

**PLAIN TOWNSHIP BOARD OF ZONING APPEALS  
PLAIN TOWNSHIP HALL  
2600 EASTON STREET NE, CANTON, OHIO 44721  
MINUTES OF REGULAR MEETING  
JANUARY 9, 2008**

The meeting was called to order by Chairman Bob Stewart, with Jim McVay, Robert Soles, Tim Reichel, Dimitrios Pousoulides, Jeff Sutton, Steve Peroz and Stephanie Metzger present.

Mr. Reichel made a motion to elect James McVay as the Chairman. Mr. Soles seconded the motion. All members were in favor.

Mr. Reichel made a motion to elect Dimitrios Pousoulides as the Vice Chairman. Mr. Soles seconded the motion. All members were in favor.

Motion made by Mr. Soles to approve the minutes of November 7, 2007. Mr. Reichel seconded the motion. All members were in favor, Mr. Reichel abstained.

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

The following Appeal was heard:

**APPEAL #1191-08-A**

Applicant/ Richard Reichert, 6751 Salerno Street NW, Canton, Ohio 44718 & Owner/ Eleanor Paglialunga, 4199 Meadowview Drive NW, Canton, Ohio 44718 ; Requests a Conditional Use Permit for a Parking Lot at a vacant lot on Blake Avenue NW (Parcel #52-10855) consisting of the following:

- 10 ft. buffer yard variance (20 ft. required – 10 ft. requested).

Article VII, Section 704.2 B, Conditionally Permitted Uses.

The property is zoned R-2, One and Two Family Residential District and is located in the Southwest Quarter of Section 32.

There were no attendees for or against the Appeal.

Mr. McVay administered the oath.

Mr. Richard Reichert, 6751 Salerno Street NW, Canton, Ohio 44718 stated that he is attempting to purchase the vacant lot on Blake which is behind his existing property on Fulton Drive, the US Healthworks building. He would like to turn the property into an additional parking lot for US Healthworks. The zoning requirement is a 20 ft. buffer yard from the property lines. He would like to only have a 10 ft. buffer yard, that way he can accommodate the proper parking space requirements. He has discussed this with all of his neighbors and they are all ok with it. The lot is currently in disuse and disrepair, he would like to level the lot, take out the trees and put new asphalt down.

Mr. Reichel asked what type of buffer yard he will have between the South and the East side of the property line.

Mr. Reichert said that there are currently hedges on the South side of the property. He would like to put in some type of vegetation on the other side to meet the 6 foot requirement. On Blake there are 3 large overgrown trees that are a nuisance to the neighbors, he would like to remove them and put in some type of decorative landscaping.

Mr. Stewart asked if the parking lot entrance would be off of Blake.

Mr. Reichert said yes.

Mr. McVay asked Mr. Reichert if he is aware of all of the buffer regulations and if he will conform to them. He also asked if that lot was a parking lot at one time.

Mr. Reichert said yes, he will conform to one of the 4 buffer regulations. And yes, at one time that lot was uses as a parking lot years ago.

Motion by Mr. Reichel,

WHEREAS, Applicant/ Richard Reichert, 6751 Salerno Street NW, Canton, Ohio 44718 & Owner/ Eleanor Paglialunga, 4199 Meadowview Drive NW, Canton, Ohio 44718; Requests a Conditional Use Permit for a Parking Lot at a vacant lot on Blake Avenue NW (Parcel #52-10855) consisting of the following:

- **Conditional Use Permit for a Parking Lot.**
- **10 ft. buffer yard variance (20 ft. required – 10 ft. requested).**

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 Permit for a Parking Lot.**
- **10 ft. buffer yard variance (20 ft. required – 10 ft. requested).**

Seconded by Mr. Stewart,

DISCUSSION:

Mr. Stewart said that this parking lot would be an upgrade for that lot and since no one has objected he would be in favor of the appeal.

Mr. Reichel said that he always looks at the opposition from the neighbors, and since there are none here tonight then he would also be in favor of the appeal. He believes this is an upgrade to the neighborhood and as long as Mr. Reichert is conscious of his neighbors he doesn't have a problem with this.

Vote: Mr. Stewart, **YES**; Mr. Reichel, **YES**; Mr. Soles, **YES**; Mr. Pousoulides, **YES**; Mr. McVay, **YES**.

Appeal #1191-08-A is therefore APPROVED.

No further business pending the meeting adjourned at 7:20 pm.

**PLAIN TOWNSHIP BOARD OF ZONING APPEALS**

**STEPHANIE A. METZGER, SECRETARY**