaz.

6 MR. DALPIAZ: Present.

7 MR. YOUNG: Member Mihalcin.

8 MR. MIHALCIN: Present.

9 MR. YOUNG: Member Serra.

10 MR. SERRA: Present,

11 MR. YOUNG: Member Volas.

12 MR. VOLAS: Here.

13 MR. YOUNG: Member LePage.

14 MR. LEPAGE: Present

15 MR. YOUNG: Five present.

16 MR. DALPIAZ: We would like to welcome
17 Mr. LePage to the Planning Commission. He's
18 newly sworn in, so welcome aboard.

19 MR. LEPAGE: Thank you.

20 MR. DALPIAZ: All right. Item number 3,
21 we'll submit the December 1st, 2021 meeting
22 minutes for approval. Do I hear a motion?

23 MR. SERRA: I'll make a motion to
24 approve.

25 MR. DALPIAZ: We have a motion. Any

1 second?

2 MR. MIHALCIN: I'll second.

3 MR. DALPIAZ: We have a second. We'll
4 call the vote here. All in favor?

5 MR. MIHALCIN: Aye.

6 MR. DALPIAZ: Aye.

7 MR. SERRA: Aye.

8 MR. VOLAS: Aye.

9 MR. DALPIAZ: Any opposed?

10 (No response.)

11 MR. DALPIAZ: Any abstain?

12 MR. LEPAGE: Abstain.

13 MR. DALPIAZ: Motion passes.

14 Next item on the agenda, number 4, the
15 election of the Planning Commission 2022
16 officers. We have the chairperson and the
17 vice-chairperson for election here.

18 Just a note for the chairperson position,
19 the chairperson will be required to attend
20 any pre-application meetings for the
21 Commission, and then will also represent the
22 City for the Stark County Community
23 Reinvestment Area. That is a once-a-year
24 event that they represent for.

25 So at this time, I'm willing to hear any

1 suggestions for chairperson.

2 MR. MIHALCIN: I would nominate
3 Mr. Dalpiaz to retain his chair.

4 MR. VOLAS: I'll second.

5 MR. DALPIAZ: Okay. We have a motion and
6 a second.

7 MR. MIHALCIN: Second. Oh, wait. No.

8 MR. DALPIAZ: Thank you, Brian. You
9 really -- you really wanted to get it on
10 there. Thank you.

11 So we'll call this to vote. All in
12 favor?

13 MR. DALPIAZ: Aye.

14 MR. LEPAGE: Aye.

15 MR. MIHALCIN: Aye.

16 MR. SERRA: Aye.

17 MR. VOLAS: Aye.

18 MR. YOUNG: This we do have to do by roll
19 call.

20 MR. DALPIAZ: Okay. Today -- we have to
21 do this by roll call.

22 Go ahead, Ben.

23 MR. YOUNG: Member Dalpiaz.

24 MR. DALPIAZ: I'll abstain, please.

25 MR. YOUNG: Member Mihalcin.

1 MR. MIHALCIN: Yes.

2 MR. YOUNG: Member Serra.

3 MR. SERRA: Yes.

4 MR. YOUNG: Member Volas.

5 MR. VOLAS: Yes.

6 MR. YOUNG: And Member LePage.

7 MR. LEPAGE: Yes.

8 MR. YOUNG: Four in favor, one
9 abstention.

10 MR. DALPIAZ: Okay. Thank you,
11 gentlemen.

12 MR. VOLAS: Congratulations.

13 MR. DALPIAZ: And the next item -- next
14 person would be our vice-chairperson for the
15 year. Their duties would include filling in
16 for the chairperson when they were
17 unavailable for set items.

18 MR. MIHALCIN: I motion to nominate
19 Mr. Thomas Serra.

20 MR. VOLAS: I'll second it.

21 MR. DALPIAZ: Okay. We'll call this to
22 vote. Ben, roll call.

23 MR. YOUNG: Member Dalpiaz.

24 MR. DALPIAZ: Yes.

25 MR. YOUNG: Member Mihalcin.

1 MR. MIHALCIN: Yes.
2 MR. YOUNG: Member Serra.
3 MR. SERRA: Yes.
4 MR. YOUNG: Member Volas.
5 MR. VOLAS: Yes.
6 MR. YOUNG: Member LePage.
7 MR. LEPAGE: Yes.
8 MR. YOUNG: Five in favor.
9 MR. DALPIAZ: All right. Welcome aboard,
10 Tom.
11 MR. SERRA: Yeah.
12 MR. DALPIAZ: Okay. Next item, number 5,
13 confirm the new Planning Commission meeting
14 location in the Civic Center Mac Room. We
15 are all here. This will be the new location.
16 We just need to take this to -- to vote. So
17 I'll entertain a motion.
18 MR. VOLAS: I'll make a motion.
19 MR. DALPIAZ: I will second.
20 We'll call this to vote. All in favor?
21 MR. LEPAGE: Aye.
22 MR. DALPIAZ: Aye.
23 MR. MIHALCIN: Aye.
24 MR. SERRA: Aye.
25 MR. VOLAS: Absolutely.

1 MR. DALPIAZ: Any opposed?

2 (No response.)

3 MR. DALPIAZ: Motion passes.

4 The last item here before our public
5 meeting, number 6, approve the 2022 meeting
6 calendar. We all have a draft copy of this
7 in front of us. So at this time, we'd
8 entertain any discussion regarding the
9 calendar.

10 My only conflict that I know of right now
11 would be the Labor Day, September 7th, the
12 week of Labor Day. If -- if -- I would not
13 be unavailable for that, so we can either
14 move it to the second week or we can keep it
15 at that point, if everybody else is good with
16 it. Just wanted to let everybody know. Or
17 if anybody else has any issues, they can
18 bring them up at this time.

19 MR. SERRA: I'm always available for the
20 City. So looks good to me.

21 MR. DALPIAZ: Thank you, Tom. Thank you.
22 It's very good of -- it's very nice of you.

23 MR. VOLAS: We need a motion?

24 MR. DALPIAZ: Yep. If everybody -- if
25 there is nothing else, we can call this to

1 vote.

2 MR. VOLAS: I make a motion to accept it
3 as presented.

4 MR. DALPIAZ: Okay.

5 MR. SERRA: I'll second it.

6 MR. DALPIAZ: A motion and a second.

7 Call to vote. All in favor?

8 MR. LEPAGE: Aye.

9 MR. DALPIAZ: Aye.

10 MR. MIHALCIN: Aye.

11 MR. SERRA: Aye.

12 MR. VOLAS: Aye.

13 MR. DALPIAZ: Any opposed?

14 (No response.)

15 MR. DALPIAZ: Okay. Motion passes.

16 Calendar is approved.

17 All right. Now we move to the public
18 meeting portion of the agenda tonight. Item
19 number 7 on the agenda, application number
20 21-NCPC-0016, the preliminary plat for
21 Sanctuary phase 5.

22 At this time, if anybody from the
23 applicant would like to speak about this
24 item. And as always, if you could state your
25 name, company, if applicable, and address.

1 MR. COSTIN: My name is Rich Costin. I'm
2 representing McKinley-Applegrove, Ltd. Our
3 address is 8230 Pittsburg Avenue, North
4 Canton, 44720.

5 Tonight we are -- we have before you --
6 we are submitting our preliminary plan for
7 Sanctuary phase 5. Phase 5 is the final
8 phase of the single-family lots in the
9 Sanctuary. There are 20 lots in this phase.
10 We believe this plan is in line with
11 previously submitted preliminary plans for
12 the Sanctuary project, going back as far as
13 2002.

14 And we have been back before the City
15 several times along the way to make changes.
16 Some we initiated. Some the City initiated.
17 Again, we feel it's in line with all of that.
18 This plan does address City comments that
19 were brought up -- I think it was last fall,
20 September, October kind of thing. And they
21 are reflected on there.

22 So there was -- there was a block length
23 issue, and that was addressed.

24 MR. YOUNG: Sorry.

25 THE REPORTER: A what issue, Rich?

1 MR. COSTIN: What's that?

2 THE REPORTER: What kind of issue?

3 MR. COSTIN: Block length.

4 THE REPORTER: Thank you.

5 MR. COSTIN: Do you need me to repeat
6 anything else before I get going or --

7 THE REPORTER: I'm good.

8 MR. COSTIN: There were open space
9 requirements that were in question, and those
10 have been clarified, and we are meeting
11 those. And the last one, a bigger one, was
12 an agreement. We met with the City on access
13 drive connecting over to the high school. So
14 there are plans in the works for that.

15 So those were the items that we addressed
16 from last time in the fall. I -- there may
17 be some other things that will be brought up
18 tonight that if we need to address, we will.

19 One other minor change I'd like to point
20 out is we reduced the number of lots by one
21 whenever we made these adjustments here. So
22 there is one less lot than what the original
23 preliminary plan was back in 2002.

24 I want to keep it short on my behalf.
25 I'll let you guys ask what you want me to

1 answer. I'm here. Also, John Walsh, from
2 GBC Design, our engineer, he is here with any
3 technical questions. So with that, it's up
4 to you guys if you want to ask questions.

5 MR. DALPIAZ: Okay. Thank you. At this
6 time, we'll take comments from the City
7 regarding this item.

8 Mr. Van Gundy.

9 MR. VAN GUNDY: Thank you, Chairman. The
10 staff has reviewed the project in accordance
11 with the zoning code and do find that the
12 proposed is consistent with the zoning code.
13 Some of the discussions that have taken place
14 is -- one is in regards to the Woodside
15 extension. So there -- the former draft that
16 you reviewed a couple years ago, when 3 and 4
17 came before you, did show a paper street, if
18 you will, for the Woodside Avenue.

19 And in review of the cooperative economic
20 development agreement and an -- I can't talk.
21 I'm tongue-tied -- annexation agreement
22 between the City of North Canton and Plain
23 Township, you know, it was pointed out in
24 that agreement that it was agreed Woodside
25 would never be connected through.

1 So with that in mind, City Council is or
2 will be reviewing some legislation which
3 would vacate that right-of-way. So what is
4 proposed is half of that easement,
5 essentially, would go to -- it's a 25-foot
6 wide easement. Half of that, 12 and a half
7 foot, would go to the Sanctuary, which the
8 plat you see here does show that it encumbers
9 that 12 and a half foot. The other 12 and a
10 half foot would go to the high school. So
11 that's one of the changes that is before you
12 tonight from the previous drafts.

13 The other is -- it's labeled block B.
14 The project does propose a block length that
15 exceeds 900 foot. So it does require access
16 to the facilities, particularly the school.
17 This -- this seems to be a welcomed change
18 from the residents, as well as the high
19 school. And to cover these two topics, you
20 know, as part of the staff's recommendation
21 for approval, I will be presenting a few
22 conditions of approval on that.

23 Let's see. The other worth pointing out,
24 although it seems to have been presented in a
25 few drafts, the block length does slightly

1 exceed 1,400 feet. It's 1,420 feet, as I
2 recall on that, which we do find that to be
3 consistent within the spirit of the code on
4 that. Planning Commission does have the
5 discretion to make modifications under
6 1107.08.

7 So with that in mind, staff does
8 recommend approval. And I'd like to read off
9 the proposed conditions, if I may. The first
10 one is approval of the preliminary map is
11 conditioned on the vacation of the Woodside
12 Avenue extension easement through City
13 Council.

14 Number 2, subject to the execution of an
15 emergency access, slash, pedestrian easement
16 between North Canton City Schools and City of
17 North Canton. Number 3, the HOA shall
18 maintain clear and open stream channels and
19 drainage easements in accordance with state
20 and federal regulations.

21 And with that, I'm happy to answer any
22 questions.

23 MR. DALPIAZ: Okay. At this time, any
24 questions, comments from our Commission
25 members?

1 MR. VOLAS: Couple questions. So,
2 Mr. Van Gundy, what is -- what is the timing
3 of that -- the street vacation? Is it
4 eminent or is it -- something that has to go
5 through legislation?

6 MR. VAN GUNDY: It is. And Council Clerk
7 Young here has more specifics on that.

8 MR. YOUNG: So it will be on the agenda
9 on January 24th when Council returns. If at
10 that time I have a fully executed petition
11 from both the gentlemen here and the school
12 district, it will take us about two weeks to
13 pass it. If I don't have a fully executed
14 petition, it will take us three months.

15 MR. VOLAS: Couple other questions then.
16 In the past, we have heard requests for the
17 fences that are along -- was it Weber and
18 Briar Avenue? I was just wondering if there
19 is any -- any need to address fencing on the
20 southern edge or the west edge of the
21 development.

22 MR. COSTIN: Not -- right now, there are
23 no plans for along the south. Right now,
24 we -- the lot we abut is owned by someone
25 else, and it's a heavily wooded lot, so we

1 don't see any need for it there.

2 On the west side, that, I -- right now,
3 we are not planning anything, but there we
4 are concerned or aware of -- we are going to
5 be looking at the back of the school and the
6 parking lot, and something may need to be
7 done over there. We are not proposing a
8 fence at this time. It may be something
9 else. But we'll -- the plan is to just kind
10 of wait, let it get in place, see how
11 everything sits, and then make a decision
12 what will be over there.

13 MR. VOLAS: All right. So no mounding
14 or --

15 MR. COSTIN: No.

16 MR. VOLAS: -- trees, natural -- natural
17 borders with trees and stuff like that?

18 MR. COSTIN: Yeah.

19 MR. VOLAS: Just a transition --

20 MR. COSTIN: There will be -- if it were
21 to be -- to try to put a mound there, that
22 would be a challenge. What -- if you go out
23 to the site, whenever we grade down for our
24 houses, our houses are going to sit down
25 lower, and there is already going to be a

1 natural hill just to get up to the school
2 property.

3 So trying to put a mound in there,
4 something -- I can point if you want or --

5 MR. VOLAS: No. I'm just looking at the
6 elevation lines. That's all. So, let's see,
7 it's going -- what's the -- can you blow that
8 up a little bit, Ben?

9 MR. YOUNG: Yeah.

10 MR. VOLAS: There we go. Scroll down
11 just a little bit. There we go. So 1145,
12 going all the way up to 1152, 53. So that's
13 kind of a natural -- natural -- you're using
14 the natural topography to --

15 MR. COSTIN: Yes. And as -- you are kind
16 of looking at the south. And as you go to
17 the north, it starts to flatten out a little
18 bit. So, again, I did bring this up with the
19 owners, and they just said, well, let's let
20 everything get in place and we'll take
21 another look at it, and if something needs to
22 be done, we'll come back and ask for it.

23 MR. VOLAS: Are any of the walking trails
24 that are maintained by Stark Parks affected
25 by phase 5?

1 MR. COSTIN: No.

2 MR. VOLAS: Thank you. That's all I
3 have.

4 MR. DALPIAZ: Any other comments,
5 questions from Commission members?

6 (No response.)

7 MR. DALPIAZ: And just to make sure,
8 Mr. Van Gundy did present those conditions.
9 Just -- I just wanted to just make sure that
10 you guys understood those or have comments,
11 questions.

12 MR. COSTIN: Yeah, I -- yeah, I would
13 like to -- the first two, the vacating of
14 Woodside and the -- the easement agreement,
15 we are okay with those. I -- I'm not so sure
16 about the stream. I'm not sure exactly what
17 that is.

18 Because I have to point out that I do not
19 have control of the HOA, and, you know, all
20 I'm dealing with is the last -- the last 20
21 lots. The HOA has been turned over to the
22 association. They are their own entity.
23 They manage themselves. They support
24 themselves.

25 I'm not sure on stream laws and who's

1 allowed to touch that stuff. I want to be
2 careful that we don't walk out of here and
3 burden them with something maybe they
4 shouldn't be having to do. I understand
5 maybe this was in response to the -- there
6 was some other stream in phase, 1, 2, and 3
7 that was cleared out. And I think the City
8 wants to make sure that they are not getting
9 involved in the expense of that.

10 Again, streams and flooding are big
11 issues. People cleaning out a piece of
12 stream here affects people up and downstream.
13 And so I'm -- I want to be careful what the
14 wording is here, that we don't do something
15 that we shouldn't do. Maybe if there is some
16 kind of condition put on this or something
17 extended on this, that maybe the City Law
18 Director chimes in and even I would suggest
19 our attorney chimes in, if we are going to
20 put this condition on here to approve this.

21 I don't want to -- I'd like to walk out
22 of here knowing that I'm moving forward and
23 not have something hanging over my head that
24 we are all going to potentially regret later
25 or maybe we shouldn't have done that kind of

1 thing. I haven't had a chance to vet it. I
2 kind of found out about this at the last
3 minute.

4 So that would be my only concern about
5 that in general. Hopefully I'm explaining
6 myself well on my concern.

7 MR. DALPIAZ: Yeah. Understood.

8 Any comments, Mr. Van Gundy? I guess
9 from the applicant's perspective, I don't
10 know if we can, you know, encumber the HOA at
11 this point to do something or not or --

12 MR. VAN GUNDY: These -- so this is in
13 reference to some drainage easements that
14 were put on the map. So these are part of
15 the development. And the drainage that is in
16 question is created by the storm drainage
17 from the impervious surface of the roofs of
18 each of the new homes.

19 Particularly for phase 5, this drainage,
20 towards the upper end of the drainage -- so
21 this -- this will drain into the pond, the
22 uppermost pond, and drains all the way
23 through the -- the stream ways in reference
24 to this condition. So really this condition
25 is to ensure the drainage that is proposed as

1 part of the project is maintained in
2 perpetuity, and it's done by the project that
3 is creating the additional storm drainage.

4 In regards to the condition itself, this
5 has been reviewed through the administration,
6 as well as the Law Director, previous to
7 being presented before you tonight.

8 MR. DALPIAZ: Okay.

9 MR. COSTIN: Mr. Chairman, can I --

10 MR. DALPIAZ: Yeah.

11 MR. COSTIN: Can you just pull up the --
12 drop the map down a little bit, so we can all
13 see -- up the other way. Up. Yep. There.
14 So we are -- my understanding is what we are
15 talking about here, I believe that's -- John,
16 is that lot 190 or --

17 MR. WALSH: 188.

18 MR. COSTIN: Yeah, 188. I'm sorry. So
19 it's 188. And then that's where the stream
20 is there. Kind of looks like it's a pond,
21 but all it is is a widened stream, is I
22 believe what is at the heart of the comments
23 here.

24 I guess I'll also say I -- John, you can
25 kind of correct me. But all our hard surface

1 water is supposed to go through the storm
2 management system. Correct? So it does not
3 flow down there into that -- into the stream.
4 It goes into the storm system. I'll let
5 John, our engineer, explain that a little bit
6 better.

7 So, yeah, again, I am not sure you want
8 homeowners down there. They need to
9 understand what the rules are, and I don't
10 understand what the rules are. But I just
11 know streams and stuff like that are an
12 issue.

13 And I guess -- I -- I don't know what all
14 the City has -- I mean, there are other
15 streams in the City, and I assume that there
16 are some rules and guidelines that the City
17 manages with all -- all their streams and
18 what, you know, a resident is allowed to do
19 or the City is allowed to do with that.

20 So, again, I just want to be careful that
21 we don't put something in here without having
22 some -- the Law Director read over it. I
23 haven't had a chances to consult with our
24 counsel to find out if he'd be okay with
25 that. Again, I don't want to walk out of

1 here and find out that I have committed to
2 something that I can't live up to. You want
3 to just -- a couple words.

4 MR. WALSH: The pond that you are seeing
5 on the -- I guess north of lot 188 is really
6 an existing pond that dated back to the golf
7 course. There was an embankment or
8 impoundment across there that we actually
9 built a road over top of that. That pond is
10 not part of any storm water management for
11 the project. So it really sits on the -- on
12 the stream itself.

13 And there are outlet structures and stuff
14 that left the stream and the water pass
15 through either under -- under the road, or in
16 extreme events, it actually goes over the
17 road.

18 Phase 5 is connected to the existing
19 phase 3 storm water system, which goes
20 through the existing basins that are already
21 really platted and dedicated. So that --
22 that pond really is not meant to be a storm
23 water maintenance pond.

24 MR. SERRA: The storm lines that are
25 shown on phase 5, this 8-inch proposed storm

1 line, where is it flowing to at the end? .

2 MR. COSTIN: You want to go up there and
3 point?

4 MR. WALSH: Can I come up and look at the
5 map?

6 MR. SERRA: Yeah. See here. But where
7 does it go?

8 MR. WALSH: Coming here, and it's
9 connecting -- I think it's connecting to this
10 storm system here that we -- you know, we
11 built the road to this there in phase 3, and
12 if we open up the -- make sure I'm telling
13 you right. I think it comes in here.

14 THE REPORTER: Guys, guys --

15 MR. DALPIAZ: And, John, if you could
16 have -- if you could have Mr. Young highlight
17 that up there. Yeah, yeah, that would be
18 great.

19 MR. WALSH: If I can go up to --

20 MR. COSTIN: I don't believe all that
21 storm goes down into that basin before Briar
22 and Duck Hollow.

23 MR. WALSH: Because it comes all the way
24 down into phase 2.

25 MR. COSTIN: Everything else is on the

1 north side of the street.

2 MR. WALSH: If you look at this -- the
3 lines that have the "ST" on it, that's the
4 storm sewer. The storm sewer was stubbed
5 there in part of phase 3. So this part of
6 Royal Oaks slopes to the -- and drains to the
7 north, connects into the existing system, and
8 then it actually comes -- I believe it comes
9 all the way down and connects into the --
10 yeah, if you keep going, and it ultimately
11 dumps into this storm water management pond
12 down here (indicating).

13 Because the other two on the north --
14 they are on the other side of the stream. So
15 they pick up the north half of the
16 development. This whole portion comes down
17 and goes through that storm water basin
18 there.

19 MR. SERRA: Who is currently maintaining
20 the existing storm water basins that are on
21 that part --

22 MR. WALSH: That's part of the homeowners
23 association responsibility.

24 MR. SERRA: So why would we not have the
25 HOA responsible for this last one you are

1 putting in?

2 MR. COSTIN: That's what part of his
3 point is. It's not. It's an existing
4 stream. It is not a storm management system.
5 The homeowners association is maintaining and
6 responsible for their storm basins, which are
7 all built and in place.

8 What's at -- at issue here is the swollen
9 stream, or it appears to be a basin, but it's
10 not. It's just a stream north of 188. It's
11 not part of the storm maintenance system.

12 MR. SERRA: So the one we are talking
13 about is on lot 188 and 190?

14 MR. WALSH: Is that what the City is
15 asking us? I guess that's the question.
16 What's the City asking the homeowners to
17 maintain?

18 MR. VAN GUNDY: The construction plans
19 show it a bit better, which we don't have
20 before us tonight, of course. Can you scroll
21 down?

22 MR. MIHALCIN: If I can speak just for a
23 second here. I think the confusion is --
24 part of the confusion is because it's
25 identified on this drawing as a part -- just

1 north of lot 188 as property retention pond.

2 MR. COSTIN: It is.

3 MR. WALSH: I think you are right.

4 MR. COSTIN: And that should not be.

5 MR. WALSH: No, that's not a retention
6 pond.

7 MR. WALSH: No, because all of this goes
8 into that.

9 MR. COSTIN: Yep.

10 MR. WALSH: And this goes down --

11 MR. COSTIN: It's your drawing, but I'd
12 say that should not be there.

13 MR. WALSH: It should not say proposed
14 retention pond.

15 MR. DALPIAZ: Yeah, because, I mean, if
16 I'm understanding it right, the grading on
17 both sides of that, to the north and the
18 south, is already there.

19 MR. COSTIN: Correct.

20 MR. DALPIAZ: You are not regrading
21 everything as part of this --

22 MR. WALSH: No.

23 MR. DALPIAZ: -- around that pond.

24 MR. WALSH: No.

25 MR. COSTIN: And I'd like to just

1 reiterate, it's not a pond. It is just a
2 swollen or widened piece of stream there.

3 MR. DALPIAZ: Well, it's a -- it's a
4 retention pond in a storm event. When it's
5 dry -- I mean, a normal day, it doesn't look
6 like a pond, but I mean, it --

7 MR. COSTIN: It does.

8 MR. WALSH: A permanent pool.

9 MR. DALPIAZ: I mean, it's technically
10 called a retention pond, because during a
11 storm event, it is retaining water. I mean,
12 it's designed that way. I mean, it was --

13 MR. WALSH: It predated the project. It
14 was there as part of --

15 MR. COSTIN: The golf course.

16 MR. WALSH: -- the golf course.

17 MR. DALPIAZ: Understood. But still,
18 it's still -- that was factored into the --

19 MR. WALSH: No, sir.

20 MR. DALPIAZ: Not -- not at all?

21 MR. WALSH: No.

22 MR. MIHALCIN: There is nothing else
23 dumping into it.

24 MR. WALSH: There is nothing dumping
25 in --

1 MR. COSTIN: What this is -- actually,
2 the storm comes all the way up from K-Mart --

3 MR. DALPIAZ: Well, my point is, you put
4 the road in there, so that -- that changed
5 the -- the shape of this thing.

6 MR. WALSH: No.

7 MR. COSTIN: No.

8 MR. DALPIAZ: From originally?

9 MR. WALSH: No.

10 MR. DALPIAZ: No?

11 MR. WALSH: When we did the original
12 part, we actually had to do a 100-year flood
13 study.

14 MR. COSTIN: What's that called?

15 MR. DALPIAZ: Yeah, and that's shown on
16 here, the 100-year outline.

17 MR. WALSH: Right. And part of the goal
18 was to maintain the -- the flow down through
19 as it existed before.

20 MR. DALPIAZ: Okay.

21 MR. WALSH: So I -- and this -- you know,
22 this -- we designed this a long time ago.
23 I'm pretty sure the road was put in very
24 similar to the grades --

25 MR. DALPIAZ: That were there?

1 MR. WALSH: -- that existed. And the
2 structure -- the piping underneath will pass
3 a certain storm.

4 MR. DALPIAZ: Yeah.

5 MR. WALSH: I want to say maybe a 25-year
6 storm. But if we get a 50- or 100-, it may
7 go over top of the road.

8 MR. MIHALCIN: So based on what you
9 described, this open space E, which is the
10 proposed retention pond in phase 2, is sized
11 to pick up the future phase 5?

12 MR. WALSH: Yes, sir. I'm sorry for the
13 confusion in labelling --

14 MR. DALPIAZ: That's all right. It's
15 okay. We want to make sure we have all the
16 information straight.

17 MR. WALSH: I can see where the confusion
18 came from.

19 MR. COSTIN: We can -- you can correct
20 that.

21 MR. DALPIAZ: The question I have,
22 Martin, so -- so there has been work done out
23 here to -- has it been on this property, to
24 address the downstream issues, or what has
25 happened, so that we understand?

1 MR. VAN GUNDY: The goal here was to
2 maintain the storm drainage and the systems
3 that have been put in place for the project.
4 And in all reality, this being the
5 preliminary plan, this will come back before
6 you for the final. So this can be tuned up a
7 bit for that phase in the project, as well.
8 Because this is, as I mentioned, for the
9 perpetuity of the project once it's complete.

10 So this wouldn't really have any impact
11 on the construction in this phase of the
12 project. It's more getting it started at
13 this point, so we are not talking about this
14 at the 11th hour.

15 MR. DALPIAZ: Okay.

16 MR. VOLAS: Can we look at those
17 conditions one more time?

18 MR. SERRA: So, Martin, my concern is --
19 is obviously item 3. With this new
20 information that is being discussed tonight,
21 is -- is this still a concern for the City?

22 MR. VAN GUNDY: I believe so. It -- I'm
23 not able to pull up the construction plans.
24 We were looking at the construction plans
25 earlier, which do show the storm drainage

1 systems. That brought a bit more clarity to
2 it. So I would need to go back and review
3 that with the engineer's office, City
4 Engineer.

5 MR. DALPIAZ: I mean, I think you
6 mentioned, though, this is a preliminary
7 plat. Right? So this -- once the engineer
8 is done, it has to come back through or --

9 MR. VAN GUNDY: Yes, this would come back
10 through once the construction has been
11 completed for what's proposed, and all the
12 utilities completed, and the remaining items
13 required by the zoning code.

14 MR. DALPIAZ: So it could be addressed at
15 that time?

16 MR. VAN GUNDY: Absolutely.

17 MR. DALPIAZ: Okay.

18 MR. VAN GUNDY: So that -- I mean, the
19 condition could be revised to be that we
20 refine what's needed for the maintenance of
21 the storm drainage system.

22 MR. DALPIAZ: Right. Right. Correct.
23 Okay. Any other comments, questions from
24 Commission members?

25 MR. VOLAS: Yeah. I'm still unclear why

1 we wouldn't put the burden of maintenance on
2 the homeowners association if we approve
3 this, if -- if there is clearly a precedent
4 in the other phases.

5 MR. DALPIAZ: Right. Well, I guess
6 that's one of the questions -- one of the
7 questions I had is: Isn't this already in as
8 part of the previous application that they
9 must maintain this thing?

10 MR. WALSH: You already put the burden on
11 the homeowners with the existing storm water
12 management system of the project.

13 MR. DALPIAZ: Right.

14 MR. VOLAS: Yeah, but I think it's
15 important for the record to reflect that we
16 have addressed this issue, especially with
17 the adjacency to the -- to the pre-existing
18 pond over -- or whatever -- that enlarged
19 stream. And it's important for this
20 Commission to let the public know that we
21 addressed this. So I don't know how we move
22 that forward, but I think it's important that
23 that's in there.

24 MR. DALPIAZ: Okay. Any comments,
25 questions?

1 MR. MIHALCIN: Just to clarify, at this
2 time, there is no one, including the
3 homeowners association, no one is maintaining
4 this open space G, which is what was shown as
5 the proposed -- which is the enlarged stream
6 area?

7 MR. COSTIN: That is correct.

8 MR. MIHALCIN: So nothing is changing.
9 It's the -- it's not being maintained and it
10 won't be maintained by the homeowners
11 association?

12 MR. COSTIN: That's -- that's correct.

13 MAYOR WILDER: If I may add, Chairman.

14 MR. DALPIAZ: Yeah, sure, Mayor.

15 MAYOR WILDER: Just from experience, when
16 you cross the road there from that large
17 stream, the City has cleaned out the -- that
18 drainage easement on several occasions for
19 the homeowners association. I believe
20 that -- that is part of our responsibility,
21 and we have contracted -- and we have cleaned
22 that stretch out at times where it has been
23 overgrown, and then addressed a little bit of
24 a flooding issue on a couple of the heavy
25 rains we had, you know, last year.

1 And you probably saw some of those
2 pictures that came through. So for what it's
3 worth, the City has maintained, you know,
4 cleaning of that easement or that drainage
5 from, say, Laurel Green and Pickforde, where
6 they meet, all the way down to -- yeah, part
7 of Laurel Green, if that helps you out any.

8 MR. COSTIN: Again, it is a stream that
9 passes through this project, just like there
10 is -- what's the stream that's right down --

11 MAYOR WILDER: The ditch.

12 MR. COSTIN: Yeah, the ditch.

13 MAYOR WILDER: Zimber ditch.

14 MR. COSTIN: Zimber ditch.

15 MAYOR WILDER: Yeah.

16 MR. COSTIN: I mean, the City has
17 ditches, swales. The county has them. The
18 state has them. I'm not versed in who all is
19 responsible and who all can and can't. But I
20 do know they are regulated, and you have to
21 watch out what you -- you know, how they do
22 it and what they do it. And, again, one
23 person works on it, their section, it might
24 look pretty there, but it affects people
25 upstream and downstream.

1 And I just want to be careful that we are
2 putting the burden -- or telling the
3 homeowners association they are kind of
4 responsible for something like that. I'm not
5 sure, you know, that that's the right place
6 for something like that to be.

7 Again, I don't know you'd want individual
8 homeowners going down here and messing around
9 with Zimber ditch. They might think they are
10 doing good, but they might make a bigger
11 problem. And I'm not here to say people
12 can't do it. I just feel -- just to your
13 point, the City has already done something
14 over there. And I'm sure the homeowners did
15 their little parts, too. But it seems the
16 system is already there and already working.
17 And I'm not sure that the, you know, Planning
18 Commission, on an individual lot, 188, is the
19 right place to be putting this kind of
20 burden.

21 MAYOR WILDER: I understand.

22 MR. DALPIAZ: I guess my question is, on
23 the drawing, it's stated as a proposed public
24 drainage easement. And I wonder -- and what
25 has already been deeded, who's defining what

1 -- who's responsible for that, ultimately?
2 Is that in the original --

3 MR. COSTIN: I'm sorry. Where are you
4 seeing --

5 MR. DALPIAZ: It's right in the middle,
6 right where the R70 zoning is, right in the
7 middle of the page. So, I mean, all this
8 flows, you know, down to the southeast. And
9 that is all defined -- that whole drainage
10 area, through the middle of the property, is
11 defined as a -- as a public drainage
12 easement. So, ultimately, I wonder what has
13 already been put in the deed or whatever as
14 to who is actually responsible for this.

15 I understand Mr. Volas' concern that we
16 need to somehow say we have -- we have looked
17 at this. We all have a concern, because
18 there have been problems out here before.
19 But I'm kind of -- I'm kind of listening to
20 both sides of this. And the applicant is
21 saying, well, maybe this isn't the right
22 verbiage. You know, that's the way I'm
23 looking at it, is my comments. But then also
24 I understand what Mr. Volas is saying. Like
25 we do need to put something in here. And my

1 question is -- I don't know. You know, I
2 don't think anybody here knows -- who is
3 ultimately responsible, even if the City has
4 cleaned it out already?

5 MAYOR WILDER: Yeah.

6 MR. DALPIAZ: Maybe that was just --

7 MAYOR WILDER: Mostly the brush, along
8 the --

9 MR. DALPIAZ: I mean, maybe ultimately in
10 the deed it says the homeowner is responsible
11 for this whole drainage easement. I don't
12 know already. I don't know.

13 MR. VOLAS: I guess, you know, just to
14 restate my concern, there is a natural grade
15 on the north and south side of this pond or
16 this stream. Right? So there is going to be
17 runoff there no matter what.

18 MR. DALPIAZ: And that affects --

19 MR. VOLAS: And if this gets blocked --
20 if this gets blocked in any way, which I'm
21 sure could happen, it's going to cause a
22 flooding issue. So, you know, regardless
23 of -- you know, is that a City issue or is
24 that a homeowners issue? I don't know. I
25 think this Commission needs to understand

1 that.

2 Second thing is, if we are going to -- if
3 there is -- this is a 20-year old project,
4 and some details may have been missed over
5 the years with all the different phases. And
6 it's important to keep that language in
7 there. So those are my two points.

8 So, you know, do you want to -- I'll
9 leave it up to the chairman as to how you
10 want to move forward.

11 MR. DALPIAZ: Yeah.

12 MR. WALSH: The existing phase is already
13 platted and easements -- I know it says
14 proposed on here, but it's -- the drawing has
15 probably not been updated 100 percent to what
16 actually is out there.

17 MR. DALPIAZ: Yeah, I mean, what is
18 downstream on the property from, you know,
19 this phase is already established.

20 MR. WALSH: It's done. It's platted.
21 It's transferred to the homeowners
22 association. I don't know that the developer
23 has even the ability to agree to impose
24 anything on that part of the project at this
25 point. Is that a fair --

1 MR. COSTIN: I believe --

2 MR. WALSH: They don't control any of
3 that part.

4 MR. DALPIAZ: Has any -- so just to be
5 clear, too, so all the storm water coming off
6 the roofs and driveway -- any impervious
7 surfaces, that's flowing to the streets and
8 into the storm water system and ultimately
9 ending up in the open space E downstream
10 through the storm system; is that correct?

11 MR. WALSH: Yes, sir. Where the existing
12 phase and where this proposed phase will --
13 and it's treated for both storm water
14 management and water quality in those
15 existing basins.

16 MR. DALPIAZ: Okay.

17 MR. VAN GUNDY: Who will retain ownership
18 of what's labeled as open space G after the
19 completion of this project?

20 MR. COSTIN: Marty, to answer your
21 question, that zoning line is the phase line,
22 kind of runs right through the middle of the
23 basin. So right now in phase 5, it will
24 become open space, so it will become part of
25 the HOA's open space. And then, you know, to

1 the north would be the multi-family land, and
2 it will become part of their parcel.

3 MR. VAN GUNDY: Okay. So the HOA will be
4 responsible for the maintenance of that?

5 MR. COSTIN: Yes.

6 MR. VAN GUNDY: Is that correct?

7 MR. COSTIN: That's correct.

8 MR. VOLAS: I don't know who's on the
9 computer, but if you could define what is
10 phase 5 on a boundary -- I get to the east
11 and west and south borders. But as it goes
12 to the north and kind of runs along there.

13 MR. WALSH: It would come along here, and
14 then come along the zoning line and then back
15 down.

16 MR. VOLAS: So that's what is phase 5?

17 MR. WALSH: That's what's going to get
18 platted as phase 5, yes, sir.

19 MR. VOLAS: Go all the way around the
20 street.

21 MR. WALSH: Right. This is -- this is
22 currently platted to there, and then that --
23 this -- this land, this is where the
24 Sanctuary Grand sits on this property -- or
25 no. That's the vacant property, right, Rich?

1 MR. COSTIN: Yes.

2 MR. WALSH: That's down here.

3 MR. VOLAS: All right. So can we use a
4 highlighter and define what phase 5 is,
5 please, with a different color than blue, the
6 whole entire phase, please? All right.

7 MR. WALSH: Uh-huh. Yes.

8 MR. VOLAS: All right. Thank you.

9 MR. WALSH: I guess, Mr. Van Gundy, is
10 the language that you are asking for to be
11 imposed just on the portion of open space G?

12 MR. VAN GUNDY: As I recall looking at
13 the construction plans, this was the upper
14 end of the storm drainage, so it would be any
15 of the storm drainage that would --
16 essentially any of the tributary storm
17 drainage, as well, for the phase 5, as it
18 continues down. So it would be from phase 5
19 until the final, you know, destination of the
20 storm drainage essentially within the
21 confines of the development.

22 MR. DALPIAZ: Right.

23 MR. WALSH: That area we don't control or
24 own.

25 MR. COSTIN: Just like we don't own

1 Hyacinth to the north. We don't -- we, the
2 developer, do not own or control anything
3 downstream of this phase 5. We have been --
4 it has been turned over for years. It's
5 maintained by the homeowners association. I
6 mean, it's their property. It's -- we don't
7 even own it. We are not on the board or
8 anything. We don't have control of anything
9 downstream. All we have control of is phase
10 5, and then obviously the multi-family land
11 to the north.

12 MR. DALPIAZ: But does phase -- I mean,
13 phase 5, does that -- that becomes part of
14 the overall association?

15 MR. COSTIN: Yes, it would go over to the
16 homeowners association.

17 MR. SERRA: You are the developer for the
18 HOA.

19 MR. DALPIAZ: Yeah.

20 MR. COSTIN: I do not control the HOA at
21 this point in time.

22 MR. SERRA: I understand you don't
23 control it.

24 MR. COSTIN: I don't sit on their board.
25 I don't have a vote. I don't -- they have

1 their -- collect their own fees. They spend
2 their own money. I mean, I don't have any --
3 I can't make a commitment for them or agree
4 to something for them on their behalf.

5 I mean, I can -- whatever you want for
6 just phase 5, that's -- I mean, I have -- I
7 have some control there. I mean, I can take
8 on certain responsibilities. I got to be
9 careful that I don't take on something that,
10 you know, they might think I'm overreaching.

11 MR. WALSH: We have the right to connect
12 to the existing storm system now. I believe
13 you have the rights for phase 5 folks to join
14 the overall homeowners association. But we
15 have no control over what exists today. I
16 don't know that we have the ability to --

17 MR. SERRA: What I'm -- what I'm trying
18 to get at is you could have submitted this
19 showing that red line of your phase 5 being
20 at the edge of lot 186. But you chose to
21 submit it including this -- this retention
22 area.

23 MR. WALSH: We chose to really submit to
24 the zoning line, everything that's zoned the
25 single-family zone.

1 MR. COSTIN: There is a different zoning
2 north of that --

3 MR. SERRA: Oh, I see.

4 MR. COSTIN: -- line. That's why that
5 was chosen there.

6 MR. VOLAS: So will the north, the
7 multi-family parcels, be part of the
8 homeowners association, or will they be
9 independent of that?

10 MR. COSTIN: Oh, no, that will be a
11 separate thing.

12 MR. WALSH: But the -- the drainage for
13 that parcel is accounted for in the master
14 storm water management.

15 MR. DALPIAZ: Yeah, I mean, I -- it's --
16 and it's an issue of semantics. By doing
17 anything on this phase 5, no matter what it
18 is, that affects the homeowners association
19 downstream. I understand that you are tying
20 into the storm water system for everything
21 that can get tied into there, but any open
22 space, that was calculated as part of the
23 entire development, so it becomes part of the
24 development.

25 I mean, it -- we can't separate this out

1 and say phase 5 has its own storm water
2 retention, and phase 3, and phase 4. They do
3 not. This was all developed as one giant
4 storm water plan.

5 MR. COSTIN: That is correct.

6 MR. DALPIAZ: And any drainage off of
7 here, whether it goes to the pond, whether it
8 goes downstream, or whether it sits in phase
9 5, that's ultimately the homeowners
10 responsibility -- homeowners association
11 responsibility.

12 MR. COSTIN: I guess we are asking --
13 clarifying, what are you asking --
14 whatever -- in your clarifications there, are
15 you asking -- I'll point to it up here.

16 MR. DALPIAZ: I mean, it's --

17 MR. COSTIN: Are you asking for phase 5
18 to be responsible to maintain this storm
19 swale going through here? Is that what you
20 are asking? Or are you just asking for this
21 here (indicating)?

22 MR. SERRA: Well, we don't have an
23 answer, because you can't tell us who is
24 responsible for it today.

25 MR. DALPIAZ: Yeah. And not the

1 number -- but to my point, it doesn't matter.
2 Anything in phase 5 becomes part of the
3 homeowners association. Anything.

4 MR. COSTIN: Any open space becomes part
5 of the homeowners --

6 MR. DALPIAZ: Any part of the phase 5 --

7 MR. COSTIN: That's correct.

8 MR. DALPIAZ: -- ultimately becomes part
9 of the homeowners association.

10 MR. COSTIN: That's correct, yes.

11 MR. DALPIAZ: So if we are at the upper
12 limit of the storm water design for open
13 space E by adding phase 5, if phase E -- if
14 open space E overflows, that's the homeowners
15 association responsibility. Because --

16 MR. WALSH: I'm not going to argue
17 with --

18 MR. DALPIAZ: -- phase 5 becomes part of
19 this. It drains into there. It's all the
20 same thing. We -- I mean, you are trying to
21 separate it, well, phase 5 isn't going to
22 affect these things.

23 MR. COSTIN: No.

24 MR. DALPIAZ: It was designed --

25 MR. WALSH: I apologize. We didn't come

1 prepared to talk about this tonight or we
2 would have been more prepared. There are
3 easements from phase 1, 2, 3, and 4 that deal
4 with all that. That's in place. That has
5 been approved and presented to the City,
6 approved by the City Engineer, approved by
7 Planning and Council. That addressed all
8 those concerns. So, I mean, to say there is
9 nothing -- it's already in place.

10 MR. DALPIAZ: Correct.

11 MR. WALSH: I guess I'm -- I'm not 100
12 percent sure what the City is asking at this
13 point.

14 MR. DALPIAZ: Well, I think the City is
15 just trying to go -- and to Mr. Volas' point,
16 to go on record, as even the Planning
17 Commission, to say that if we are adding
18 storm water to this development, the HOA is
19 responsible to take care of those easements
20 as they are supposed to.

21 MR. WALSH: There was --

22 MR. DALPIAZ: If that is the case.

23 MR. WALSH: They are responsible for
24 whatever is platted. And that's -- I -- if
25 it's -- if the plat and everything that's in

1 place says they are responsible, they are
2 responsible. If it's given to the public or
3 to the City, then the City is responsible --

4 MR. DALPIAZ: Correct.

5 MR. WALSH: -- for those easements.

6 MR. DALPIAZ: Correct.

7 MR. WALSH: I don't want to sit and agree
8 to something that I don't know --

9 MR. DALPIAZ: I mean, we can clarify the
10 language and say that, you know, as it has
11 been previously platted and approved
12 downstream.

13 MR. SERRA: Mr. Chairman, can you go back
14 to the City's recommendations of the three
15 points?

16 MR. DALPIAZ: Yeah. Pull those up, Ben.
17 Thank you.

18 MR. SERRA: Okay. I would like to make a
19 motion to approve the preliminary plat for
20 Sanctuary phase 5, including these three
21 conditional notes that are listed as part of
22 this motion.

23 MR. DALPIAZ: Okay.

24 MR. COSTIN: If that's going to be the
25 case, we are coming down here and those are

1 the conditions, I -- I'm going to ask that it
2 be tabled. And I'd like to get together with
3 my attorney, with the Law Director, to get it
4 worked out. If I can get it worked out with
5 the City Engineer.

6 Because, again, I believe -- no offense,
7 guys, I think you are getting way into
8 something that is -- I'm just -- it just
9 doesn't seem this is the place to be handling
10 it. No offense. It seems like engineers
11 should be working on storm water.

12 To John's point, I believe that this has
13 all been taken care of and addressed. You
14 know, we are not trying to avoid
15 responsibilities.

16 MR. SERRA: Sure.

17 MR. COSTIN: It seems whenever we come
18 down here on the third one, and all of a
19 sudden, you are going to tell phase 5 that
20 they have this responsibility. I believe it
21 has already -- it's either already there,
22 it's already with the City or it's already
23 there with the homeowners association. And
24 to try to change -- for the Planning
25 Commission to try and change it at the 11th

1 hour in phase 5 just doesn't seem quite
2 right.

3 So if that is what the board is wanting
4 to vote on, is these three conditions, then
5 I'm asking to have this tabled, and then
6 we'll have to get together with what I
7 believe is the appropriate people that should
8 be dealing with this and we'll have to come
9 back.

10 MR. SERRA: Then, Mr. Chairman, I'd like
11 to remove my motion, and I would like to make
12 another motion to table this.

13 MR. DALPIAZ: We have a motion to table.

14 MR. VOLAS: Second.

15 MR. DALPIAZ: We have a second. We'll do
16 a call to vote. All in favor?

17 MR. LEPAGE: Aye.

18 MR. DALPIAZ: Aye.

19 MR. MIHALCIN: Aye.

20 MR. SERRA: Aye.

21 MR. VOLAS: Aye.

22 MR. DALPIAZ: Any opposed?

23 (No response.)

24 MR. DALPIAZ: Okay. Motion passes. This
25 will be tabled. Thank you for your time,

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gentlemen.

If there is -- I believe that's it for tonight's agenda, so I'll entertain a motion to adjourn.

MR. SERRA: I make a motion to adjourn.

MR. DALPIAZ: Second?

MR. VOLAS: Second.

MR. DALPIAZ: All in favor?

MR. LEPAGE: Aye.

MR. DALPIAZ: Aye.

MR. MIHALCIN: Aye.

MR. SERRA: Aye.

MR. VOLAS: Aye.

(This proceeding concluded at 7:57 p.m.)

ATTEST:

Eric Dalpiaz, Chairman

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C E R T I F I C A T E

STATE OF OHIO,)
)
STARK COUNTY.)

I, Shannon L. Newhall, 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 10th day of January, 2022.

Shannon L. Newhall, Notary Public
My commission expires February 2, 2023.

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