

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

TRANSCRIPT OF
FEBRUARY 7, 2022, MEETING

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Transcript of Proceedings of the North Canton
City Council, taken by me, the undersigned, Laurie Maryl
Jonas, a Registered Merit 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
Monday, February 7, 2022, at 7:00 p.m.

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APPEARANCES:

Matthew Stroia, Council President, At Large
Stephanie Werren, Council Vice President, Ward 3
Jamie McCleaster, Ward 1
David Metheney, Ward 2
John Orr, Ward 4
Patrick A. DeOrio, Director of Administration
Jina E. Alaback, Director of Finance
Robert G. Graham, Engineering Services
Martin VanGundy IV, Chief Building Officer
Stephan B. Wilder, Mayor
Benjamin R. Young, Clerk of Council

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1 MR. STROIA: I'd now call to order the
2 committee of the whole on February 7, 2022, at 7 p.m.
3 Ben, would you please call the roll.
4 MR. YOUNG: Member Orr.
5 MR. ORR: Here.
6 MR. YOUNG: Member Metheney.
7 MR. METHENEY: Here.
8 MR. YOUNG: Member Stroia.
9 MR. STROIA: Here.
10 MR. YOUNG: Member Werren.
11 MRS. WERREN: Here.
12 MR. YOUNG: Member McCleaster.
13 MR. MCCLEASTER: Here.
14 MR. YOUNG: Members Weyrick and Revoldt are
15 absent. Five present.
16 MR. STROIA: Motion to excuse members Revoldt
17 and Weyrick.
18 MRS. WERREN: So moved.
19 MR. MCCLEASTER: Second.
20 MR. STROIA: All in favor?
21 ("Aye" in unison.)
22 MR. STROIA: Opposed? Motion carries.
23 Let's see. Daryl's not here. Jamie, would
24 you like to begin the discussion on your guys'
25 committee.

1 MR. MCCLEASTER: Sure. We're going to be
2 talking about a parcel of property out on Market. I
3 understand we have the applicants here. Did you guys
4 wish to give us any further information on this?

5 MR. ALTMAN: At this stage we're happy to
6 answer any questions if there's anything
7 specifically, but otherwise --

8 MR. MCCLEASTER: Would you like to give us
9 some information? Or --

10 MR. DEORIO: Well, I think the intent here
11 tonight is to refer to the planning commission this
12 thing and then ultimately the planning commission,
13 you know, will refer something back, as you well
14 know, having been the chair of Planning. But, you
15 know, this is the area north of Washington Square
16 along Market Avenue is that undeveloped. That
17 section there.

18 MR. MCCLEASTER: By the Stark Parks trail;
19 right?

20 MR. DEORIO: East of the Stark Parks trail,
21 yeah.

22 And so the developer is the Altman brothers
23 acquired an interest in the property and are seeking
24 to rezone it from Office Building to General Business
25 B. So it was Office Building previously because

1 Aultman Hospital -- no relation to the Altman
2 brothers, spelled differently.

3 MRS. WERREN: And different spelling.

4 MR. DEORIO: Aultman Hospital owned it and
5 there was a time, I guess, in the last decade or so
6 that they thought of maybe opening a facility there
7 at one time. That is no longer in play for them, and
8 hasn't been for some time, so they are looking to --
9 they have been in the market to sell the property for
10 quite some time.

11 The -- you know, as far as, you know, working
12 with administration, working with developers, I would
13 have to say that the Altman brothers are the gold
14 standard to work with and generally work on
15 properties that they take great pride in maintaining
16 and making sure that the types of uses are ones that
17 are supported by the surrounding stakeholders. They
18 have made concerted efforts in that regard to speak
19 with stakeholders and to explain to them their vision
20 for this, this parcel, and in addition to meeting
21 with the administration then we expressed, you know,
22 some of our concerns potentially down the road should
23 this property change hands in the future.

24 They tend to, in their developments, hold on
25 to the properties for a considerable period of time,

1 but we wanted to make sure that we took some extra
2 precautions and spoke with them about certain deed
3 restrictions that the city would be interested in
4 having exercised on this parcel to prevent it from
5 turning over into something that they wouldn't want
6 either. I think they met with the councilman from
7 the ward, and so there has been -- you know, this is
8 the kind of thing that you want from your development
9 team is being able to reach out at the appropriate
10 time, and we're at that appropriate time.

11 You know, as far as the specific uses, you
12 know, I think that's yet to be finalized, but, you
13 know, that would be something that will be coming,
14 you know, to the planning commission. So we're
15 hoping that the council will refer this over to the
16 planning commission and we can start the process and
17 get further details before it comes back.

18 MR. MCCLEASTER: Okay. Perfect. Thank you
19 so very much for the info.

20 So do we have a -- need a motion to move it
21 to --

22 MR. METHENEY: I would make that motion to
23 move it to planning commission.

24 MR. ORR: I'll second.

25 MR. STROIA: All in favor?

1 ("Aye" in unison.)

2 MR. STROIA: Opposed? Motion carries.

3 Finance and Property. Steph.

4 MRS. WERREN: Okay. This is \$12,950 for some
5 different law expenses and just an appropriation.

6 Jina, do you want to mention anything else
7 regarding this?

8 MS. ALABACK: This was an unemployment
9 assessment as part of the Ohio Shared Work Program
10 that are being assessed as being part of that.

11 MRS. WERREN: Yeah. Interesting. Are we
12 going to keep following up with it or just --

13 MR. DEORIO: I am, yeah.

14 MRS. WERREN: Okay.

15 MR. DEORIO: I have appropriate counsel
16 looking at this, see what's happening around Ohio
17 because this is so new.

18 MRS. WERREN: Oh, good. Right. I mean, I
19 had obviously heard about it and I'm not an expert in
20 that field but it didn't hit me exactly right. And a
21 couple of us talked about it and it didn't make
22 sense, but okay.

23 MR. DEORIO: We may have an update for you at
24 the next meeting.

25 MRS. WERREN: Okay. Great. So I'll move to

1 move it on.

2 MR. MCCLEASTER: Second.

3 MR. STROIA: All in favor?

4 ("Aye" in unison.)

5 MR. STROIA: Opposed? Motion carries.

6 John, go to the Ordinance and Rules
7 Committee.

8 MR. ORR: Yeah. This is about redistricting
9 the wards. We have two plans up here, the current
10 map and then the new map. It's not going to change
11 all that much with the new map. I really think we
12 should go with that. It's redistricting; we probably
13 should have done this in what, 1972?

14 MR. YOUNG: Well, we should have done it in
15 2010 with the last census.

16 MR. ORR: Yeah, in 2010, but it hasn't been
17 redistricted in quite some time. It's based on the
18 population, not registered voters, so it's from the
19 census of the last -- the last census that was out.
20 So we're redistricting. It's more balanced. I think
21 we're within just a couple of percentages from the
22 largest to the smallest.

23 MR. YOUNG: Less than 2 percent.

24 MR. ORR: Less than 2 percent. I think we
25 should move on this.

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MRS. WERREN: It makes us all a lot more even.

MR. ORR: Yes. It doesn't change too much.

MRS. WERREN: Right. All right. I move to move forward.

MR. METHENEY: I'll second that motion.

MR. STROIA: All in favor?

("Aye" in unison.)

MR. STROIA: Opposed? Motion carries.
Motion to adjourn.

MRS. WERREN: So moved.

MR. MCCLEASTER: Second.

MR. STROIA: All in favor?

("Aye" in unison.)


MR. STROIA: Adjourned.

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(Meeting adjourned at 7:07 p.m.)

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Attest:



Benjamin R. Young
Clerk of Council



Matthew Stroia
City Council President

