



City of Ashtabula

Ashtabula City Council Public Hearing
Monday, June 6, 2022 at 6:00 PM
Council Chambers
4717 Main Avenue

Minutes

Opening of Public Hearing

Call to Order

The public hearing was called to order at 6:00 p.m. by Council President Roskovics.

Roll Call

Members Present: Ward 4 Councilor Mills, Ward 5 Councilor Haines-DiGiacomo, Ward 1 Councilor Foglio, Ward 2 Councilor Crawford, President Roskovics

Officers Present: City Solicitor Cecilia Cooper, Clerk of Council Stacy Senskey

Sunshine Law Certification

A quorum was established as defined by Ashtabula City Council Rules of Order. The meeting met the requirements of the Ohio Sunshine Laws Open Meetings Act.

Welcome and Acknowledgement of Visitors

Purpose of Public Hearing

REZONE THE FOLLOWING PARCELS LOCATED IN THE BLOCK BETWEEN W. 34TH AND W. 33RD BETWEEN WEST AVE. AND ANN AVE. FROM A MIXTURE OF C-1, COMMERCIAL, R-2, RESIDENTIAL AND M-1 LIGHT INDUSTRIAL TO R-2 RESIDENTIAL:

**05-311-00-044-00, 05-311-00-045-00, 05-311-00-046-00,
05-311-00-047-00, 05-311-00-048-00, 05-311-00-049-00,
05-311-00-050-00, 05-311-00-051-00, 05-311-00-052-00,
05-311-00-053-00, 05-311-00-054-00, 05-311-00-055-00,
05-311-00-056-00, 05-311-00-057-00, 05-311-00-058-00,
05-311-00-059-00, 05-311-00-060-00, 05-311-00-061-00,
05-311-00-062-00, 05-311-00-063-00, 05-311-00-064-00,
05-311-00-065-00, 05-311-00-066-00, 05-311-00-067-00,
05-311-00-068-00, 05-311-00-069-00, 05-311-00-070-00**

Council Discussion

none

Public Discussion

Ron Spice, the owner of parcels 05-311-00-057-00, 058-00, 059-00, and 060-00, also known as 3327 Ann Avenue, spoke in opposition to the request and noted West 33rd Street is a mostly wooded driveway maintained by Roger & Danny Stewart. The area is swampy and located not far

from properties that have contaminated soil due to past industries, and has been evaluated by the Environmental Protection Agency. He recommends keeping certain Ann Avenue and West 33rd Street properties zoned as they are currently.

Ron Kister has a building in the same Ann Avenue area and agreed with Mr. Spice that the area is highly contaminated and certain parcels should not be zoned for residential purposes.

Doris Thompson owns three vacant lots in the area. She requested more information about why the area should be zoned residential. President Roskovics answered that rezoning the land as residential would prevent commercial and industrial development on those parcels.

The Planning Commission previously approved the rezoning request.

**REZONE THE FOLLOWING PARCELS LOCATED ON THE EAST SIDE OF THE ASHTABULA RIVER, JUST SOUTH OF THE LIFT BRIDGE FROM M-2, HEAVY INDUSTRIAL TO C-2, COMMERCIAL:
05-517-00-001-00, 05-517-00-001-01, 05-517-00-001-02,
05-517-00-021-00**

Council Discussion
none

Public Discussion

Gary Pasqualone, the attorney representing Mr. and Mrs. Marshall, expressed their opposition to this rezoning request. The Marshall's have owned three of the 4 parcels listed on the rezoning request for 60 years. Per Mr. Pasqualone "It is submitted that this request is confiscatory." The properties were zoned as heavy industrial during the Marshall's ownership. He contends there is no reason for a zoning change for any of the four properties at this time. The properties are being used as they are currently zoned.

Ron Kister of 1444 Morton Drive, also opposed the rezoning request. He feels the change would devalue the property.

Linda Marshall Kapalin, daughter of the Marshall's, spoke in opposition to the rezoning request. Mr. Marshall's warehouse buildings have housed many successful local businesses and the requested zoning change would prevent those types of businesses from operating.

Dave Marshall spoke in opposition to his parcels being rezoned. He stated he has done a respectable job maintaining the properties and keeping businesses there. Changing the zoning will make him lose the businesses currently operating out of the buildings as well as hurt him financially.

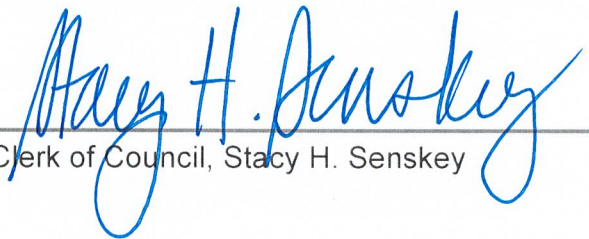
Ward 1 Councilor Kym Foglio apologized to Mr. Marshall. She was unaware that he wasn't contacted in regards to the rezoning requests.

Closing Remarks

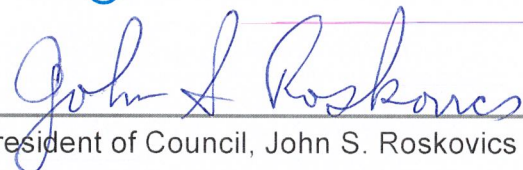
Council will consider all comments before voting on the rezoning requests.

Adjournment

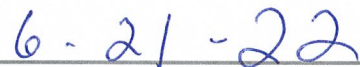
The meeting was adjourned at 06:33 PM by Council President Roskovics.


Clerk of Council, Stacy H. Senskey

Attested By:


President of Council, John S. Roskovics

Date Approved:


6-21-22