

**PLAIN TOWNSHIP BOARD OF ZONING APPEALS
PLAIN TOWNSHIP HALL
2600 EASTON STREET NE, CANTON, OHIO 44721
MINUTES OF REGULAR MEETING
NOVEMBER 2, 2005**

The meeting was called to order by Vice Chairman Tim Reichel, with Jim McVay, Bob Stewart, Ginger Ferencz, Fred Rossetti, Steve Peroz and Stephanie Metzger present.

Motion made by Mr. Stewart to approve the minutes of October 5, 2005. Mrs. Ferencz seconded the motion. All members were in favor.

Mr. McVay read the statement of duties. Mr. Reichel expressed the fire department comments into the record.

The following Appeal was heard:

APPEAL #1171-05-A

Applicant & Owner/ LeeAnn Klein, 1652 Diamond Street NE, Canton, Ohio 44721; Request a Conditional Use Certificate for a Bed & Breakfast Homestay on the property at 1652 Diamond Street NE.

Article VII, Section 702.2 B #7; Conditionally Permitted Uses

The property is zoned R-1, Single Family Residential District is located in the Southeast Quarter of Section 3.

There were no attendees for or against the Appeal.

Mr. Reichel administered the oath.

Mr. Michael Klein, 1652 Diamond Street NE, stated that this is the 3rd home they have purchased in Plain Township. They just love living here so much. This house sits on 16 acres of land and was built in 1824. It has a lot of it's original character still in tact with a lot of original antiques. They would like to open their home up as a bed and breakfast to share their home with others. The property is completely surrounded by trees, it has a 1 acre pond, and 8 acres are fenced in.

Mr. McVay said that the presentation was wonderful and they have met all of the requirements of a Conditional Use Certificate.

Mr. Reichel asked if they have spoken to any of their neighbors about it.

Mr. Klein said no.

Mr. Reichel asked how many rooms they would have available.

Mr. Klein said 4 bedrooms.

Mr. Reichel asked if they will reside on the property.

Mr. Klein said yes.

Mr. Stewart said that he noticed that they were waiting to upgrade with the EPA once or if the Board gives them approval.

Mr. Klein said yes.

Mr. Stewart asked if they would be adding any parking spaces.

Mr. Klein said they will make the driveway more presentable and expand the parking a little.

Mr. Reichel asked how they planned on marketing the property.

Mr. Klein said they will use word of mouth and the internet.

Mr. Reichel administered the oath.

Mrs. LeeAnn Klein, 1652 Diamond Street NE, stated that they will join the Chamber of Commerce, have their own website, create and handout pamphlets and they are trying to join the Historical Society.

Mr. Klein said that the furniture is from the late 1700's. They have many civil war things and a 32 star flag from 1858.

Mrs. Klein said that they feel like the house is too nice to keep to themselves.

Mr. Reichel asked if they have a name.

Mrs. Klein said Eden Falls Bed & Breakfast.

Mr. Stewart asked what the timetable was for them to open. And will they be open year round.

Mr. Klein said after they have everything done and approved they hope to open within 6 months, sometime early spring, and yes they will be open all year round.

Mrs. Ferencz asked them if they have received their approval from the Health Department for the food preparation.

Mrs. Klein said that Mr. Stetz at the Stark County Building Department told them that they did not need anything because they are so small.

Mrs. Ferencz asked if the barn or the shed is located near other residences.

Mr. Klein said no.

Motion by Mr. Rossetti,

WHEREAS, Applicant & Owner/ LeeAnn Klein, 1652 Diamond Street NE, Canton, Ohio 44721; requests the following:

- **Conditional Use Certificate for a Bed & Breakfast Homestay.**

WHEREAS, the applicant or a representative has appeared in person before this Board at an adjudication hearing on said application and the Plain Township Board of Zoning Appeals has duly considered this application pursuant to Ohio Revised Code 519.14; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Plain Township Board of Zoning Appeals to:

 X grant the following:

- **Conditional Use Certificate for a Bed & Breakfast Homestay.**

Seconded by Mr. Stewart,

DISCUSSION:

Mr. Reichel said that they took the text directly from the book and they can meet every category. There is no one here tonight in opposition of this appeal and he believes the Klein's are on the right path. He has no problem granting this appeal.

Mr. McVay said that he has been on the Board and has visited numerous sites, but he did not even go out to this one because from the application everything looked perfect and this is a good idea.

Mr. Rossetti said that about 2 months ago a radio station came in and wanted to put up radio towers. The room was filled with neighbors in opposition. There is not a single neighbor here tonight, so that must say something about this business.

Vote: Mr. Rossetti, **YES**; Mrs. Ferencz, **YES**; Mr. Stewart, **YES**; Mr. McVay, **YES**; Mr. Reichel, **YES**.

Appeal #1171-05-A is therefore APPROVED.

No further business pending the meeting adjourned at 7:25 pm.

PLAIN TOWNSHIP BOARD OF ZONING APPEALS

STEPHANIE A. METZGER, SECRETARY