

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

TRANSCRIPT OF
MARCH 13, 2023, 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, March 13, 2023, at 8:09 p.m.

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APPEARANCES:

- Matthew Stroia, Council President, At Large
- Stephanie Werren, Council Vice President, Ward 3
- David Metheney, Ward 2
- John Orr, Ward 4
- Daryl Revoldt, At Large
- Christina Weyrick, At Large
- Patrick A. DeOrion, Director of Administration
- Jina E. Alaback, Director of Finance
- Stephan B. Wilder, Mayor
- Benjamin R. Young, Clerk
- Ginny Grier, Assistant Clerk of Council

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1 MR. STROIA: I now call to order the
2 committee of the whole meeting on March 13, 2023.
3 The time is 8:08 p.m.

4 Ben, would you please call the roll.

5 MR. YOUNG: Member Orr.

6 MR. ORR: Here.

7 MR. YOUNG: Member Revoldt.

8 MR. REVOLDT: Here.

9 MR. YOUNG: Member Stroia.

10 MR. STROIA: Here.

11 MR. YOUNG: Member Werren.

12 MRS. WERREN: Here.

13 MR. YOUNG: Member Weyrick.

14 MS. WEYRICK: Here.

15 MR. YOUNG: Member Metheney.

16 MR. METHENEY: Here.

17 MR. YOUNG: Six present. Member McCleaster
18 is absent.

19 MR. REVOLDT: Motion to excuse Member
20 McCleaster.

21 MR. STROIA: Second. All in favor?

22 ("Aye" in unison.)

23 MR. STROIA: Opposed? Motion carries.

24 Community and Economic Development. Daryl.

25 MR. REVOLDT: Very good. Okay. As you know,

1 we have adopted a new Main Street Zoning Regulation.
2 As we begin to unfold it and utilize it, we are
3 coming up or identifying some issues, challenges or
4 opportunities -- let me underscore all three -- that
5 are associated with that zoning. And these
6 particularly deal with what I would consider the
7 auxiliary streets that come into Main Street but are
8 under the Main Street zoning.

9 As you know, we restrict types of businesses
10 and uses, and so one of the questions has come up --
11 or one of the opportunities has come up is to have us
12 amend the zoning ordinance to look at auxiliary
13 streets. These would be the ones, you know, for
14 example, Maple or Rose Lane or something. Can we
15 permit a multi-unit dwelling not on Main Street but
16 off Main Street on that auxiliary street but within
17 the Main Street zoning categories.

18 And so we have before you tonight a request
19 that we send just that recommendation to the planning
20 commission for its review. And again, this is -- it
21 won't be mixed use, it will be residential
22 immediately off Main Street but within the Main
23 Street zoning as a permitted -- potentially permitted
24 use.

25 Patrick, have I summed that up?

1 MR. DEORIO: Yeah. Maybe just to add a
2 little color to it.

3 MR. REVOLDT: Please.

4 MR. DEORIO: So as I'm out working on this,
5 you know, stuff I'm recognizing that the question
6 comes into play is, you know, right now like let's
7 pick -- let's pick Harmon Street. And this is
8 completely hypothetical. But as a side street and
9 parts of Harmon are within the Main Street zoning and
10 right now as it stands they don't -- some of these
11 parcels that are on Harmon obviously don't have
12 frontage on Main Street; they're on Harmon Street.
13 But as it's structured now, the -- a building that
14 would -- that could potentially go in would be
15 required to put retail or commercial on the first
16 floor with residential on the second or third floor.
17 Question is, how much commercial retail do you want
18 to spread off of Main Street into the neighborhoods.

19 So what we were looking at is maybe it makes
20 sense that if you're in the Main Street zoning but
21 you don't have frontage on Main Street, because we've
22 been concerned about commercial property, we want to
23 maintain as much commercial property as we can,
24 that's where we get a lot of our income tax base
25 from, would we then just allow a multi-unit dwelling

1 off Main Street that wouldn't have to have a
2 commercial or retail first floor.

3 MR. REVOLDT: And I think the advantage is
4 that that approach is actually more harmonious with
5 an existing neighborhood that's around it. And
6 again, that's our key is we want to make sure that we
7 have everything in balance, if you will, and this
8 gives us an opportunity to make sure that that new
9 development, which is what we see, is balanced with
10 existing longstanding uses and healthy uses. Fair
11 enough?

12 MR. DEORIO: Uh-huh.

13 MR. ORR: Well, the business I agree with,
14 but how much more rental units do we want in the
15 city?

16 MR. DEORIO: Well, John, you ask a fair
17 question. And I don't know -- I don't think anybody
18 sitting here can have -- has a definitive idea of
19 what is the appropriate amount. When I -- when you
20 talk to -- I guess when we look at what's happening
21 across the country as it relates to housing and the
22 housing sector, you know, I don't think that we're
23 the needle the haystack. I think we're much like
24 everyplace else and there is not enough housing. And
25 in what that housing is made up of, though, is it

1 single-family?

2 MR. ORR: Is there enough affordable housing.

3 MR. DEORIO: Is it a townhome structure? Is
4 it a traditional apartment building structure? I
5 don't quite know the answers to that. We would
6 certainly like to see so many of these other types of
7 housing here. But and, you know, I know Ben has
8 been -- we've been working on the rental registration
9 program and we're getting, you know, lots of useable
10 data. And, you know, I look at the, you know, the
11 rent structure, I don't know if you happen to
12 remember that number, Ben, of what the average rent.

13 MR. YOUNG: So on average, based on the
14 information we got from the rental registration
15 program, rents, the average is around 800. But
16 median is about 700 a month. So that means
17 50 percent is more than 700 but 50 percent is less
18 than 700.

19 MR. DEORIO: When we talk about affordable
20 housing, that's certainly affordable. I guess. How
21 I'm looking at it, what I think there is a need for
22 still is a level above that. That is less than home
23 ownership. But is not quite at that level.

24 MR. REVOLDT: Here. May I? I think you're
25 spot on. I mean, one of the things that we're going

1 to have is a fairly accurate snapshot of the
2 condition of our housing, whether it's rental or
3 owner occupied. Because what Ben's doing is merging
4 these various databases to give us a more accurate
5 picture of owner occupied and rentals.

6 Perhaps some future council or this council
7 will want to take a look at a strategy to achieve
8 exactly what Patrick has talked about. How do we
9 get -- how to replace the bad stuff with new that is
10 higher density perhaps, and higher capital value.

11 It doesn't have to be rental. We know on
12 South Main Street that we have two, three very
13 successful condominium projects. Zablo. That sold
14 for -- each unit sold for hundreds of thousands of
15 dollars. And they're really an asset. So the
16 question is, how do we get from where we are to
17 there. Open question.

18 MR. YOUNG: If I may add on to that, the
19 average density of -- permitted density in the Main
20 Street District is only seven units an acre, so it's
21 going to lend itself much more to brownstones,
22 townhomes, condos than large apartment complexes.

23 MR. ORR: Right. We also have a nice vacant
24 land over there by Ro's, Waterside or, you know,
25 that's another area that really could be developed

1 nicely. We don't own it. But --

2 MR. REVOLDT: Yeah. But again, I would come
3 back to your point is -- or his point is if we kind
4 of know where we -- what we need to remedy, where we
5 want to go, we think we ought to go as a community,
6 it's just incumbent upon us to figure out what that
7 strategy is and who do we work with to get there.
8 And I think it's doable. I see this in other
9 communities outside Stark County. It is happening
10 elsewhere. It can happen here. If we can just
11 figure out the appropriate course.

12 MR. ORR: We did that. Was that not
13 addressed in the master plan around the middle school
14 with the park there and that type of row homes or
15 what? I think that was addressed in the master plan.

16 MR. REVOLDT: It's referenced. It's
17 referenced.

18 MS. WEYRICK: I think related to -- I think
19 this really does relate to the master plan. We want
20 a more walkable Main Street area; right? So we're
21 not talking about changing anything with buildings
22 with frontage on Main Street. Is that right?

23 MR. REVOLDT: That's correct.

24 MS. WEYRICK: These are side streets.

25 MR. REVOLDT: The auxiliary streets.

1 MS. WEYRICK: Yeah. So we're going to have,
2 you know, great things happening along Main Street
3 and these side streets, auxiliary streets are where
4 we're going to attract the Walsh graduates. We're
5 trying to keep the people who are leaving our
6 community. So we're building the community to stay
7 in and giving them a place to live.

8 MR. REVOLDT: Yeah. Anyone else on this?
9 The action tonight is really simply we need to do two
10 things: Number one is we need to punt this over to
11 planning commission, that will be one motion, and the
12 second is we'll defer action until we have a report
13 from the planning commission. So again, the proposal
14 is to amend our Main Street zoning to permit these
15 units off Main Street but within the zone.

16 Any other questions or comments?

17 With the planning commission, let me make a
18 motion that we forward this proposal to the planning
19 commission.

20 MR. METHENEY: Second.

21 MR. STROIA: All in favor?

22 ("Aye" in unison.)

23 MR. STROIA: Opposed? Motion carries.

24 MR. REVOLDT: And I'll make a motion we defer
25 action until we have planning commission report.

1 MR. ORR: Second.

2 MR. STROIA: All in favor?

3 ("Aye" in unison.)

4 MR. STROIA: Opposed? Motion carries.

5 Okay. Moving on to Street and Alley

6 Committee. That's me.

7 So in this proposed ordinance, we would enter

8 into a performance bond between the city and

9 McKinley-Applegrove, which is Sanctuary Phase 3.

10 This would be for a sidewalk performance bond.

11 There's nothing super-complicated about this. It's

12 pretty standard.

13 Anybody? Patrick, would you like to weigh

14 in?

15 MR. DEORIO: No.

16 MR. STROIA: Anything? At least --

17 MRS. WERREN: Standard.

18 MR. STROIA: There's not a lot of details to

19 it.

20 MRS. WERREN: No.

21 MR. STROIA: Yeah. So any comments?

22 Questions?

23 MRS. WERREN: No. Move to adopt.

24 MR. STROIA: I'll move that we put this on

25 the city council agenda.

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MR. REVOLDT: Revoldt seconds.

MR. STROIA: All in favor?

("Aye" in unison.)

MR. STROIA: Opposed? Motion carries.

And I will entertain a motion to adjourn.

MRS. WERREN: So moved.

MS. WEYRICK: Second.

MR. STROIA: All in favor?

("Aye" in unison.)

MR. STROIA: Opposed? Motion carries.

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(Meeting adjourned at 8:20 p.m.)

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Attest:


Benjamin R. Young
Clerk of Council


Matthew Stroia
City Council President

