



# City of Green

Central Administration  
Building  
1755 Town Park Blvd.

## Meeting Minutes Summary

### Planning and Zoning Commission

---

Wednesday, August 21, 2024

6:00 PM

Council Chambers

---

#### I. Call To Order

#### II. Pledge of Allegiance

#### III. Roll Call

Also present:

Wayne Wiethe, Director of Planning

Mindy Lawrence, Secretary

Jeff Noble, Council Liaison

**Present** 4 - Commissioner Brent Kuwatch, Commissioner Cristy Ludrosky, Commissioner Jeananne Chadsey, and Commissioner Mike Burch

**Absent** 2 - Commissioner Bob Garritano, and Commissioner Nora Anderson

#### IV. Business Items

##### 24-25 RLD Relocation & Logistics

(S. Sanford, Adams Signs)

Location: 3060 Brookline Road

Signage Review

Zoning: I-1

**Attachments:** [24-25 RLD Monument Sign PZC Staff Report](#)

[24-25 RLD Monument Sign plans](#)

[24-25 RLD Monument Sign Aerial Map](#)

The representative for this project was S. Sanford with Adams Signs. She showed a rendering of where the sign will be placed and what the sign will look like. She stated the base of the sign will be made of aluminum and match the color of the building.

Mr. Wiethe read over the staff report for the Planning Department and gave a brief summary of the project. He stated the staff are recommending approval as submitted.

A motion was made to approve the sign as submitted. The motion was seconded. The vote was 4-0; the motion carried.

**A motion was made by Commissioner Chadsey, seconded by Commissioner**

**Ludrosky, to approve the project as submitted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Kuwatch, Commissioner Ludrosky, Commissioner Chadsey and Commissioner Burch

**Absent:** 2 - Commissioner Garritano and Commissioner Anderson

**24-26 Akron's Finest Mulch**

(D. Cozad, Krumroy Cozad Construction)

Location: 4590 Massillon Road

Site Plan Review

Zoning: B-3

**Attachments:** [24-26 Akron's Finest Mulch PZC Staff Report](#)

[24-26 Akron's Finest Mulch site plan](#)

[24-26 Akron's Finest Mulch Aerial Map](#)

The representatives for this project were Dan Cozad with Krumroy-Cozad Construction and Mario Halasa owner of Akron's Finest Mulch. Mr. Cozad stated they are proposing to construct a new structure on the property. The rear of the building will be an equipment storage area and shop and the front will be an office area. The business would provide landscape supplies for the area and the supplies would be stored behind the building in bins that are shown on the rendering. He stated there will be deliveries as well as retail for walk in customers. They will sell mulch, gravel and topsoil at this facility.

Mr. Wiethel stated this is a conditionally permitted use and the neighbors have been notified. He went over the staff report for the Planning Department and gave a brief summary of the project. He stated there were some modifications made to the building recommended by the Design Review Board. He stated there are no signage details at this time. He went over the recommendations from the Planning Department and DRB. The Planning Department would recommend conditional approval based on the recommendations from the Planning Department and Design Review Board.

Commissioner Burch wanted clarification that they are going to truck in supplies from other locations to distribute from this proposed location. Mr. Cozad stated that is correct. Commissioner Burch asked how many times a day or week they will be delivering materials to the site for distribution. Mr. Halasa stated they make all the materials at their Akron location, but he doesn't have an exact number; it depends on how much product is sold. There was some discussion regarding retail distribution and delivery to residents. He stated they will not be making mulch on site at this proposed site. Commissioner Burch asked if they will be keeping the building that is out front or will they be demolishing it. Mr. Halasa stated they were going to keep it, but he thinks it's an eye sore and will most likely take it down.

Commissioner Ludrosky asked if they are a year round business or just spring, summer and fall. Mr. Halasa stated that this site would not be a year round business, they would close December, January and February and reopen in March. Commissioner Burch asked what the business hours would be. Mr. Halasa stated typically 7:30-5:30, but that will change with the seasons as it gets darker earlier. Commissioner Burch asked how many employees he will have onsite. Mr. Halasa stated they will have at least 3-4 to start and hopefully grow from there. Commissioner Chadsey asked how many pieces of heavy equipment they will have onsite. Mr. Halasa stated they will have a front end loader, bobcat and a few delivery trucks (F550's).

Council liaison Noble had a few comments and questions regarding screening on the property line and the types of landscaping they will be using and what is already there.

**PUBLIC COMMENT:**

Dave Stefanik, 4599 Massillon Road, Green, OH

Mr. Stefanik has concerns with the trucks hauling product on and off the property, the smell from the product and the type of business for the area.

Diane Brinkley, 4571 Massillon Road, Green, OH

Ms. Brinkley had concerns with the business being in a residential area and also about the traffic in and out of the site.

Stephen Lamiell, 1370 Shilo Run SE, Canton, OH

Mr. Lamiell stated that he owns the plaza with the dance studio to the south and stated that the project will not affect his property and he is in full support of the proposed project.

Commissioner Kuwatch addressed some of the public's concerns and gave an overview of his thoughts to the residents regarding their comments and concerns.

A motion was made to approve the project with the contingency of final engineering approval of the site improvement plans/stormwater calculations, submission of the Army Corps jurisdictional determination letter for the wetland area, recording of a pedestrian trail easement across the southern portion of the site and the dump truck and loader to be parked inside or behind the building after hours for appearance purposes. The motion was seconded.

The vote was 3-1: the motion carried.

**A motion was made by Commissioner Burch, seconded by Commissioner Chadsey, to favorably recommend the project. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Kuwatch, Commissioner Chadsey and Commissioner Burch

**Nay:** 1 - Commissioner Ludrosky

**Absent:** 2 - Commissioner Garritano and Commissioner Anderson

**24-30 Kleckner Park Youth Ballfield**

(M. Elkins, City of Green Parks & Service)

Location: 4855 Thursby Road

Site Plan Review

Zoning: R-1

**Attachments:** [24-30 Kleckner Park Youth Ballfield PZC Staff Report](#)

[24-30 Kleckner Park Youth Ballfield site plan](#)

[24-30 Kleckner Park Youth Ballfield Aerial Map](#)

The representative for this project was Mike Elkins with the City of Green Parks and Service. He stated they are proposing a youth baseball field at Kleckner Park that is an adaptive field that will cater to the needs of children with disabilities. He gave an overview of the materials and layout of the proposed plans. He also stated that this is in partnership with the Cal Ripken Senior Foundation out of Baltimore Maryland. This field will be used for baseball and soccer.

Mr. Wiethe read over the staff report for the Planning Department and gave a brief summary of the project. He also had a question about the fence line. Mr. Elkins stated the left field is 165', center is 160' and right field is 150'. He stated the age group for this field would be 5-18 years of age.

Mr. Wiethe stated the plans show the scoreboard up against the right field line and they would like them to move it to left field so the back of the scoreboard would be up against the parking lot area. Mr. Elkins stated they would agree to move it to left field.

Commissioner Burch asked if the foundation is paying for the entire construction of the field or how it would be funded. Mr. Elkins stated you have to apply to them in order to get their support. They called in August and the city uses their name and they assist in the fundraising. They do supply some things like bleachers, benches and some other things. He stated this is a \$1,055, 300.00 project and they have raised \$760,000.00 to date towards the project.

Commissioner Chadsey asked if there will be additional ADA parking provided. Mr. Elkins stated that there are currently 6 ADA spots available. There was a brief discussion regarding parking on the street and the current parking spaces available in the lot and scheduling games along with the other 2 fields at Kleckner Park.

Mr. Wiethe stated this is a conditionally permitted use and the adjacent property owners were notified and advertised in the newspaper.

A motion was made to approve the project with the consideration of relocating the scoreboard as discussed. The motion was seconded.

The vote was 4-0; the motion carried.

**A motion was made by Commissioner Ludrosky, seconded by Commissioner Chadsey, to favorably recommend the project. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Kuwatch, Commissioner Ludrosky, Commissioner Chadsey and Commissioner Burch

**Absent:** 2 - Commissioner Garritano and Commissioner Anderson

**V. Unfinished Business**

None to report.

**VI. Approval of Minutes**

**A motion was made by Commissioner Burch, seconded by Commissioner Ludrosky, to approve the meeting minutes as submitted. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Kuwatch, Commissioner Ludrosky, Commissioner Chadsey and Commissioner Burch

**Absent:** 2 - Commissioner Garritano and Commissioner Anderson

Approval of the June 18, 2024 Meeting Minutes

**VII. Director's Report**

Mr. Wiethe gave a brief report.

**VIII. Council Liaison Report**

Council Liaison Noble gave a brief report.

**IX. Adjournment**

The meeting adjourned at 7:05 pm.

