

**MINUTES OF THE PUBLIC MEETING OF
THE CANTON TOWNSHIP BOARD OF TRUSTEES
HELD TUESDAY, MAY 25, 2021**

The Canton Township Board of Trustees met in a Special Session at 6:00 p.m. on Tuesday, May 25, 2021 with William G. Mittas, Mark R. Shaffer, and Christopher B. Nichols present. Also in attendance: Fiscal Officer, John Ring and Zoning Director, Michael Hanshaw

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

Public Hearing

Called to Order at 6:02 p.m.

Amendment: CA-02-21

Applicant: RJAZ Properties, LLC

Present Zoning Classification: I1- Industrial, B2- Neighborhood Business, RR-Rural Residential and R2- Single Family

Proposed Zoning Classification: I1- Industrial

Description of Property and Location: Parcel 10013623 in the Southwest Quarter of section 18 on Navarre Rd SW 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. Eric Dalpiaz from Sol Harris Day spoke on behalf of applicant RJAZ Properties, LLC/ Ryan Young. He stated they were looking to combine the zoning on the parcel to build an approximately 60,000 square foot building that will be for truck sales, service and possibly a truck wash.

Questions from the Board:

Q: What is your opinion of the recommendation from Stark County Regional Planning and the Zoning Commission?

A: We are in favor. There are no plans to use the B2 portion of the property

Q: Have you had positive feedback from the community?

A: Yes, at previous meetings residents have expressed excitement for new property use.

Q: When considering zone changes the Board must not only consider proposed use but future land use. If a property were to sell, would a R4 be a better option along the residential side?

A: We would not be changing what the zoning already is in that area just moving the B2 to the east. Calvin to the east would be B2 with no development just a buffer area.

Q: Would it be helpful to have a traffic light at Gambrinus and the RT. 30 exit?

A: Yes. We are currently seeking a road vacation to help with the traffic flow.

Q: Will the truck wash only be for the dealership vehicles?

A: Mostly, but could be used by the public.

Q: How many bays will the truck wash have?

A: 2.

Q: Where would it be located?

A: The south side of 21st closest to the Marathon side and away from residents in the industrial area.

Q: Is there an opportunity for job growth?

A: Yes, 50 or more jobs.

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 51 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 with modification of the proposed rezoning, with the modification being to rezone an approximately 24.3-acre area on the west side of the subject tract to the I-1 Industrial District, and the eastern approximately 3.7-acre area on the east side of the subject tract (east of Calvin) to the B-2 Neighborhood Business District. (See Exhibit B)

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

Motion to Vote: Mr. Nichols made a motion to adopt the recommendation of the Zoning Commission regarding application CA-2-21 and approve the zone change as modified by Stark County Regional Planning and by the Canton Township Zoning Commission, motion seconded by Mr. Shaffer.

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

Mr. Nichols made a motion to adjourn the hearing at 6:30 p.m., seconded by Mr. Mittas and voting YES- Mr. Mittas, Mr. Shaffer, and Mr. Nichols.

John Ring, Fiscal Officer

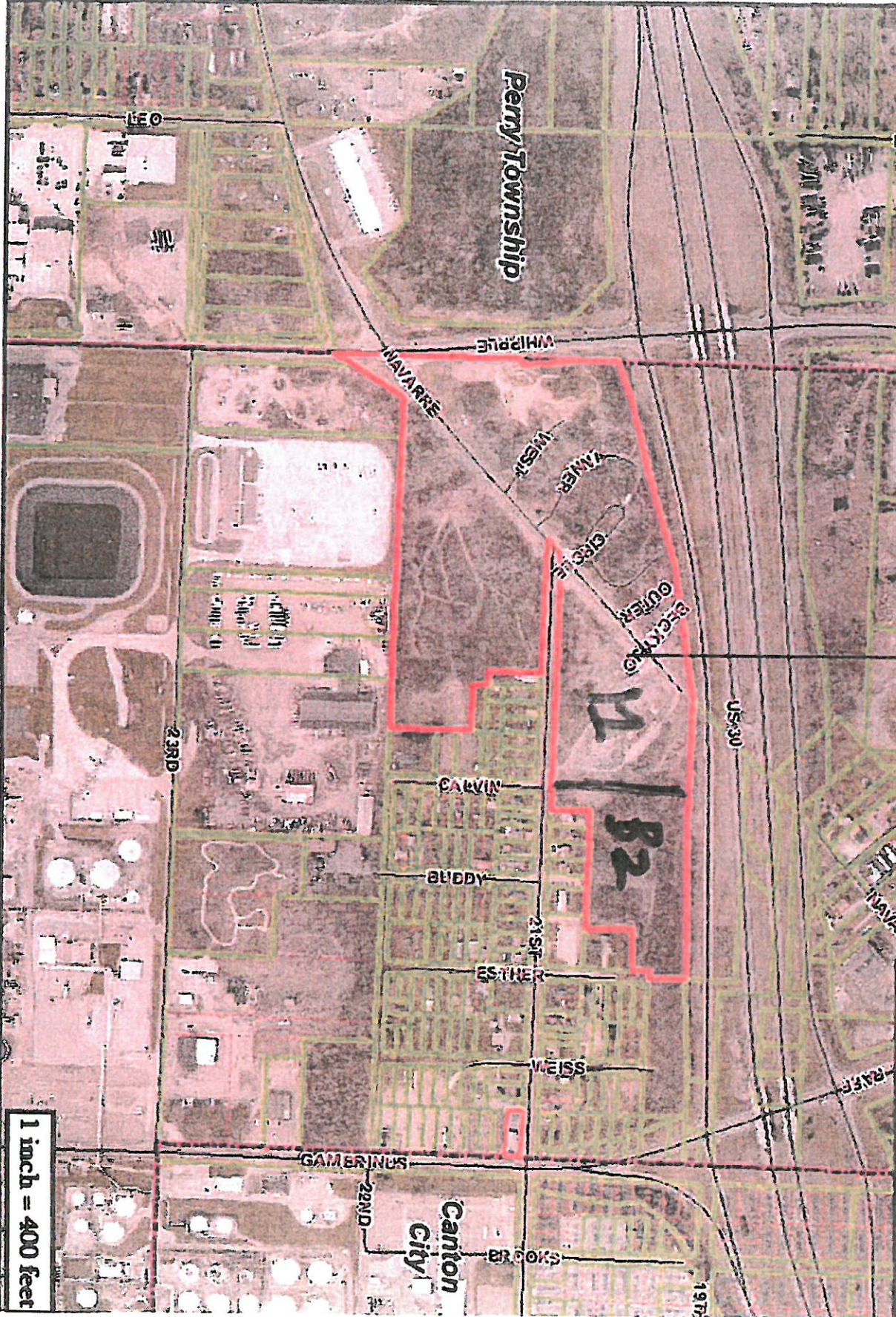
William G. Mittas, President

Mark R. Shaffer, Vice President

Christopher B. Nichols, Member

Proposed zoning change from RR/R2/B2/11 to I1

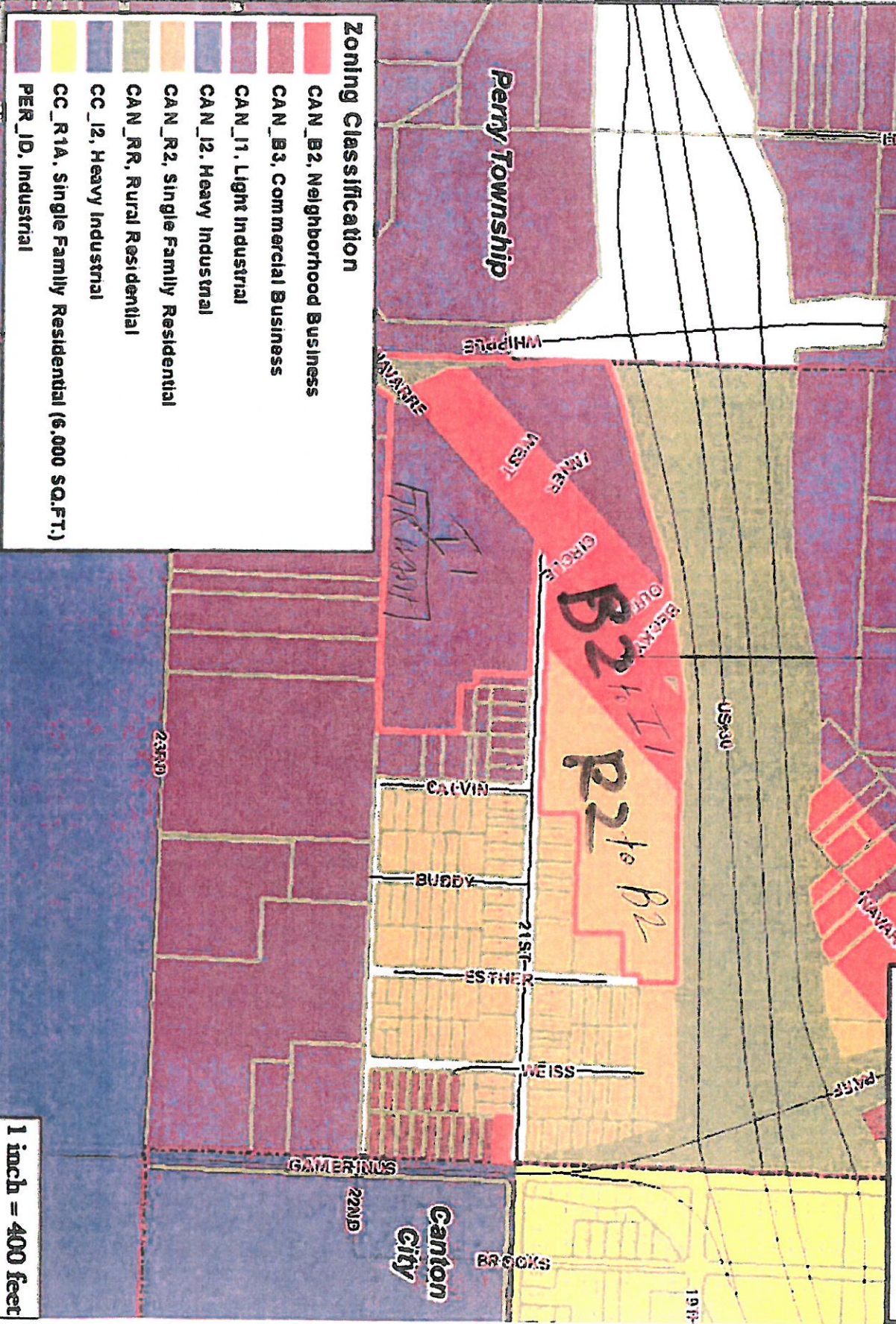
Aerial
CA 2 2021



1 inch = 400 feet

Proposed zoning change from RR/R2/B2/I1 to I1

**Existing Zoning
CA 2 2021**



Zoning Classification

- CAN_B2, Neighborhood Business
- CAN_B3, Commercial Business
- CAN_I1, Light Industrial
- CAN_I2, Heavy Industrial
- CAN_RR, Rural Residential
- CC_R1A, Single Family Residential (6,000 SQ.F.T.)
- PER_ID, Industrial

1 inch = 400 feet