

Minutes of Meeting
June 21, 2021
Zoning Commission
CA-4-21 G3P, LLC

Zoning Commission Members present: Kevin Heim, Ken Mount, Beatrice Schiavone and Ronald Baughman. Also present: Zoning Director Michael Hanshaw, Assistant Zoning Director Laura Datkuliak.

The meeting was called to order at 6:03 p.m. CA-4-21 by Mr. Heim.

Mr. Heim read the application request for reclassification on Parcel 1380116 located in the Southeast Quarter of section 19 at 3520 Sherman Church SW. The proposed zoning classification is B-3 Commercial Business.

Present Zoning Classification: The present zoning classification is RR-Rural Residential. Ms. Schiavone read the zoning description for RR and B3.

Stark County Regional Planning Commission reviewed the application on June 8, 2021. Mr. Mount read through the SCR (6) facts and recommendation of denial.

Applicant was sworn in by the stenographer.

Statement from Applicant:

Mr. Matt Sterling presented on behalf of G3P, LLC. He stated that the property is unique in that it previously operated as a fire station with no buffer zone. There is a church to the north that operates mainly during weekends and evenings. Mr. Sterling stated their operations would be during normal business weekday hours. He believes the business would compliment the area. The intention for the building would be for offices and storage. They are not looking to expand the property. Reclassifying to a B3 would allow for future flexibility to park vehicles in the rear of the building. In response to fact #4 from Stark County Regional Planning, Mr. Sterling stated that there was no reason to rezone since 1960 since the property operated as an exempt fire station.

Resident Statements/ Questions:

Gary McClung, President of Union Hall, located directly behind applicant property at 3514 Sherman Church Ave SW expressed positive experiences with Beaver Excavating. He had a question regarding the entrance to the union hall and it was determined that his driveway was a separate parcel and would not be impacted by operations at 3520 Sherman Church Ave SW.

William Sammet of 3444 Sherman Church Ave SW asked if any machinery would be parked on the property. Mr. Sterling stated a forklift would be the only type of equipment.

Board questions:

Q: What would you be storing outside?

A: In the back of the property, storage would be pick-up trucks and possible a forklift at the most.

Q: Are you planning to remodel?

A: Some interior remodeling to the living quarters and kitchen space to make them offices.

Q: What is the reason for the request of a B3 instead of B2?

A: B2 checks a lot of the boxes. The B3 offers the flexibility to park the vehicles outside.

Q: How would you be getting equipment there?

A: Truck and trailer. No semis as there is no place to turn around.

Q: Were you told you would have to rezone the property?

A: Yes, we always had an understanding it would have to be rezoned.

Q: Any deed restrictions on the property?

A: No.

Board discussion:**Pros:**

Occupying the building every day, good use of the property, no restrictions during the sale and owner was aware of the need for a rezone.

Cons:

Possibility of machinery outside.

Mrs. Schivone made a motion to reject the denial from Stark County Regional Planning and approve to modify the zone change request by G3P, LLC to a B2- Neighborhood Business. motion seconded by Mr. Baughman.

ROLL CALL:

Kevin Heim	YES
Ronald Baughman	YES
Ken Mount	YES
Beatrice Schiavone	YES

4-0 to reject the recommendations from Stark County Regional Planning Commission and approve the modification of reclassification from a RR to B2.

Mr. Heim made a motion to adjourn at 6:48 p.m., seconded by Mr. Baughman.