

City of Norton
PLANNING COMMISSION
Tuesday, January 25, 2022

The Planning Commission of the City of Norton, Ohio, convened on Tuesday, January 25, 2022 for a public meeting in Council Chambers at the Safety Administration Building. Chairman Dowling called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Ralph Dowling, John Conklin, Ruth Stimac, Marion Peterson and Jim Lada

EXCUSED:

ALSO PRESENT: Bill Braman-Zoning Inspector; Shannon Szittai- Administrative Assistant;

II. OLD BUSINESS:

Chairman Dowling stated that there was no old business

III. NEW BUSINESS:

PC Application SPR1-2022
FX Property Holdings LLC (David Averette) – Owner
2890 Barber Rd. PPN# 46-00193
Cunningham & Associates, Inc.- Sketch Preparer
[Final Site - 1232.04]

Mr. Dowling called the meeting to order at 6:00pm.

Mr. Dowling stated for New Business we have SPR1-2022 for FX Property Holdings, Inc. They are looking to build storage facility there. Would the applicant please come to the podium to discuss your application and your plan for this project.

Mr. Johnson- Hi my name is Nils Johnson, I am the Civil Engineer with Cunningham and Associates. I am working on behalf of the property owner David Averette and he is

also here tonight if you have any questions. I will just give you a quick rundown of the layout of the property and the proposal and if there is any question about the business use of this property. The proposal consist of two separate parcels, one is on Barber Road and then a smaller parcel fronts on Clark Mill Road. My understanding is that the city as part of this review will require these parcels to be consolidated, and we are in agreement with that. There will be one access point off Barber Rd road and another off of Clark Mill road. There is a proposed pole building of 80x148 that will sit back 200 ft. off of Barber Road. We will be running sanitary sewer and water connections to service the office, we will have restrooms in there as well. Possibly we will have a future building that's not depicted on the plan that will be behind the first building with similar dimensions but that will be in the future. Additionally we are planning a storm water basin in front of the property off of Barber Road. All the improved areas will be graded and directed into that storm water management basin. There is a portion of the property mapped as flood plain, it is our intention to elevate the building up to an elevation above the normal or the base flood elevation. We do propose to enclose this facility with a 7ft. high chain link fence for security and safety reasons.

Mr. Lada does the land right now flood? We have had some heavy rains and I am just curious if you're aware or if you know of any areas where that 969 ft. is barely over the 100 year floodplain.

Mr. Averette I have only noticed after a heavy rain the south portion I see water start to touch the property line. We are bringing the elevation up so we're going to fix that problem

Mr. Dowling asked for a motion. Subject to City Engineers comments.

Mr. Lada made a motion to approve the application SPR1-2022 and Mr. Conklin seconded.

Mr. Dowling asked for a roll call.

ROLL CALL: Mr. Lada -Yes; Mr. Conklin – Yes; Ms. Stimac -Yes; Mr. Dowling -Yes; Mr. Peterson -Yes Motion 5- 0...Approved.

IV. CONSIDERATION OF MINUTES:

12-14-21 Minutes- approved as submitted.

V. ADJOURNMENT:

With no further business before the commission, Chairman Dowling announced the meeting adjourned at 6:40PM.



Planning Commission Chair/
Vice-Chair

MARCH 8, 2022
Date



Planning Commission Vice-Chair/
Member

*** ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF BOARDS ***