

**MINUTES OF THE PUBLIC MEETING OF
THE CANTON TOWNSHIP BOARD OF TRUSTEES
HELD TUESDAY, JUNE 22, 2021**

The Canton Township Board of Trustees met in a Special Session at 6:00 p.m. on Tuesday, June 22, 2021 with William G. Mittas, Mark R. Shaffer, and Christopher B. Nichols present. Also in attendance: Fiscal Officer, John Ring, Zoning Director, Michael Hanshaw and Township Attorney Charles Hall.

(Hearing was recorded, in its entirety, by Premier Court Reporting)

Public Hearing

Called to Order at 6:00 p.m.

Application Number: CA-3-21

Applicant: Larry Bowling

Present Zoning Classification: B2- Neighborhood Business

Proposed Zoning Classification: B3- Commercial Business

Description of Property and Location: Parcel 1305379 known as and being Lot No. 98 in Gold Medal Farms Allotment No. 7 located at 3650 Cleveland Ave SE in Canton Township.

Brief Outline of Proceedings, as follows:

Zone Change Specifications read from the Canton Township Zoning Resolution.

Swearing in of Applicant and those addressing the zone change.

Mr. Lance Wilcox (father of Luke Wilcox, business owner of Culture Lawn Care, that currently leases the property at 3650 Cleveland Ave SE from the applicant) presented on behalf of the applicant. Mr. Wilcox stated that the property is currently operating as a landscape business and desires to move forward with possible growth and a zone change is required to B3, per the Zoning Director Mr. Hanshaw. They currently have landscape materials for clients. Potential future growth could include retail sale of mulch and materials, such as stone.

Questions from the Board:

Q: Are you currently in compliance with B3 zoning where the materials are currently placed?

A: Yes.

Attorney Charles Hall confirmed the front yard setback at Cleveland Ave SE is 50' and the side yard setback at Figueroa is 25' for any landscape material placement. He also noted that Culture Lawn care can request a variance to the setbacks from the Board of Zoning Appeals.

Q: (Directed to Mr. Hanshaw) Have there been any zoning complaints filed for this business?
A: No.

Q: Currently, Culture Lawn Care does not own the property. Is there any intent on ownership in the future?
A: No discussion of ownership.

Q: Is there any smell to the mulch?
A: No odor with the mulch. It is a hardwood.

Roll Call from notification letters sent to property owners and/ or residents within a 500-foot radius. Mr. Nichols made a motion to waive the reading of the 39 addresses, motion seconded by Mr. Shaffer and voting YES – Mr. Shaffer, Mr. Mittas and Mr. Nichols.
(See Exhibit A)

No residents addressed the Board.

Stark County Regional Planning Recommendation- Approval. (See Exhibit B)

Canton Township Zoning Commission Recommendation- Approved the Stark County Regional Planning recommendation of approval. (See Exhibit C)

Motion to Vote: Mr. Nichols made a motion to approve the request for application CA-3-21 and approve the Zoning Commission decision for a zone change from a B2- Neighborhood Business District to a B3- Commercial Business District, motion seconded by Mr. Mittas.

ROLL CALL VOTE:	Mr. Mittas	YES
	Mr. Shaffer	YES
	Mr. Nichols	YES

Mr. Nichols made a motion to adjourn the hearing at 6:48 p.m., seconded by Mr. Mittas and voting YES- Mr. Mittas, Mr. Shaffer, and Mr. Nichols.

John Ring, Fiscal Officer

William G. Mittas, Member

Mark R. Shaffer, Vice President

Christopher B. Nichols, President