

## Stark County Planning and Zoning Commission Minutes

February 29, 2024  
3:00 PM

Chairman Dean Franchuk called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Dean Franchuk, Paul Clarys, Kurt Froelich, Byron Richard, and Suzi Sobolik were present and Michael LeMay via phone. Brock White, Sue Larsen, and John Odermann were absent. Also present were County Planner Steve Josephson, State's Attorney Amanda Engelstad, and Nicole Roberts from the Auditor's office.

**Ratify Agenda:** Paul Clarys moved to approve the agenda. Sue Larsen seconded. All voted Aye and motion carried.

**Agenda Item 1:** Suzi Sobolik moved to approve the minutes from the November 30, 2023, meeting with the two corrections of the date and Amanda Englestad's spelling correction. Byron Richard seconded. All voted Aye and motion carried.

**Agenda Item 2:** Chairman Franchuk opened the public hearing RZ 01-24- Gene Praus is requesting a rezoning from Agriculture to Rural Residential on property located in the SW ¼ of the NW ¼ of Section 30, Township 139 North, Range 97 West containing approximately five (5) acres.

Chairman Franchuk asked anyone to speak either for or against the rezoning from Agriculture to Rural Residential.

Chairman Franchuk closed the public hearing.

Paul Clarys moved to recommend to the Stark County Board of Commissioners the approval of RZ 01-24 rezoning from Agriculture to Rural Residential on property located in the SW ¼ of the NW ¼ of Section 30, Township 139 North, Range 97 West containing approximately five (5) acres following staff recommendation for Gene Praus.

Suzi Sobolik seconded. Roll call: Commissioners: Paul Clarys-aye, Suzi Sobolik-aye, Kurt Froelich – aye, Byron Richard-aye, Michael LeMay-aye, and Chairman Franchuk-aye. Motion carried.

### **STAFF RECOMMENDATION: APPROVAL OF THE PROPOSED REZONING BASED UPON THE FOLLOWING FINDING:**

- The proposed rezoning is consistent with the zoning and land use patterns in the vicinity.

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE-Strive to protect the agricultural integrity of rural areas; and
- LAND USE-Avoid conflicts between land uses.

**The zoning map amendment will become effective upon the recordation of a survey with the Stark County Recorder.**

Planner Items: This was our first Planning & Zoning meeting with zoom. Will be a good feature for upcoming meetings. Mr. Josephson asked the board to send a letter to thank Daneen Dressler for her years serving on the Planning & Zoning Board.

Chairman Franchuk welcomed new Planning & Zoning Board member Michael LeMay and re-elected Planning & Zoning Board member Byron Richard.

The technical advisory committee for the Comprehensive Plan met last week and discussed draft goals, objectives, polices and the draft future land use/categories map. Commissioner Clarys and Kurt Froelich both stated that the meeting was well attended, and good discussions were held.

The next workshop is planned for May 30, 2024, and the Public Hearing is scheduled for June 27, 2024.

Suzi Sobolik moved to adjourn. Paul Clarys seconded. All voted Aye and the motion carried.