

City of Canal Fulton

HISTORIC PRESERVATION COMMISSION / PLANNING COMMISSION MEETING MINUTES

Thursday - September 16, 2004

HISTORIC PRESERVATION COMMISSION

Mr. Clayton Hopper called the September 16, 2004 Historic Preservation Commission (HPC) and Planning Commission meeting to order at 7:30 PM.

ROLL CALL - PRESENT

HPC

Rochelle Rossi
Sandra Hayes
Diane Downing
Clayton Hopper
John Workman

Planning Commission

Clayton Hopper
John Workman
Diane Downing
Don Schwendiman

Others in Attendance

Johnson Belford, Zoning Inspector; Victor Colaianni, Councilman, Jason M. Elkins, Martin Tursky, John D. Hatfield (residents)

CORRECTING & ADOPTING THE RECORD OF PROCEEDINGS

Mr. Workman made a motion to accept the July 15, 2004 Planning Commission meeting minutes; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL**

NOTE: There was not a quorum to approve the August 19, 2004 HPC or Planning Commission meeting minutes.

Mr. Workman made a motion to accept the September 10, 2004 HPC Commission meeting minutes; seconded by Mrs. Hayes. **ROLL CALL: Yes – ALL**

NOTE: There was not a quorum to approve the September 10, 2004 Planning Commission meeting minutes.

PUBLIC HEARING: No Public Hearing.

PRESERVATION BUSINESS & CERTIFICATES OF APPROPRIATENESS

Certificate of Appropriateness

NEW BUSINESS

- a) **Martin & Mary Tursky, 428 E. Cherry St. (New Landscaping)** – This involves landscaping in the rear of the residence. Mr. Workman made a motion to grant the Certificate of Appropriateness to Martin & Mary Tursky, 428 E. Cherry St.; seconded by Mrs. Downing. **ROLL CALL: Yes – ALL**

- b) **Martin Tursky - Problems where the city was digging with a backhoe to put in the sidewalks, and there are trenches on each side of the sidewalks now that they are in.** - The person was hoping they will come back in and fill in the trenches. Mrs. Downing said she would find out during the next Council meeting and e-mail the Mayor tonight regarding same, as it represents a danger.
- c) **Review Proposed Ordinance Change to the Historic Zoning Code** – Waiting on a response from Mr. Winstel. Mr. Workman made a motion to table the revision to the Historic Zoning Code; seconded by Mr. Hopper. **ROLL CALL: Yes – ALL**
- d) **Jason M. Elkins representing Don Hicks for 147 Market St.,** (across from the flower shop – the old machine shop that is right on the river). - Mr. Elkins wants to know what steps he needs to take to do the City of Canal Fulton “justice with the appearance of the building that is going to be there.” He wants to make sure about the materials he can use for the building, so that when he appears at the next meeting and submits drawings, he will be in compliance. He was advised that according to the city’s current code, wood siding is appreciated, along with other types of sidings depending on their appearance. Mr. Hopper has taken a look at other maintenance-free siding. Mr. Elkins said they use steel siding; they can vary from doing a brick veneer three foot up and the rest being brick, whatever. Mr. Belford told him there was a fire there about 25 years ago. Mr. Elkins proposed filling that hole in, grading it to where it needs to be, and maybe get the building “off of that river a little bit and then face that alleyway.” He wants to tear the building out and the block wall. He said the house on Cherry Street is next. So, he is going to fill it up above to get it out of the flood plain they’re building on. Mr. Hopper said this came up before, and the last time it did, the Law Director said that no – you can’t. He then said he believes he is allowed to make additions to the existing structure and repair the existing structure on the existing footprint. If repair involves replacement of all four walls and the ceiling, so be it, as long as it’s done in a form of repair. The City Engineer will have to answer the flood plain problems, and Mr. Hopper said he could help him with the historic aspects for this project also. Mr. Belford will supply Mr. Elkins with Mr. Dorman’s number. Mr. Hicks wants to use the building for “small retail” business(s). Mr. Belford asked if they would provide off-street parking for those retail shops on the property that will remain between the addition and the house; Mr. Elkins said that was correct. Mr. Hopper stated that would be a requirement of the engineer; and, as far as the square footage of the structure as to the number of parking spots - that was in the Code. Mr. Workman recapped: 1) finding out if Mr. Elkins can backfill that area; 2) knocking down that building within the footprint. Mr. Hopper stated it’s in a B-1, and it would be in HPC’s control, once it gets into the site plan phase to grant the variances. Mr. Workman recapped: Mr. Elkins will have to get with the City Engineer and he’d be preparing a site plan, showing the new structures. As long as it’s in the site-plan phase, then the variances that are going to be required can be granted by Planning. Otherwise, Mr. Elkins would have to go before the Board of Zoning Appeals.
- e) **John Hatfield – Renovation Problems.** - Mr. Hatfield addressed the Commission concerning problems he foresees in renovating his building. He requested that members drive by and give him suggestions.

ADJOURNMENT OF HISTORIC PRESERVATION COMMISSION

Mr. Hopper adjourned the HPC portion of the meeting.

PLANNING COMMISSION

OLD BUSINESS - None

CONDITIONAL USE - No issues to discuss

SHADE TREE BUSINESS - No issues to discuss

ADJOURNMENT

Mr. Hopper adjourned the Planning Commission portion of the meeting.

Clayton Hopper, Chair