

CITY OF NORTH CANTON, OHIO

IN RE:)
)
 NORTH CANTON)
 PUBLIC HEARING)
)
) 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, 845 West Maple Street, North Canton, Ohio, on Monday, the 11th day of April, 2022, at 7:00 p.m.

Premier Court Reporting
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1 APPEARANCES:

2 Matthew Stroia, President

3 Daryl Revoldt, Member (Via Remote)

4 John Orr, Member

5 Christina Weyrick, Member

6 Jamie McCleaster, Member

7 Stephan B. Wilder, Mayor

8 Patrick DeOrio, Director of Administration

9 Catherine Farina, Deputy Director of
10 Administration

11 Jina Alaback, Director of Finance

12 Robert Graham, Engineer

13 Martin B. Van Gundy, IV, Chief Building Official

14 Benjamin R. Young, Council Clerk

15 Kevin Coblentz, Assistant Clerk

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1 MR. STROIA: I now call to order the
2 public hearing before Council on April 11,
3 2022.

4 Ben, would you please call the roll?

5 MR. YOUNG: Member Orr.

6 MR. ORR: Here.

7 MR. YOUNG: Member McCleaster.

8 MR. MCCLEASTER: Here.

9 MR. YOUNG: Member Weyrick.

10 MS. WEYRICK: Here.

11 MR. YOUNG: And Member Stroia.

12 MR. STROIA: Here.

13 MR. YOUNG: Member Revoldt is joining us
14 via remote live stream.

15 MR. STROIA: Can I have a motion to
16 excuse Members --

17 MR. REVOLDT: Here.

18 MR. STROIA: -- Metheney and Werren.

19 MR. MCCLEASTER: So moved.

20 MS. WEYRICK: Second.

21 MR. STROIA: All in favor?

22 MR. MCCLEASTER: Aye.

23 MR. STROIA: Aye.

24 MR. ORR: Aye.

25 MS. WEYRICK: Aye.

1 MR. STROIA: Opposed?

2 (No response.)

3 MR. STROIA: Motion carries.

4 Okay. We will now begin the public
5 comment portion of our agenda. The only item
6 being discussed is Ordinance 20-2022.

7 Ben, would you please read for the
8 title -- or the title for the record?

9 MR. YOUNG: An ordinance amending the
10 zoning map of the City of North Canton to
11 reclassify the property known as Out Lot 417
12 in the City of North Canton, Stark County
13 Parcel Number 10010198, from office building
14 to general business B.

15 MR. STROIA: Okay. Is there anyone from
16 the applicant here tonight that would like to
17 present this request? Okay.

18 MR. ZOLDAN: Good evening, everyone. My
19 name is Harrison Zoldan, 2555 34th Street,
20 Northeast, Canton, Ohio 44705. Good evening,
21 Mayor Wilder and President Stroia and members
22 of Council. I'm here on behalf of the
23 A. Altman Company, the developer for the
24 proposed Market/Easton project and applicant
25 to change the zoning on Parcel Number

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10010198 to accommodate our proposed future development.

Now, I know I have spoken with many people and shared at the Planning Commission meeting lots of details about this project, and in the interest to not repeat too much or over-share information that everyone is already familiar with, I'll just give some brief details about the project, and then I'm happy to answer any questions either from Council or anyone that is here tonight.

So our property is currently zoned OB or office business. And we are proposing a rezone to GB-B, which is general business. And, again, the purpose of this is to enable the site for a future development that would include retail, dining, and service businesses that can serve the neighboring residents and our community beyond.

And one thing that I want to highlight about our proposed plan, that I have highlighted in the past and spoken with many people here tonight about, is our election to restrict the uses on this site beyond the allowable uses in our proposed GB-B zone. So

1 I do want to read the uses that we are
2 specifically going to restrict from being
3 allowed on this site now and in the future.

4 And a question that came up at the
5 Planning Commission meeting that I want to
6 highlight is that these restrictions will run
7 with the land. We intend to own and operate
8 this property for many years into the future.
9 But in any event that we were no longer the
10 owner of these -- this property, these
11 restrictions would remain in place.

12 So those restrictions are tattoo and/or
13 body piercing business, tobacco, vape,
14 cannabis and CBD-focused retail, funeral home
15 or mortuary, self-service laundry facility,
16 any and all adult uses, vehicle and farm
17 equipment sales, gasoline station, an
18 automobile service station, specifically
19 those where work is performed on vehicles on
20 site, and a car wash.

21 Since the beginning and since inception
22 of this project, it has been our goal to
23 develop something that is visually appealing,
24 attracts the highest quality tenants, and is
25 an asset to its surroundings, both at

1 construction completion and long into the
2 future. And I'm grateful to be a part of a
3 family business that has been around for over
4 65 years, and I'm certain that our team and
5 our family is going to be here to see this
6 project through completion and for many more
7 years to come.

8 Again, I'm happy to answer any specific
9 questions. We have got some photos of the
10 project we can reference that we are happy to
11 share as well. And thank you to everyone who
12 has taken the time both to be here tonight,
13 to meet with our team in groups and
14 individually, to not only discuss the
15 project, but share your feedback with us
16 about how we can make it even better. Thank
17 you.

18 MR. MCCLEASTER: Thank you.

19 MR. STROIA: Thank you.

20 Any questions from Council?

21 MR. MCCLEASTER: No.

22 MS. WEYRICK: No.

23 MR. STROIA: Okay. Any members of the
24 public wish to speak -- oh, go ahead.

25 MR. DEORIO: I was just going to say

1 that -- just making sure for the record
2 again, that they had met with numerous groups
3 of individuals, individually, collectively,
4 neighborhood meeting, homeowners association
5 meeting, so that -- for the area directly
6 behind it that's North Canton neighborhoods
7 on Wynstone and those other streets.

8 MR. STROIA: Thank you. Mayor, would you
9 like to add anything?

10 MAYOR WILDER: I think maybe as a --
11 we'll hear from the audience, but then I'd
12 like to just see that one photo again or
13 picture of your proposal. I -- so we have
14 that in mind.

15 MR. ZOLDAN: We can absolutely pull that
16 up while we discuss it.

17 MAYOR WILDER: Sure.

18 MR. ZOLDAN: And I again want to
19 highlight that we are here specifically
20 focused on the zone change right now, which
21 is the first step. And so --

22 MAYOR WILDER: Yes.

23 MR. ZOLDAN: -- once that happens, we can
24 get further along with the design and
25 development of our future plan. But if we

1 could just fast forward a couple more. So I
2 just wanted to highlight that this is --

3 MAYOR WILDER: I think that's the
4 picture.

5 MR. ZOLDAN: -- a preliminary.

6 MAYOR WILDER: Yeah, an aerial there. I
7 thought that was --

8 MR. ZOLDAN: Thank you.

9 MAYOR WILDER: -- a little bit of a
10 better picture in my mind. And I'm anxious
11 to hear, too, if there is anyone else in the
12 audience who would like to have a comment. I
13 defer back to the President.

14 MR. STROIA: Oh, yep, let me read my
15 next part. Anyone wishing to speak in favor
16 of the applicant?

17 MR. FONTE: I would.

18 MR. STROIA: Yep.

19 MR. FONTE: Should I go to the podium?

20 MR. STROIA: Sure. Please. Please, Mr.
21 Stranger.

22 MR. FONTE: I want to see what it's like.
23 Thank you. Dominic -- do I have to say my
24 address and everything too?

25 MR. STROIA: Yeah.

1 MR. FONTE: Dominic Fonte, 965 Fair Oaks
2 Avenue, Southwest, North Canton, Ohio. I'm a
3 former Council member, so I know what you
4 guys are up against.

5 I would just say they do fine work. And
6 I think as we look at our minimal footprint,
7 we want to do the best we can to maximize
8 opportunity, which I think this would be the
9 way to do it. And so I'm happy and excited
10 to see what you guys have to put up and put
11 forward.

12 MR. STROIA: Thank you. Anyone else
13 willing to speak in favor of the project?

14 (No response.)

15 MR. STROIA: Okay. Moving on, any
16 members of the public wishing to speak
17 against the project?

18 MS. CONEGLIO: Mary Ellen Coneglio, 2044
19 Kingscote Circle, Northeast, 44720. I can't
20 even remember my zip code. Good evening. My
21 name is Mary Ellen Coneglio. I'm here
22 tonight with my husband, Vince Coneglio. We
23 live at 2044 Kingscote Circle, Northeast. We
24 are the third house from Market on the south
25 side of Kingscote Circle. We are also the

1 only one of two homes without a fence barrier
2 along that property. When Stark Parks built
3 the walking trail, they decided we were too
4 far from the tunnel to warrant a fence.

5 We chose to live in North Canton and we
6 love this area. Our children and
7 grandchildren live close by. We are proud to
8 call this area our home. When we purchased
9 our home 12 years ago, we were very aware
10 that the land behind our home was not going
11 to remain green space forever. However, with
12 all the information afforded us, we were told
13 it was owned by Aultman Hospital and was
14 zoned for medical and office space.

15 We always felt that that would be a
16 lovely thing to stay vacant, of course, but
17 we understood that that was impossible. So
18 the medical in zoning was okay. We saw the
19 buildings on the south end of the property
20 and felt that was a good option. It was
21 Monday through Friday, 8:00 to 5:00, not a
22 lot of cars, people, traffic, or trash.

23 About a month ago we received a
24 notification that Altman Property, LLC had
25 purchased the property, and we were asked to

1 have a zoning change from medical office -- I
2 had commercial or retail, but I understand
3 tonight it's general business. I can
4 honestly say we were a little disappointed in
5 this decision.

6 We are now looking at the property in our
7 backyard to be very busy with cars, people,
8 and even trash that a busy and prosperous
9 shopping center will bring to the
10 neighborhood. We understand the excitement
11 that Council and the Mayor of North Canton
12 are feeling to have one more income and
13 employment opportunity for the City to come
14 along, that has been through a very difficult
15 couple of years.

16 At the same time, we feel we needed to at
17 least voice our disappointment in this
18 decision. The Stark Park trail is 65 feet
19 from our bedroom window. As you can see on
20 the map, we are the closest piece of
21 property. Our -- our home is the closest
22 piece of property to this new piece of
23 development that's going to take place.

24 Our concerns are, of course, all the
25 issues that present themselves with a large

1 project like this one. While retail can
2 possibly be reasonable hours, our main
3 concern is the announcement of plans for a
4 family restaurant. It sounds delightful to
5 many of people in our neighborhood. They are
6 excited to not have another fast food outlet
7 in the vicinity. But a family restaurant
8 also could mean a liquor license, late hours,
9 late night noise, and trash being picked up
10 during the night.

11 If you could please think carefully and
12 thoughtfully about the concerns of all the
13 neighbors that are living on the south side
14 of north -- of Kingscote Circle. We
15 understand our evenings enjoying the outdoors
16 in our backyard will now be a bit limited,
17 and we are asking that you kindly consider
18 our main issue of trash, night lighting,
19 traffic, and noise.

20 While this is a business for the City and
21 Altman Property, LLC, this is our home. We
22 ask you to please consider our heartfelt
23 concerns in your planning. Thank you for
24 your time, for inviting us.

25 MR. MCCLEASTER: Thank you.

1 MR. STROIA: Thank you.

2 Ben, could you circle where it was? I
3 was looking at the wrong place. Which lot
4 are we --

5 MR. YOUNG: I believe this lot. Correct
6 me if I'm wrong.

7 MR. STROIA: Is that correct?

8 MS. CONEGLIO: No. It's the third one
9 in --

10 MR. STROIA: Third?

11 MS. CONEGLIO: -- off of Market on
12 Kingscote.

13 MR. YOUNG: One, two, three. This one?

14 MR. CONEGLIO: That one.

15 MAYOR WILDER: Are you right at the turn,
16 Mary Ellen?

17 MS. CONEGLIO: No.

18 MAYOR WILDER: Of the bend?

19 MS. CONEGLIO: We are there, and then the
20 house next to us, we are the two houses that
21 do not have any fencing at all.

22 MAYOR WILDER: Okay. Got you.

23 MS. CONEGLIO: So as you go around the
24 corner, the house next to us has a little bit
25 of a spot, but we are number three.

1 MR. CONEGLIO: If I may say, I went to
2 one of the --

3 MR. STROIA: Speak at the podium, please.
4 Thank you.

5 THE REPORTER: And state your name again,
6 please. Vince?

7 MR. CONEGLIO: Vince Coneglio, 2044
8 Kingscote Circle. I'm not going to repeat
9 what my wife said. My concern is that --
10 that the fence that the developers are
11 proposing to put around the back side of the
12 property for some reason does not extend
13 around the corner to our property. I don't
14 know why. But from the site plan that I saw
15 a month ago, that fence is -- I -- I'm
16 assuming maybe it's because you want access
17 to the center.

18 But the fence stopped once it got around
19 the back side of the property. So that left
20 us totally exposed, because there is no fence
21 from ODOT and Stark Parks. And their fence
22 was going to stop before it passed through
23 our property. At least that's the site plan
24 that I saw.

25 MR. STROIA: Thank you.

1 MR. ORR: Could there be a fence put up
2 to -- could there be a fence put up to the --

3 MR. RICHARD ALTMAN: Harrison.

4 MR. ZOLDAN: Sure. Harrison Zoldan. Mr.
5 and Mrs. Coneglio, I remember you being at
6 the meetings. And I want to thank you both
7 for sharing your comments. And I can assure
8 you that from the beginning we have and will
9 continue to carefully and thoughtfully
10 consider the residents and the neighbors in
11 our plans as they evolve.

12 As far as the fence, as I mentioned, the
13 site plan that was shown at both the public
14 meetings with the residents and homeowners
15 associations, that these are preliminary
16 renderings, and we haven't gotten to the
17 final design phase, and the exact location
18 and length of the fence is still to be
19 determined.

20 It's our intent that between the fence,
21 the retention pond, and landscaping, that
22 there is plenty of insulation and buffer
23 between the commercial property and the
24 neighboring residential properties.

25 MR. STROIA: Okay. Thank you. Anyone

1 else wanting to speak tonight?

2 (No response.)

3 MR. STROIA: Any other questions from the
4 City, Administration? Comments?

5 MAYOR WILDER: Nothing.

6 MR. STROIA: Okay.

7 MR. ORR: Has the sale gone through yet,
8 or is that in the process right now? Or is
9 this all depending on --

10 MR. RICHARD ALTMAN: It's all depending.

11 MR. ORR: It's all depending on what
12 happens here?

13 MR. LOUIS ALTMAN: I would like to speak.

14 THE REPORTER: I'm sorry. Can I get your
15 name, please?

16 MR. RICHARD ALTMAN: My name is Richard
17 Altman. It will be the same address as Lou.

18 THE REPORTER: Thank you.

19 MR. LOUIS ALTMAN: My name is Louis
20 Altman, 2555 34th Street, Northeast, Canton,
21 Ohio. I'm one of the developers. And I
22 appreciate Mr. And Mrs. Coneglio's comments
23 tonight.

24 I want to go a little bit further than my
25 partner, Harrison Zoldan. And even though he

1 was 100 percent correct that those are
2 concept drawings, and I believe at the public
3 and private meetings, you know, we mentioned
4 all that. But we also said that we will turn
5 the fence, you know, and overlap the fence
6 from the Stark Parks.

7 And we wanted connectivity to the park
8 there, because almost 100 percent of
9 everybody that we had talked to in the
10 neighborhood said that that was one of the
11 things that they wanted; they wanted
12 connectivity to the trail, to be able to
13 connect to the development as well. But we
14 would be glad to turn that.

15 We also mentioned that we are going to --
16 to have buffering behind the property, and
17 mounding. We could also do some mounding to
18 the -- to the side of the property. We
19 wouldn't want to take that all the way up to
20 Market. But we would take that -- we could
21 take that mounding past where your home is at
22 and have a buffer there. I completely
23 understand.

24 We made the gentleman -- Harrison, help
25 me. The gentleman on the cul-de-sac.

1 MR. ZOLDAN: Mr. Reolfi.

2 MR. LOUIS ALTMAN: Reolfi. Mr. Reolfi,
3 Bob Reolfi, made him very comfortable with
4 the mounding. And his home is very close.
5 I'd say his home and your home and the other
6 two homes next to you are probably the
7 closest. We made Mr. Reolfi very comfortable
8 with the mounding and the fencing and the
9 landscaping. And we certainly will, in our
10 final plan, turn that, and I think we can
11 make you very comfortable with the buffering
12 that we can do. Thank you.

13 MR. STROIA: Thank you.

14 MR. CONEGLIO: You'll be able to take it
15 beyond where the fence for the trail is then?

16 MR. LOUIS ALTMAN: I'd like to go on
17 record and say that we will overlap the fence
18 from Stark Parks. We can only stay on our
19 property. We can't go on the Stark Parks
20 property, because we don't have access to
21 that. But we will overlap the fence from
22 Stark Parks' property where they took it to
23 and have our fence come past that.

24 So, you know, to get to the trail, you'd
25 have to make a little zigzag to do that, but

1 we would do -- we'd certainly do that to make
2 you comfortable.

3 MS. CONEGLIO: Thank you.

4 MR. LOUIS ALTMAN: We want -- we want
5 this to be an asset to everybody's homes, and
6 we want to be -- I mean, we are neighbors
7 here too. We want to be good neighbors. We
8 want to make this work for everybody. We
9 really do.

10 MR. CONEGLIO: I did battle with Stark
11 Parks and ODOT about not putting -- extending
12 the fence. I said, you couldn't go 89 more
13 feet.

14 MR. STROIA: How much shorter is it from
15 like the end where --

16 MR. CONEGLIO: From the end of the
17 current fence --

18 MR. STROIA: Yeah.

19 MR. CONEGLIO: -- the tunnel to the end
20 of my property -- or our property is 89 feet.

21 MR. STROIA: Okay.

22 MR. CONEGLIO: And I met numerous times
23 with Bob from Stark Parks --

24 MR. STROIA: Got you.

25 MR. CONEGLIO: -- and ODOT and pleaded

1 with them to extend it another 89 feet. And
2 they said no, because it was not part of the
3 impacted area. And that was the end of the
4 discussion.

5 MR. STROIA: Okay.

6 MR. CONEGLIO: They said, if you want a
7 fence, you'll have to put it up yourself.

8 MR. STROIA: Anybody else?

9 Patrick.

10 MR. DEORIO: Yeah, I just -- partially
11 address this tonight, but it's really
12 designed for you all in the future. Right?
13 But, you know, there was a time in this
14 community where developers came and made
15 their presentations, and there was no record
16 of it. Okay? So we don't do that.

17 Back sitting in the corner is our court
18 stenographer, if you will, and all these
19 meetings, conversations, everything that's
20 said tonight is put down in minutes that's
21 documented. So we know that when this thing
22 starts to move through the planning stages
23 what was said here and what they were going
24 to do and they'll be held to that.

25 In the past, this wasn't done. Somebody

1 would just come talk, there was never a
2 recording of it, and then they would say
3 later, oh, I never said that; no, you
4 misunderstood. So we have it. Not that
5 these folks would. And I think they are the
6 A -- I said before, they are the gold team.
7 They'll make it right.

8 But it's for all of you that will be here
9 long after I'm not here, that you never want
10 to get away from this.

11 MR. MCCLEASTER: Agreed.

12 MR. STROIA: Absolutely. And to your
13 previous point, they have always gone out of
14 their way to have meetings on their own and
15 to actually set exclusions for what they are
16 willing to not have when they build, and I
17 think that's very impressive.

18 Anyone else?

19 (No response.)

20 MR. STROIA: Okay.

21 MR. ZOLDAN: Thank you.

22 MR. STROIA: Thank you. Before we
23 adjourn, I'd like to move that we hold a
24 Special Council meeting for the purpose of
25 considering Ordinance 20-2022 on May 2nd,

1 2022 immediately following the regularly
2 scheduled Committee of Whole to make up for
3 the reading that would have occurred on the
4 Council meeting previously scheduled for the
5 evening now cancelled. Is there a second?

6 MR. ORR: I'll second.

7 MR. STROIA: All in favor?

8 MR. MCCLEASTER: Aye.

9 MR. STROIA: Aye.

10 MS. WEYRICK: Aye.

11 MR. ORR: Aye.

12 MR. STROIA: Opposed?

13 (No response.)

14 MR. STROIA: Motion carries.

15 The meeting is scheduled. Ben, please
16 put notice to post. And that's it. I'll
17 make a motion to adjourn.

18 MR. MCCLEASTER: Second.

19 MR. STROIA: All in favor?

20 MR. MCCLEASTER: Aye.

21 MR. STROIA: Aye.

22 MS. WEYRICK: Aye.

23 MR. ORR: Aye.

24 MR. STROIA: Opposed?

25 (No response.)

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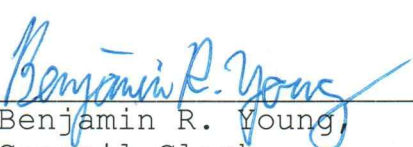
MR. STROIA: Adjourned.

(This proceeding adjourned at 7:06 p.m.)

ATTEST:



Matthew Stroia,
Council President



Benjamin R. Young,
Council Clerk

