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CITY OF NORTH CANTON, OHIO

IN RE:)	
)	
NORTH CANTON)	
PUBLIC HEARING BEFORE)	
CITY COUNCIL)	TRANSCRIPT OF PROCEEDINGS
)	

Transcript of Proceedings held before North Canton City Council, 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, 875 West Maple Street, North Canton, Ohio, on Monday, the 10th day of April, 2023, at 6:45 p.m.

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APPEARANCES:

- Matthew Stroia, President
- John Orr, Member
- Stephanie Werren, Member
- David Metheney, Member
- Christine Weyrick, Member
- Jamie McCleaster, Member
- Stephan B. Wilder, Mayor
- Patrick DeOrio, Director of Administration
- Jina Alaback, Director of Finance
- James Bertovich, Deputy Director of Finance
- Benjamin R. Young, Council Clerk
- Ginny Grier, Assistant Clerk

1 MR. STROIA: All right. Okay. I now
2 call to order the public hearing of April
3 10th, 2023. The time is 6:45 p.m. It's
4 still 6:45.

5 Ben, would you call the roll?

6 MR. YOUNG: Member Metheney.

7 MR. METHENEY: Here.

8 MR. YOUNG: Member Weyrick.

9 MS. WEYRICK: Here.

10 MR. YOUNG: Member McCleaster.

11 MR. MCCLEASTER: Here.

12 MR. YOUNG: Member Werren.

13 MS. WERREN: Here.

14 MR. YOUNG: Member Stroia.

15 MR. STROIA: Here.

16 MR. YOUNG: Member Orr.

17 MR. ORR: Here.

18 MR. YOUNG: Member Revoldt is absent.

19 Six present.

20 MS. WERREN: Motion to excuse Councilman
21 Revoldt.

22 MR. MCCLEASTER: Second.

23 MR. STROIA: All in favor?

24 MR. ORR: Aye.

25 MR. STROIA: Aye.

1 MS. WERREN: Aye.

2 MR. MCCLEASTER: Aye.

3 MS. WEYRICK: Aye.

4 MR. METHENEY: Aye.

5 MR. STROIA: Opposed?

6 (No response.)

7 MR. STROIA: Motion carries.

8 Okay. At this time, we will begin the
9 public comment for our public hearings on
10 this agenda.

11 For the first topic, Ben, would you read
12 the title for the record?

13 MR. YOUNG: Ordinance 16-2023, an
14 ordinance amending Chapter 1159,
15 nonconforming uses, buildings, lots, and
16 structures, specifically Subsection
17 1159.03(e), discontinuance of use, of the
18 codified ordinances of the City of North
19 Canton to lower the period during which a
20 nonconforming use is continued while inactive
21 from two years to twelve months.

22 MR. STROIA: Jamie.

23 MR. MCCLEASTER: All right. Basically
24 what this is doing is this is taking the --
25 if you have a nonconforming use that has been

1 grandfathered in, typically in the past, it
2 has been allowed to exist for two years with
3 unuse of the property. So if you move in
4 within two years, you can continue that use.
5 So we are looking to change that from the two
6 years down to twelve months. Did I pretty
7 much encapsulate everything down there?
8 Anything else to add?

9 (No response.)

10 MR. MCCLEASTER: Okay. That's pretty
11 much it.

12 MR. STROIA: Okay. Anyone wishing to
13 speak in favor of Ordinance 16-2023, please
14 approach the podium.

15 (No response.)

16 MR. STROIA: Last call.

17 (No response.)

18 MR. STROIA: Okay. And anyone wishing to
19 speak in opposition of Ordinance 16-2023,
20 please approach the podium.

21 (No response.)

22 MR. STROIA: Okay. Final opportunity.

23 (No response.)

24 MR. STROIA: Okay. This will appear in
25 the City Council agenda.

1 Moving on to the next topic, Ben, would
2 you please read the title for the record?

3 MR. YOUNG: Ordinance Number 21-2023, an
4 ordinance amending the zoning map of the City
5 of North Canton to reclassify 33 parcels in
6 the City of North Canton in accordance with
7 the amendment procedure set forth in Chapter
8 1182 of the planning and zoning code in order
9 to phase out office building zoning
10 throughout the City.

11 MR. STROIA: Jamie.

12 MR. MCCLEASTER: All right. I don't know
13 if it needs much more explanation than what
14 you just said. We're looking to phase out
15 the office building zoning and basically move
16 things to uses that might be more appropriate
17 for the areas where they are in the City. So
18 that's pretty much it, unless -- is there
19 anything else to add, Patrick?

20 MR. DEORIO: No.

21 MR. MCCLEASTER: Okay.

22 MR. STROIA: Okay.

23 MR. DINARDA: Can I speak to that?

24 MR. STROIA: Yeah. One minute. Let me
25 get through this part. Yes. At this time,

1 anyone wishing to speak in favor of Ordinance
2 21-2023?

3 MR. DINARDA: Okay. My name is Dennis
4 DiNarda --

5 THE REPORTER: Wait. Wait.

6 MR. STROIA: Hold on.

7 THE REPORTER: Can you get up to the
8 podium, sir? Are you able to stand up there?

9 MAYOR WILDER: Thank you, sir.

10 THE REPORTER: And then state your name
11 and your address. And speak loud enough so I
12 can hear you. Thank you.

13 MR. DINARDA: Okay. My name is Dennis
14 DiNarda. I live in Washington Square South,
15 2005 Wynstone Circle, Northeast, North
16 Canton, Ohio. And I have been there for a
17 few years.

18 But I got some information about the
19 zoning changes. And one of the things that
20 concerns me is what I want to ask questions
21 about, is a letter -- it says change zoning
22 from office building to various. Not
23 variant, but various, v-a-r-i-o-u-s, with no
24 definition given to what "various" means.
25 Okay? Various means to me a lot of

1 open-ended. And I just wondered, is there a
2 clarification to that zoning?

3 You are saying you are changing these
4 existing zoning things to cover these other
5 properties. And I don't know what they were
6 before. I did have a list of all -- there
7 are quite a few. So you are trying to change
8 and clarify what the zoning should be, and
9 that's great. But what is it? And what's it
10 going to be? If it just simply says we are
11 changing that to various, I don't agree with
12 that, because that's open-ended. It doesn't
13 provide clarification. It doesn't provide
14 definition. That's my comment.

15 THE REPORTER: Can you spell your last
16 name for me, please?

17 MR. DINARDA: D-i-N-a-r-d-a.

18 THE REPORTER: Thank you.

19 MR. DINARDA: Did I speak loud enough for
20 you?

21 THE REPORTER: You did a great job.

22 MR. DINARDA: And it's a pleasure living
23 in North Canton. I'll be honest with you. I
24 love it here. And I just think about the
25 area, and I'm concerned about it, because I

1 think it's government, but I want the
2 government to represent the people. Okay?

3 MR. MCCLEASTER: Thank you.

4 MR. DINARDA: And that comment goes
5 for -- I think you changed the -- there was a
6 nursing home up there and another office, but
7 those are just changed to office space. I
8 didn't have any comments about those. But
9 it's the various thing that I have a comment
10 to.

11 MR. MCCLEASTER: Thank you.

12 MR. DINARDA: And I'd like a
13 clarification to that.

14 MR. YOUNG: Would you like me to answer
15 the question?

16 MR. STROIA: Yeah.

17 MS. WERREN: Yeah.

18 MR. YOUNG: So it's various in the
19 respect that all of the properties being
20 considered in the zone change are going from
21 office building, but they are not all going
22 to the same classification. So it was
23 various in the sense that different groups of
24 properties are becoming different types.

25 MR. DINARDA: But I can't speak to that.

1 What I'm saying is you put a phrase in there
2 that says, okay, here are 25 properties. We
3 are changing that to various. That's nice.
4 But to a person that's reading it, it says
5 changing this one to what. Is this going to
6 be multiple residential, two family, one
7 family? Or is this going to be business? It
8 just says "various," and I don't think there
9 is a definition of what various is and how
10 that -- how that applies to each one of these
11 properties.

12 MR. YOUNG: Yes, they are not -- so the
13 new zoning classification isn't clear. The
14 letter should have also had instructions on
15 how to go online and look at the whole
16 text --

17 MR. DINARDA: I did look at the text, but
18 what I'm saying is what's confusing --

19 MR. MCCLEASTER: Point of order, can -- I
20 don't think we're to be having back and
21 forth, are we?

22 MS. WERREN: Yeah, you can.

23 MR. MCCLEASTER: Okay. Thank you.

24 MR. DINARDA: It says -- it says change
25 zoning from OB, office business, to various.

1 Okay. Now, if it was just saying we are
2 changing it to various zoning things, that's
3 different. But you said "to various."

4 MS. WERREN: So you would have liked it
5 to list we are changing it to X or Y?

6 MR. DINARDA: I want a definition.

7 MS. WERREN: Which ones those are?

8 MR. DINARDA: Yeah. That's all.

9 MS. WERREN: Without having to go to the
10 website and look it up?

11 MR. DINARDA: Well, I think I did go to
12 the website and it listed all the properties
13 that you're changing it to, but I don't think
14 it has a definition of what they're changing
15 it to. But maybe it does.

16 MR. YOUNG: Yeah, it should have had this
17 attachment. And I'm happy to go through it.
18 So what I'm talking about is the fact that
19 like different properties are getting
20 different zoning classifications. So that's
21 why it said various.

22 MR. DINARDA: And to my, you know -- I
23 just get concerned when someone says we are
24 changing it to various. It seems like we are
25 allowing anything to go there.

1 MS. WERREN: Uh-huh.

2 MR. DINARDA: Okay? I'm sure that's
3 not it, but just clarify it.

4 MS. WERREN: That's how it read.

5 MR. MCCLEASTER: Uh-huh.

6 MS. WERREN: I can see that.

7 MS. WEYRICK: I get that.

8 MR. STROIA: Yeah, to me it almost read
9 as if -- as various is a type of
10 classification.

11 MR. DINARDA: That's what it reads to me,
12 yeah.

13 MR. STROIA: Yeah. Because I thought you
14 were talking -- I thought you were using the
15 word variance --

16 MS. WERREN: That's what I thought.

17 MR. STROIA: -- on something. So he
18 should be able to look up -- let's say there
19 is a doctor's office in one of those zones,
20 and what would be the process on -- on
21 reclassifying an OB building to various?
22 Like --

23 MR. YOUNG: Well, it won't be
24 reclassified to various. So each piece --

25 MR. STROIA: Right.

1 MR. YOUNG: -- of property is getting a
2 specific new zoning.

3 MR. STROIA: And those can be followed
4 similarly, right?

5 MR. YOUNG: Yeah, so the ordinance spells
6 them out. Each exhibit is its own --

7 MR. STROIA: Got you.

8 MR. YOUNG: -- reclassification.

9 MR. STROIA: That makes sense.

10 MR. DINARDA: And they are right now in
11 concert with the business or whatever is in
12 that particular property now?

13 MR. YOUNG: The proposals are all
14 intended to keep what is there now.

15 MR. DINARDA: Yeah. So it's not
16 something new that you are trying to classify
17 the properties. Thank you.

18 MR. YOUNG: Yep.

19 MR. STROIA: Okay. Anyone else wanting
20 to speak in opposition?

21 MR. OSBORNE: Chuck Osborne, 307 Fairview
22 Street, Southeast, North Canton, Ohio. I
23 have no viewpoint either for or against. As
24 Mr. McCleaster started to point out, you're
25 violating your Council rules. And now you

1 throw out a caveat that oh, this is a public
2 hearing and not a Council meeting. I thought
3 these were etched in stone. And I am
4 repeatedly dismissed, thrown out of the
5 meetings for violating the rules --

6 MR. STROIA: Chuck, and, again, you are
7 violating -- this is a public hearing based
8 on these two matters.

9 MR. OSBORNE: Mr. Stroia, you make it up
10 as you go.

11 MR. STROIA: Officer Kemp, could you
12 please escort Mr. Osborne off the premises?

13 MR. OSBORNE: You are kidding me.

14 MR. STROIA: I'm not kidding you. Why is
15 it always a surprise, when you don't follow
16 the rules over and over?

17 MR. OSBORNE: I'm following the rules.
18 This is an open night meeting.

19 MR. STROIA: You're still not. You're
20 still not.

21 MS. WERREN: That wasn't the time period.

22 MR. OSBORNE: Brad, you know the rule.

23 MR. DAVIS: Yeah, I got it.

24 MR. OSBORNE: This is unbelievable. I
25 did not violate any rules. You guys

1 violate --

2 MR. STROIA: You're violating rules right
3 now.

4 MR. OSBORNE: -- your own rules.

5 MR. STROIA: Literally right now.

6 MR. OSBORNE: Jesus.

7 MR. STROIA: Okay. Final opportunity,
8 anyone wishing to address Council on this
9 matter?

10 MS. WEYRICK: Did we go to in favor of?

11 MR. STROIA: What's that?

12 MS. WEYRICK: Did we offer it to in favor
13 of? Yes. Okay.

14 MR. MCCLEASTER: Uh-huh.

15 MR. STROIA: Yeah. Okay. This will also
16 appear on the Council agenda.

17 And I will entertain a motion to adjourn.

18 MS. WERREN: So moved.

19 MR. STROIA: All in favor?

20 MR. ORR: Aye.

21 MR. STROIA: Aye.

22 MS. WERREN: Aye.

23 MR. MCCLEASTER: Aye.

24 MR. METHENEY: Aye.

25 MS. WEYRICK: Second.

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MR. STROIA: All in favor?

MR. ORR: Aye.

MR. STROIA: Aye.

MS. WERREN: Aye.

MR. MCCLEASTER: Aye.

MS. WEYRICK: Aye.

MR. METHENEY: Aye.

MR. STROIA: Opposed?

(No response.)

MR. STROIA: Motion carries.

Okay. We will reconvene shortly.

(This proceeding adjourned at 6:58 p.m.)

ATTEST:



Matthew Stroia,
Council President



Benjamin R. Young,
Council Clerk

