

Planning and Zoning Commission
Minutes – November 29th, 2022

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, November 29th, 2022, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Dave Gillespie, Ben Oien, and Mike Pederson. Commissioner Tanya Iverson absent at time of roll call.

Also present: Assistant Finance Officer Tiffany VanDeKieft.

Visitors: Jesse Kroger, Chad Skiles, Nick Hruby, Beth Vacek, and another resident from the South Main neighborhood.

CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the consent calendar consisting of 1) Minutes from September 27th, 2022 and 2) agenda. All Ayes. Motion Carried.

VISITORS TO BE HEARD

None

PUBLIC HEARING – REZONE – JESSE & STEPHANIE KROGER – 523 SOUTH MAIN STREET

This being the time and place for the rezone hearing request from Jesse & Stephanie Kroger for a rezone at 523 South Main Street from Residential to General Business, Chairman Chaon opened the hearing as the Planning & Zoning Board.

Jesse Kroger spoke about his request to rezone in order to ask for a conditional use for storage units (warehouse/mini-warehouse). He said that he has collector cars himself that he would like to store in there and has friends with boats and campers they would like to store also. He indicated that it would be seven south-facing bays and that he feels it would fit in the area as the City shop, bus barn, former armory building are within a few blocks and are of similar construction as what he is looking to do. Commissioner Oien asked how many lots the property is on and Jesse indicated two. Commissioner Gillespie asked how tall the sidewalls would be and Jesse indicated that they would be sixteen foot high.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Nick Hruby, who lives at 217 West Eleventh Street, questioned the reason for putting a storage unit in an area that is primarily residential. He explained his appreciation for the neighborhoods in this area in the south part of town as he feels they are close to a City park, dog park, and not far from Newton Hills. He expressed his concern regarding propane tanks being stored in there with the campers as the City regulations say that the materials stored on premise shall have a level one or below relating to hazardous materials and that even though they should be removed that the reality is that they likely would not be removed from the campers. He also mentioned that he doesn't like the precedent that would be set by allowing storage units right in residential and also that it probably wouldn't be allowed if it was in the north part of town. He stated that his opinion is that the area could be better used for housing. Beth Vacek, who lives at 513 South Main Street, said that she lives right next door to this property and that the storage unit would be in close proximity to her home. She explained her background of having four kids and seven grandkids, having built her home in 2014, and having volunteered with Weekend Warriors in her neighborhood and throughout

Canton in an effort to help clean up the community. She expressed that she doesn't feel that the locations that Jesse mentioned are nearby and that the storage units would not be a good fit for the neighborhood. Hearing nothing further, Chairman Chaon closed the hearing. Commissioner Pederson discussed that while there are similar buildings in the area that they are not the same as they border the river, railroad tracks, and the edge of town. Commissioner Oien noted that this would be spot rezoning and it is hard to say yes in this situation. Commissioner Gillespie indicated that he is not opposed to the rezone but the area property representatives make good points of their perspective. Jesse asked to speak and said that it means a lot that the neighborhood was present and that this was one option for the property. Commissioner Oien moved and Commissioner Gillespie seconded to not recommend approval of the rezone to the City Commission. All ayes. Motion carried.

DIALOGUE:

Chairman Chaon mentioned that the next meeting should be December 27th, 2022.

ADJOURNMENT

Commissioner Gillespie moved and Commissioner Pederson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer