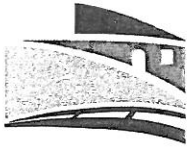


NAME	RESIDENT	ADDRESS	ZIP
BALDWIN JEFF	OR CURRENT RESIDENT	3701 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4153
BARKER THOMAS J	OR CURRENT RESIDENT	3310 SHEPLER CHURCH AVE SW	CANTON, OH 44706-4124
BOWLING WILLIAM & HOPE	OR CURRENT RESIDENT	3517 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4149
CANTER DANIEL L & DIANIA L & RONDA & BURNS TINA M	OR CURRENT RESIDENT	3605 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4151
CHURCH OF GOD OF PROPHECY OF OHIO INC	OR CURRENT RESIDENT	3500 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4150
D & S PROPERTY RENTALS III LLC	OR CURRENT RESIDENT	3429 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4147
DINE ROBBIE A & CHRISTINA R	OR CURRENT RESIDENT	3264 LOYAL ST SW	CANTON, OH 44706-4108
ESSIK ANN	OR CURRENT RESIDENT	645 EWART RD	AKRON, OH 44312
FELIX ESTHER R	OR CURRENT RESIDENT	3340 SHEPLER CHURCH AVE SW	CANTON, OH 44706-4124
G3P LLC	OR CURRENT RESIDENT	3520 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4150
GERBER DONALD R	OR CURRENT RESIDENT	3518 37TH ST SW	CANTON, OH 44706
GOODING JASON N & ELAINA M	OR CURRENT RESIDENT	3704 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4154
HADDAD JERRY A & MELANIE L	OR CURRENT RESIDENT	3525 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4149
HUNTSMAN JAMES & SHERRI J	OR CURRENT RESIDENT	3434 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4148
JUMPS PAUL A & HILDA M	OR CURRENT RESIDENT	3606 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4152
KEATING JOHN F & ANGELA M	OR CURRENT RESIDENT	3509 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4149
LEWIS JOHN R	OR CURRENT RESIDENT	3330 SHEPLER CHURCH AVE SW	CANTON, OH 44706-4124
MARTIN BRIAN & MAGGIE	OR CURRENT RESIDENT	3445 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4147
MCCARTY RANDY K & DEBORAH S TRUSTEES OF THE MCCARTY FAMILY TRUST	OR CURRENT RESIDENT	3320 SHEPLER CHURCH AVE SW	CANTON, OH 44706-4124
MCRABBIE STEVEN G	OR CURRENT RESIDENT	3619 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4151
MORGAN HAROLD H	OR CURRENT RESIDENT	3716 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4154
MORRIS GEORGE E JR & MARCI	OR CURRENT RESIDENT	3256 LOYAL ST SW	CANTON, OH 44706
MORRISON WANDA L & DARLENE A	OR CURRENT RESIDENT	3437 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4147
OHIO EDISON COMPANY	OR CURRENT RESIDENT	76 MAIN ST	AKRON, OH 44308-1890
RUNYON PAMELA S	OR CURRENT RESIDENT	3524 37TH ST SW	CANTON, OH 44706-4127
SAMMET WILLIAM A III & MIEKO	OR CURRENT RESIDENT	3444 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4148
STACY ALLIE M TRUSTEE	OR CURRENT RESIDENT	3380 SHEPLER CHURCH AVE SW	CANTON, OH 44706
STALLINGS RORY A	OR CURRENT RESIDENT	3717 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4153
STARK COUNTY COMMISSIONERS	OR CURRENT RESIDENT	110 CENTRAL PLZ S SUITE 240	CANTON, OH 44702-2202
UNITED STEELWORKERS LOCAL 1-450	OR CURRENT RESIDENT	3514 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4150
WARNICK ROGER D ETAL	OR CURRENT RESIDENT	3711 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4153
WEEKLEY MARLENE A	OR CURRENT RESIDENT	3424 SHERMAN CHURCH AVE SW	CANTON, OH 44706-4148
WHEELER RYAN E & CARI R	OR CURRENT RESIDENT	3350 SHEPLER CHURCH AVE SW	CANTON, OH 44706-4124



**STARK COUNTY
REGIONAL PLANNING
COMMISSION**

201 3RD ST. NE, STE. 201, CANTON, OH 44702-1211

www.rpc.starkcountyohio.gov

t 330 451 7389 f 330 451 7990

TO: Canton Township Zoning Commission

Zoning Amendment No.

ATTN: Kevin Heim, Chairman

CA #4, 2021

The following amendment was reviewed by the Regional Planning Commission on June 8, 2021.

Amendment requested by: G3P, LLC

Reclassification of land **FROM: R-R Neighborhood Business**
TO: B-3 Commercial Business

DESCRIPTION OF PROPERTY: One tract, approximately 0.69 acres, located on the east side of Sherman Church, south of Shepler Church in the SE ¼ Section 19, Canton Township. (legal description on file with Township).

RPC RECOMMENDATION: Denial

The Regional Planning Commission recommends **denial** of the proposed rezoning to B-3 Commercial Business. The following facts were considered by the Commission in its decision:

1. Surrounding the tract to the north and east is a lodge hall classified as recreation. North of the lodge hall is a church, classified as public service. Further north, south and west are single-family residential uses. The subject tract is identified as public service, as this was formerly a fire station for Canton Township. The surrounding zoning, including the subject tract, consists of R-R Rural Residential completely encompassing the subject tract. Further north at the intersection of Sherman Church and Shepler Church are a few tracts that are zoned B-2 Neighborhood Business.
2. According to the application, the purpose of this zone change is to redevelop the former Canton Township Fire Station into office space with indoor and outdoor storage.
3. The Stark County 2040 Comprehensive Plan identifies the future land use of this area as developing suburban living area.
4. The parcel proposed for re-zoning has been zoned for residential use since the 1960s and RPC has not reviewed any zone change requests for this tract.
5. The tract proposed for re-zoning currently has an existing structure on this site. The setback requirements for the B-3 district requires a 50-foot buffer yard when adjacent to a residential district. Based on the current location of the building, the 50 feet setback requirement is not being met to the north.
6. When considering a zone change, the most intensive uses permitted in that district must be considered. The permitted uses allowed in the B-3 District, which include uses such as vehicle service stations; car washes; veterinary hospitals; garden supply sales; and hotels could have a detrimental effect on the surrounding residential area.

CA #4, 2021
Page 2



Joseph P. Skubrak
RPC Secretary

cc: Board of Trustees, c/o Fiscal Officer, Zoning Inspector

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 SCRCP (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.