

ZONING AND ANNEXATION COMMITTEE

PUBLIC HEARING

Meeting Notes

August 8, 2016– 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. Present was Chairwoman of the Zoning and Annexation Committee Cheryl Ramos, Committee members Aimee May, Darrin Lautenschleger, Alternate Rob Maurer, Councilmembers John Zucal, Kelly Ricklic, Dean Holland; Mayor Joel Day; Council President Sam Hitchcock; Clerk of Council Julie Courtright; Service Director Ron McAber, Treasurer Tom Gerber, Auditor Beth Gundy and Safety Director Greg Popham, as well as Julie Levengood Stephon with the New Philadelphia Business and Community Association, and Carl and Karen Russo.

ITEM(S): To provide citizens with pertinent information about the City's request to permanently rezone certain lands located at 233 Fair Avenue NW from residential to central business..

OPENING STATEMENT BY PRESIDENT OF NEW PHILADELPHIA CITY COUNCIL SAM HITCHCOCK. Mr. Hitchcock stated the following: This Hearing is an opportunity for any citizens to review and make any comment on the intent of the City to do this rezoning. Mr. Hitchcock asked if there was anyone who wished to comment on the City's intent to rezone this area. No one in the audience wished to comment.

COUNCILMAN JOHN ZUCAL HAD THE FOLLOWING QUESTION FOR MAYOR JOEL DAY:

Recently at a Meeting was there a discussion on a subgroup that has been formed to study zoning and infrastructure changes? Could you describe the status of that and explain what it's all about?

MAYOR JOEL DAY HAD THE FOLLOWING ANSWER FOR MR. ZUCAL:

The group has only met once and they're more focused on downtown revitalization, nothing to do with infrastructure. Just trying to come up with some ideas of how to play off the Rotary Heritage Fund.

COUNCILMAN JOHN ZUCAL HAD THE FOLLOWING RESPONSE:

Why do we have two different groups? It looks like they're replicating work, and nobody else seemed to know about the other group with downtown revitalization. I was informed it's not directly through Rotary.

MAYOR DAY HAD THE FOLLOWING RESPONSE:

I was invited to the meeting. I would suggest you talk to Rick Pipes about it. It's a group that he's trying to put together to help revitalize the downtown area.

COUNCILMAN ZUCAL HAD THE FOLLOWING RESPONSE:

Are you in favor of different groups taking those, you know, having AdHoc groups to do that type of work.

MAYOR DAY HAD THE FOLLOWING RESPONSE:

No. I think we've got the City, the Planning Commission, and the Business and Community Association.

COUNCILMAN ZUCAL HAD THE FOLLOWING RESPONSE:

Mr. Ricklic might think that he knows how to deal with this. The reason I bring this up during Zoning is when you talk about revitalization and some of the things we're going to be in a competitive group. The NPBCA has been attempting to get, as you know, designations for our downtown, the historic downtown section. To be able to apply for grants. When different AdHoc groups form we're competing against each other when really our goal is exactly the same, and that concerns me from a zoning standpoint, if that's part of what that master plan would be.

MRS. RAMOS MADE THE FOLLOWING RESPONSE FOR MR. ZUCAL:

That doesn't have anything to do with the Rezoning Public Hearing we're having right now.

MR. ZUCAL HAD THE FOLLOWING RESPONSE:

Well potentially it could.

MRS. RAMOS HAD THE FOLLOWING RESPONSE:

We'll be having more zoning meetings which this could be brought up. We're having one on the 22nd of August so that might be a concern you would want to bring up there.

MR. ZUCAL HAD THE FOLLOWING RESPONSE:

Right, and the only reason I brought it up is I believe that could impact where we go with this piece of zoning. If we look at doing different zoning for other issues how will that impact this?

MR. HOLLAND MADE THE FOLLOWING STATEMENT:

In regard to the Ordinance as you read through it states "shall be utilizing the property as a Bed and Breakfast as well as some shops.". My question is "some shops". You assume that these shops are directly related to the business. That's not clear, at least in my mind. Does that mean I can put an automotive shop in there?

MRS. RAMOS HAD THE FOLLOWING RESPONSE:

She clearly said when she met with us that she was not going to be next year operating this as a Bed and Breakfast. Her plan was to move her company to that place. So, that Bed and Breakfast probably shouldn't even be in there. It should just be "use according to whatever is listed in the Ordinance" for central business.

MR. HOLLAND HAD THE FOLLOWING RESPONSE:

What happens when she sells that property and this Ordinance relates to that specific address? What kind of shop could I then put in there?

MRS. RAMOS HAD THE FOLLOWING RESPONSE:

That would be anything that's permitted under central business in the Central Business Designation there is a whole list of what can be permitted and signage and everything. So what do we do, Mr. Fete, can we amend this on the floor?

LAW DIRECTOR MARVIN FETE MADE THE FOLLOWING STATEMENT:

You can amend it on the floor to remove that language but it's in the "where as" section. The Section you want to look at is Section 1., 2., and 3. That's the law part. "Where as" is just the current rationale for why you're doing it. Why somebody's asking that this be changed. That's why she asked for this to be changed.

With no further questions or comments regarding the rezoning of 233 Fair Avenue NW, the meeting was adjourned at 7:12 p.m.