

Perry Township Board of Trustees

Regular Meeting

June 3, 2025, 6:00 pm

The meeting was called to order at 6:00 p.m. by Trustee Matt Miller. Trustee Miller and Trustee Ralph DeChiara were present.

Pledge of Allegiance

Welcome & Recognition of Invited Guests

- a) Oath of Office and hiring of Michael Deyaeger -FT Firefighter/Paramedic
- b) Oath of Office and hiring of Cameron Flesher – FT Firefighter/EMT
- c) 10 Minute recess
- d) Public Hearing on zone change request for Parcel 4318069 from R4 Multifamily Residential and Office to B1 Office and Retail Business District. Trustee Miller made a motion to enter into a hearing to consider this application. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

Trustee Miller stated that anyone who wanted to speak in regard to this zoning change is welcome to come forward and to state their name and address.

Tom Marino stated he is here representing Omnireal and is seeking a rezoning and reclassification for the property. We acknowledge and concur with the Perry Township Zoning Commissions recommendation for a B1 zoning designation. The existing R4 residential zoning is no longer suitable given the surrounding and increasing business and commercial presence which inherently limits the properties liability for residential development. Several key factors underscore the unsuitability of the current R4 zoning. The properties location is characterized by significant commercial development and high traffic flow. It's adjacent to the CSE Federal Credit Union and it's position across the street from a diverse range of businesses including an automobile sales lot owned by my brother, Jim which is already zoned B2, clearly demonstrates the prevailing commercial landscape. This established commercial context severely restricts the potential for successful residential development and underutilizes the properties inherent value. The proposed B1 zoning will appropriately accommodate business and commercial activities.

Trustee DeChiara asked Zoning Inspector Whytsell about Regional Planning's recommendation to change it to R5 residential and some business but, our board is recommending changing it to B1. Zoning Inspector Whytsell said that was correct. Trustee DeChiara asked what the rational

is for that. Zoning Inspector Whytsell stated that the Zoning Commission felt the property is so close to B2, every other business to the immediate southeast and west are already B2 and they are right against residential. This property going to B1 allows for greater office use and more potential for commercial opportunities. Also, the board felt that would not be a detriment to the surrounding properties and neighborhoods. Trustee DeChiara stated he was good with the explanation. There were no other comments for or against the zoning change. Trustee Miller made a motion to close the public hearing. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

Excused absence: Trustee Lisa Nelligan

Communications/Announcements Details are available at Perrytwp.com –

- a) 2nd Annual Perry Township Movie & Ice Cream in the Park- Saturday, June 14th, 5pm to 8pm at Hartwick Park- Sponsored by AQUA
- b) Annual Cookout with Cops – July 26th from 12 to 3pm with a venue change to McKinley Eagles
- c) A work session has been scheduled for June 24th at 5 pm to meet with Jonelle Melnichenko from Stark County Regional Planning Commission to discuss the Comprehensive Plan comments

Additions/Deletions to Agenda – Roll Call by Department:

Fire: Trustee Miller asked Chief Sedlock to add the official hiring of the new firefighters

Administration: Consider the indigent cremation and burial

Public Works: None

Police: None

Zoning: Adopt the formal vote for the zoning change

Law Director: None

Fiscal Officer: None

Trustee DeChiara: None

Trustee Miller: None

Trustee Nelligan: None

Public Speaks on Agenda Items Up for Action: Bruce Mencer – 538 Roxbury. He would like to know what the fee would be for the zoning certificate for Stark Parks. Zoning Inspector Whytsell stated in this case the certificate is for a bathroom being installed by a government entity, Stark Parks, and the fee would be \$45.60.

Consent Agenda Items: None

Old Business: None

New Business:

a) Fire:

- i) Trustee Miller made a motion to formally hire Michael Deyaeger as a fulltime Firefighters/Paramedic with a start date beginning on 6/4/25 per the memorandum submitted. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- ii) Trustee Miller made a motion to officially hire Cameron Flesher as a fulltime firefighter/EMT per the memorandum submitted. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

b) Police:

- i) Consider a motion to authorize the purchase of 6 radar units and 4 lidar units from MPH Industries in an amount not to exceed \$20,446.00. Trustee Miller made a motion to authorize the purchase of 6 radar units and 4 lidar units from MPH Industries in an amount not to exceed \$20,446.00. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

c) Public Works: None

d) Zoning:

- i) Consider a \$500.00 nuisance property citation at 6315 Audrey St. SW, Canton, Ohio.

Trustee Miller made a motion for a citation of \$500.00 for the property at 6315 Audrey St. SW, Canton, Ohio. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- ii) Consider a \$500.00 nuisance property citation at 4423 Aurora St. NW, Canton, Ohio. Trustee Miller made a motion for a citation of \$500.00 for the property at 4423 Aurora St. NW, Canton, Ohio. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- iii) Consider a motion for approval to waive fees for a zoning certificate for Stark Parks for a restroom project at Petros Lake Park under Section 1302.3 of the Perry Township Zoning regulations. Trustee Miller made a motion to approve the waiver of fees for a zoning certificate for Stark Parks for the construction of a restroom at Petros Lake Park. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- iv) Consider a motion to approve the zone change request for parcel 4318069. Trustee Miller made a motion to approve the zone change request for parcel 4318069 from R4 Multifamily Residential and Office to B1 Office and Retail Business District. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

e) Administration:

- i) Consider a motion to approve indigent cremation and burial for Mr. James Bennett who passed away February 9, 2025. The cost of \$800.00 for cremation and certification paperwork from Rhoden Memorial Home Trustee Miller made a motion to pay the preparation and cremation bill from Rhoden Memorial Home in the amount of \$800.00. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- ii) Consider a motion to approve the payment of \$220.00 for a gravestone from Family Memorials. Trustee Miller made a motion to pay an invoice from Family Memorials of Canton in the amount of \$220.00. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

- iii) Consider a motion for the total cost of the burial and cremation of \$1,020.00 to be submitted for reimbursement through the State of Ohio Board of Embalmers and Funeral Directors. Trustee Miller made a motion to authorize Christina Whittenberger to submit for reimbursement through the State Board of Embalmers and Funeral Directors for the total amount of \$1,020.00. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

f) **Law Director:** None

g) **Fiscal Office:**

- i) Consider Pending Warrants for the week ending 05/20/2025 for bills in the amount of \$28,610.36, and for week ending 05/27/2025 for bills/payroll in the amount of \$355,429.76 for a combined total of \$384,040.12. Trustee Miller made a motion to accept the Pending Warrants for the week ending 05/20/2025 for bills in the amount of \$28,610.36, and for week ending 05/27/2025 for bills/payroll in the amount of \$355,429.76 for a combined total of \$384,040.12. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes. Mr. DeChiara, yes.

h) **Trustees**

1. Trustee Nelligan: None
2. Trustee DeChiara Jr.: None
3. Trustee Miller: None

Public Speaks:

Bruce Mencer

Bruce Mencer stated his address is 538 Roxbury, Massillon, Ohio. Bruce stated that on Saturday, May 31st the bike program on Perry Helping Perry held the 5th annual bike giveaway at the McKinley Eagles. They were able to give 75 bikes to worthy children and adults. Each person also received a new bike helmet, front and rear lights to attach to their bike, bicycle safety information and honorary Perry Fire Department helmets from Chief Larry Sedlock. He wanted to thank Chief Sedlock and Fire Prevention Officer Doug Woodyard for their service and volunteering their time to assist in the bike giveaway. Bruce also wanted to thank Perry Township Fiscal Officer Craig Chessler for assisting in helping our family select bikes that day. Fiscal Officer Chessler added that this program would not be anywhere near what it has developed into if not for Bruce and Dennis that has the technical expertise to refurbish these bikes and every year make this such a wonderful day to see children pick out bikes of their choosing.

Tasha McPeck

Tasha McPeck stated her address is 1907 Opal Street, Louisville. Tasha stated she attends Apostolic Lighthouse and they would like to start a program at the church called "We Love our City". Once a

month on a Saturday the church members would like to meet for a township cleanup. Trustee Miller said he would get in touch with her regarding ideas and particulars of going onto township property.

Linda Cameron

Linda Cameron stated her address is 443 Canford Ave. NW, Massillon. Linda wanted to ask about the process regarding the nuisance property citations. Zoning Inspector Whytsell gave her the steps that are taken for these citations.

Susan McNary-Murray

Susan McNary-Murray stated her address is 4616 4th St. NW. Susan wanted to give a big thank you from her neighborhood. She stated the homeowner is gone, the property is being cleaned up and they finally have peace and quiet that they haven't had in 5 years.

Executive Session(s):

- i) None

Adjournment:

With nothing further to come before the Board, Trustee Miller made a motion to adjourn the meeting at 6:43 pm. Seconded by Trustee DeChiara.

ROLL CALL: Mr. Miller, yes., Mr. DeChiara, yes

Matt Miller, President

Craig Chessler, Fiscal Officer