

Minutes of Meeting
April 19, 2021
Zoning Commission
CA-2-21 RJAZ Properties, LLC

Zoning Commission Members present: Kevin Heim, Jason Cramer, Craig Kendrick, Beatrice Schiavone and Ronald Baughman. Also present: Zoning Director Michael Hanshaw and Assistant Zoning Director Laura Datkuliak.

The meeting was called to order at 6:00 p.m. CA-2-21 by Mr. Heim.

Mr. Heim read the application request for reclassification on Parcel 10013623 located in the Southwest Quarter of section 18 on Navarre Rd SW. The proposed zoning classification is I1-Industrial District

Present Zoning Classification: The present zoning classification on the property is I1-Industrial, B2- Neighborhood Business, RR-Rural Residential and R2- Single Family. Ms. Schiavone read the zoning description for RR, R2, B2 and I1.

Stark County Regional Planning Commission reviewed the application on April 6, 2021. Mr. Kendrick read through the SCR (9) facts and recommendation of approval with modification.

Applicant was sworn in by the stenographer.

Statement from Applicant:

Mr. Eric Dalpiaz of Sol Harris Day presented on behalf of the applicant. He stated that the applicant agrees with the recommendations of SCR specifically that the eastern portion (east of Calvin) to be rezoned to the B-2 District. He stated the intent of the application was to clean up the zoning. All of the parcels have been combined so that future land use would be appropriate. He presented to the Board and those in attendance the concept plans for RJAZ Properties, LLC.

Resident Statements/ Questions:

Joe Cross of 4009 21St SW- Seeking clarification on property development setbacks.

Dan Soule of 4126 21ST SW- Questions regarding fencing and security at site.

Questions from both residents were address and answered by Eric Dalpiaz.

Board questions:

Q: Reason for request for road vacation?

A: To avoid extra traffic for the residential neighbors and to allow only one way in and out of the dealership.

Q: Will you be expanding?

A: Current plan is for Phase 1 (the southern portion of the property) to be developed this year. Construction to begin in early Spring 2022. The concept plan reflects more development than would happen right away.

Q: Is this considered a new business or a replacement of an existing business?

A: Replacement of an existing business but expanding from that.

Board discussion:

Pros:

Bringing tax revenue to the township. New employment for the area. Much needed land development.

Cons:

Commercial traffic in neighborhood depending on exit strategy. Traffic patterns. Possible noise.

Mr. Cramer made a motion to accept the recommendations of Stark County Regional Planning and **approve** of the I1 on 24.3 acre on the west side and B2 on the 3.8 acres on the east side requested by RJAZ Properties, LLC for CA-2-21, motion seconded by Mr. Baughman.

ROLL CALL:

Kevin Heim	YES
Ronald Baughman	YES
Craig Kendrick	YES
Jason Cramer	YES
Beatrice Schivone	YES

5-0 to accept the recommendations from Stark County Regional Planning Commission and approve with modification of the I1 on 24.3 acres and B2 on the 3.8 acres.

Mr. Heim made a motion to adjourn at 6:40 p.m., seconded by Mr. Baughman. The next meeting date was set for May 24, 2021 at 6:00 p.m.