



The Rootstown Township Zoning Commission met in regular session on Tuesday, August 18, 2020, at 7:00 p.m. at Rootstown Town Hall.

Present:	Roger Carpenter, Vice Chair	Absent:	Steve Brown, Chair
	Rob Swauger		
	David Conroy		
	DeWayne Knight		
	Patrick Welch, Alternate		
	Rob Nevling, Alternate		

Also present: Jordan Michael, Secretary  
Mark Tirpak, Zoning Inspector

Audience: See attached list

Vice Chair Roger Carpenter called the meeting to order at 7:05 p.m. and asked everyone to stand for the Pledge of Allegiance.

Rob Swauger made a motion to accept the meeting minutes as written from February 2020. DeWayne Knight seconded the motion. All were in favor and the motion was passed 4-0, with one abstention.

Jeff Parsons, 3747 Old Forge Road, submitted an application for a zoning amendment for two lots he owns on Tallmadge Road. He is applying to rezone it from R-2 to L-I. There was discussion on what the correct zoning would be for storage units or for condos. Mr. Parsons said he would rather go for the storage units.

DeWayne made a motion to send Mr. Parsons' application for zoning amendment to the Regional Planning and the Prosecutor's office. Dave Conroy seconded the motion. A vote was taken as follows: Patrick-yes, Dave-yes, DeWayne-yes, Rob-yes, Roger-yes. The motion was passed 5-0.

Rob made a motion to set a public hearing for the proposed zoning amendment on September 15th. Patrick seconded the motion. All were in favor and the motion was passed

5-0. The board suggested that Mr. Parsons bring a drawing of what the proposed storage units would look like.

Paul Galido, 4402 Clover Drive, said when he drove down Lynn Road the other day, he saw where the dealership is going, but he did not understand why they need a separate cold storage building. DeWayne said "cold storage" just means warehouse storage. Rob said it is not heated.

Roger opened the public hearing for a Final Development Plan of a new 2-story Kubota dealership with sales & service area and separate Cold Storage Building, on Parcel 32-020-00-00-061-000, located on Lynn Road in a C-3 district, submitted by David Daywalt (Daywalt Investment LLC). Representing the applicant was Mr. Daywalt, owner, Jason Cutright, general contractor, Dave Pelligra, architect, and Matt Weber, civil engineer.

Mr. Pelligra presented drawings of the front sales building with parking around it. He said they have retention basins on each side to take care of runoff, and a storage building in the back for product coming in. The front half of the building is sales, retail and offices, and the back half is service.

DeWayne asked how the semis are going to pull in. Mr. Pelligra said semis will come around and back up. They do not need to deliver to the building; they can deliver outside. DeWayne asked if there is enough room for the forklifts to get around. Mr. Pelligra said yes. DeWayne asked if the cement pad is for display. Mr. Pelligra said they have to get that approved and are not asking for it yet. There is a second floor in the center of the building. They exceed all of the setbacks that are required. They have parking for about 50 cars. They tried to orient the landscaping without concealing the building. They had the photometrics done for lighting. They typically have 2 to 3 footcandles and will not have light trespass onto the neighbors. DeWayne asked if the property is cleared all the way back. Mr. Pelligra said no. DeWayne asked if there is a sizable buffer. Mr. Daywalt said there are woods back there. They cleared back to the power lines, and there is a sizable woods buffer between the property and the houses. DeWayne asked about the cold storage building. Mr. Pelligra said all of the product comes crated up, and they have to assemble it.

Rob asked if they are going to have a sign out front on Lynn Road. Mr. Pelligra said yes, a monument sign. They will come forward with that once they have a sign vendor. They plan on running power out there, but it will be brought forward for approval.

Mr. Daywalt said there would be no changes to the look of the building. This had to go through Kubota too for their approval.

DeWayne made a motion to move this forward to review by the Zoning Inspector. Dave seconded the motion. All were in favor and the motion was passed 5-0. The public hearing was closed.

Feedback was received from Regional Planning and the Prosecutor's Office regarding a proposed amendment on nuisances, Section 230.02. Trustee Joe Paulus said he explained to

Regional Planning that the current regulation was unenforceable for the township. Patrick made a motion to move this to a public hearing on September 15th. Rob seconded the motion. All were in favor and the motion was passed 5-0.

Roger said we need to figure out how we can stop a Dollar General from starting a project that we say is okay, and changing it as they go. He is not sure how we do that but if there is anything in our book that needs to change, we need to do so. It is a waste of our time if they are going to do what they want to do. Joe said the problem was that they submitted plans to the township, and then submitted other plans, unbeknownst to the township, to the county, and the county approved it. We are getting an embossed stamp to stamp our plans that go to the county.

Roger asked if we ever changed the hotel stipulations in the township. We talked about the hotel having to have a bar, conference rooms, and food. Secretary Jordan Michael said we changed it to a conditional use, but we did not set any conditions on it. Conditions could be added in Section 390.

Roger asked for an update on zoning regulations for the park. Jordan said no progress has been made since the last meeting. He will track down the most recent proposal.

DeWayne asked if a lot of people have been putting up storage barns and fences. Jordan said we have done plenty of permits because everybody is at home doing projects. There has been a fair amount of activity going on.

Rob made a motion to adjourn the meeting. Patrick seconded the motion. The motion was passed 4-1, with Roger voting no, and the meeting was adjourned at 8:18 p.m.

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Roger Carpenter, Vice Chair  
Rootstown Township Zoning Commission