

**Minutes of Meeting
November 16, 2020
Zoning Commission
CA-1-20 Anthony Bertin**

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

The meeting was called to order at 6:10 p.m. CA-1-20 by Mr. Heim.

Mr. Heim read the application request for reclassification on Parcel 1303204 located at 2714 Waynesburg Dr SE from a B2- Neighborhood Business District to B3- Commercial Business District. Mr. Heim then read the RPC recommendation of denial and the nine facts listed in their decision.

Present Zoning Classification: B2- Neighborhood District requesting B3- Commercial Business District. Mr. Heim read the zoning description for B2 and B3.

Applicant was sworn in by the stenographer.

Statement from Applicant:

Mr. Bertin stated the building that was previously on the property was destroyed by fire. He would like to build a garage on the existing pad. He paid cash for the property and believes the addition of a business would bring tax revenue into the township. He has two young mechanics that live close by that would work at the garage.

Questions from Board/ Residents:

No residents were present. The Board discussed with applicant that the surrounding area is zoned as B2- Neighborhood Business and Residential. The Board questioned the size of the property. The Stark County Auditor shows the lot size as .459 and Regional Planning shows .47. The lot must be at least 20,000 square feet for a B3. They also discussed the need for multiple variances from the Board of Zoning Appeals to build the garage on the existing pad. The applicant was asked if he would be willing to reduce the size of the garage. He stated he would entertain the idea of a smaller building. The applicant was asked what type of repair would be done in the garage. He stated it would be mechanical, not a body shop.

Pros:

Brining tax revenue to the township, land utilization, employees

Cons:

If they move out, the future of the property is in question. Once the property is zoned as a B3, anything permissible in a B3 could move in. Questions about the size of the property and variances needed.

Mr. Cramer made a motion to recommend a **denial** of the B3- Commercial Business District request, motion seconded by Ms. Schiavone

ROLL CALL:

Kevin Heim	YES
Beatrice Schiavone	YES
Craig Kendrick	YES
Jason Cramer	YES

4-0 to deny the rezone from B2 Neighborhood Business District to a B3 Commercial Business District.

The Board set the next meeting date for December 14, 2020 at 6:00 p.m. Mr. Cramer made a motion to adjourn at 6:40 p.m., seconded by Mr. Heim.