

REZONING PUBLIC HEARING

Meeting Notes

June 10, 2019 7:00 pm

President of New Philadelphia City Council Sam Hitchcock called the meeting to order at 7:00 PM in the Council Chambers in the John Knisely Centre. The Hearing was presented by Chairwoman of the Zoning and Annexation Committee Cheryl Ramos and the purpose was to provide citizens with the opportunity to speak and express their views about permanently rezoning of 428 Carrie Ave NW and the corners of Kaderly St. and Carry Ave. NW from residential to business. Present were Councilmembers Cheryl Ramos, Aimee May, Dan Lanzer, Kelly Ricklic; Mayor Joel Day; Council President Sam Hitchcock; Clerk of Council Julie Courtright; Service Director Ron McAbier, Treasurer Tom Gerber. Audience members were Mr. Pace, Richard Penrod, Julie Albright, Melanie Wright, Sam Wright, Thomas Albright, Robert Cleary, Carole Cleary, and Mr. and Mrs. Calhoun, and John Wright.

President of New Philadelphia City Council Sam Hitchcock opened the meeting at 7:00pm.

Mr. Calhoun of 5th St. NW had the following comment:

My concern is the spot zoning of that corner. We would like to know what's going to happen on that lot. When you're doing the spot zoning where do you stop?

Rob Cleary of Kaderly St. NW had the following comment:

I've noticed since Pace Sankar has moved in there's a lot more dust and noise. If this is extended as a business zone there will be more noise, and what will that do to our property values?

John Wright of 5th St. NW had the following comment:

The traffic with the snow plows and dump trucks is bad. They sold Christmas trees last year and put up flood lights, and the dust is bad for my breathing. What does that do to our property values?

Richard Penrod of 5th St. NW had the following question for Mr. Pace:

When you decided what you were going to do with that lot, how far in advance did you know what you were going to do with that zone change?

Mr. Pace had the following reply:

I never had plans for the whole neighborhood to change. Glass Lumber has been grandfathered commercial since the 1930s. As far as the dust goes I think I've improved your properties. It was limestone and dust now it's blacktop.

Mr. Penrod had the following reply:

There are 15 businesses in that neighborhood and over 90 residential houses.

Mrs. Cleary of Kaderly St. had the following comment:

I can sit on my front porch and I can watch the gentlemen come out with their backpack blowers and blow dust all over our neighborhood. My front porch is so covered in dust every time I go out to sit I have to clean the furniture before I can sit on it. We get a lot of noise when they run their snow plows at 6 or 7 o'clock in the morning.

Mr. Pace had the following comment:

I can stop the dust. My employees will start using a pressure washer.

Mr. Penrod had the following comment:

When you change zoning that effects an entire area. With the spot zoning where does it stop?

Mr. Pace had the following comment:

I'm only asking to change a small piece of property.

John Wright of 5th St. NW had the following comment:

Pace Sankar made that building a lot better now if they could do something about that dust. What does that do to our property values.

Mr. Pace had the following comment:

I follow noise ordinances and I will do something about the dust. Snow removal has to be done overnight in many cases.

Mrs. Ramos had the following question:

I made a call to the County Auditor about the tax value. He said the tax value is what you use it for. If you use your property as a resident it's not taxed at the business rate. The lot across from the depot will be kept as rental. My concern is being able to keep the character of the neighborhood. You can address the dust and I can understand that snow removal has to be done overnight. Are you willing to work with the neighbors?

Mr. Pace had the following comment:

When it comes to the snow removal my trucks load up with salt then they're gone for two or three hours.

Mr. Zucal had the following question:

Just to capture the conversation that's taken place so we have the common understanding among the group. From what I hear you saying is you want to be a good neighbor to the folks that are on Kaderly, Carrie, 5th Stree, while at the same time maintaining your business enterprise. As a member of Council I ask, are you willing to have a commitment to them in the long term so they maintain the same quality of life?

Mr. Pace had the following comment:

Absolutely. I can't fix what I don't know about so we need open lines of communication.

Action: No action was taken.

With no further questions or comments, the meeting was adjourned at 7:33 p.m.