

Minutes of Meeting
May 24, 2021
Zoning Commission
CA-3-21 Larry Bowling

Zoning Commission Members present: Kevin Heim, Jason Cramer, Ken Mount, Beatrice Schiavone and Ronald Baughman. Also present: Zoning Director Michael Hanshaw, Assistant Zoning Director Laura Datkuliak and Township Attorney Charles Hall.

The meeting was called to order at 6:00 p.m. CA-3-21 by Mr. Heim.

Mr. Heim read the application request for reclassification on Parcel 1305379 located in the Northeast Quarter of section 28 at 3650 Cleveland Ave SE. The proposed zoning classification is B-3 Commercial Business.

Present Zoning Classification: The present zoning classification is B2- Neighborhood Business. Ms. Schiavone read the zoning description for B2 and B3.

Stark County Regional Planning Commission reviewed the application on May 4, 2021. Mr. Mount read through the SCR (8) facts and recommendation of approval.

Applicant was sworn in by the stenographer.

Statement from Applicant:

Mr. Lance Wilcox presented on behalf of the applicant. He stated that his son is the owner/operator of Culture Lawn Care. They currently lease the property from Mr. Bowling. Their vision is to keep the business in Canton Township and comply with zoning regulations. Their goal is to stock soil and landscape materials.

Resident Statements/ Questions:

No residents present.

Board questions:

Q: Were you using the space across the street?

A: No, only at 3650 Cleveland Ave SE

Q: Are you selling anything from the inside of the building?

A: No, not enough room. All material would have to be on the outside (mulch, stone and soil).

Q: Concern that there is a residential property directly behind the business (508 Figueroa)?

A: No material will be in the back of the building. They will not have any issues with mulch odor. The area behind the building is all gravel. They would like to keep all materials in the front and side of the building because that area is paved. They have not had any problems with the adjacent property owners.

Q: Any plans to black top the back?

A: Not right now.

Q: Is there enough room for the mulch, top soil and gravel?

A: See applicant Exhibit #1 with the proposed location of bins.

Q: Question directed to Zoning Director- Mr. Hanshaw. Does the business currently meet zoning?

A: Mr. Hanshaw deferred question to Township Attorney Charles Hall. Mr. Hall read two sections of the Canton Township Zoning Resolution, Section 300.5- Fences, walls, hedges shall be permitted in any required yard, or along the edge of any yard in any residential district. The maximum height of fence, wall, or hedge in any residential district shall be ten (10) feet. Fences, walls, or hedges shall be permitted in any required yard in any business and industrial district. The maximum height of a fence, or hedge in any business and industrial district shall be fifteen (15) feet, with an additional two (2) feet of barb wire permitted if applicable. Any fence, wall, or hedge located in or along the edge of any yard abutting a public or private thoroughfare in any zoning district shall be located a minimum of ten (10) feet from any street right-of-way line. Fences, wall, or hedges on any lot shall be located so they do not impair vision of traffic in any way. Zoning permits are required for fences and walls. Section 300.4 (m) Visibility at corner lots- No obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight (8) feet above the established grade of the roadway so as not to obstruct a clear view by motor vehicle drivers. He advised that Culture Lawn Care would need to adhere to these sections regarding the storage of the landscape materials to be in compliance with zoning regulations.

Board discussion:

Mr. Cramer made a motion to accept the recommendations of Stark County Regional Planning and **approve** of the reclassification on 3650 Cleveland Ave SE requested by Larry Bowling from B2 Neighborhood Business to B3- Commercial Business for CA-3-21, motion seconded by Mr. Heim.

ROLL CALL:

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

5-0 to accept the recommendations from Stark County Regional Planning Commission and approve of the reclassification from B2 to B3.

Ms. Schiavone made a motion to adjourn at 6:30 p.m., seconded by Mr. Baughman. The next meeting date was set for June 21, 2021 at 6:00 p.m.