

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, February 26, 2019**

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Dowling called the meeting to order at 6:02p.m.

**I. ATTENDANCE:**

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

**EXCUSED:**

**ALSO PRESENT:** Robert Fowler-Administrative Officer, Shannon Szittai-Administrative Assistant; Jack Gainer-Ward 1 Councilman

**II. PUBLIC MEETING APPLICATIONS-None**

Chairman Dowling asked if there was any public applications. None at this time to discuss.

**III. OLD BUSINESS:**

Chairman Dowling asked if there was any old business. None at this time to discuss.

**IV. NEW BUSINESS:**

**A. Discussion - C-1 Zone Change**

Mr. Dowling reviewed what had transpired and stated a draft document had gone to Council; it was actually the original draft with the Administration's changes as there are various versions floating around. The signage area didn't line up with the current code so he went over it with Ms. Jennifer Syx and has retyped it. The red typing is what the Administration did and his changes are in blue. He had taken out a lot of sign language and replaced it with current code. Where Planning had changed the parking area to 15% based on Bill Braman's recommendations, the one that went to Council had went back to 20%. He believed the intent was to use the 15%, but he will speak to Bill Braman tomorrow. He needs to work with Bill Braman and Mr. Fowler on an existing section for requirements on how to do a preliminary and final plat. The document we have contains a separate set of directions, but they do not differentiate very well. The

question is if we want to have a stand-alone set for the Commercial District or merge it into the existing one; there are some conflict between the two; we will have to resolve that with the Administration and he believed it would be simple to incorporate it in. There's a couple of minor issues on cross references that need double checked. He is hoping that by next week or so that we can resolve all the open issues, get it done, revised, and incorporate any other major issues so we can approve and pass it on. Mr. Dowling asked if the Administration had any comments on it.

Mr. Fowler stated that we are trying to create a zoning classification; it is not rezoning the parcels. It outlines the district and we still have to go through the rezoning process. There seems to be some confusion, but this is just creating the C-1 classification. Mr. Fowler recognized the work Mr. Dowling, Mr. Braman, and staff had done so far with many edits; Mr. Lada has added his expertise with updates and anyone can provide updates. He knows that last August he said there was no urgency, but there kind of is as there are a couple of things going on. An O'Reilly Auto Parts store that is going to be located downtown and if this had been adopted, it would have prevented that. We are not against the store, but we want the right use in the right location. You will be receiving the final plat for the Meden Place which is an expensive and very nice business site. They had to go to the BZA for a height and parking variance; this document would reduce the parking requirements. The point is, they had to get a variance on something that was based on this. We still have to do the zone change even after adoption; we need a public hearing with three readings and that adds another eight to twelve weeks. Mr. Fowler stressed he wants the right development in the right location. Mr. Fowler explained the C-1 will go all the way to the City limits; there is an overlay district, but the C-1 extends all of Cleveland-Massillon as it is all going to be a commercial corridor. There is a new map and he will provide that.

Mr. Dowling stated there are areas where there are conflicts between sections. He didn't believe that Council was required to see a preliminary plat, but when reading part of this, it says they do and Mr. Fowler concurred. It is confusing as both words preliminary and final are used throughout. Mr. Fowler stated that Council will always approve whatever you do; so once you approve something there is one more step in the process and a public hearing. Mr. Dowling stated he was hoping to eliminate some of the versions going around as Council had received another draft from what Planning had submitted. Mr. Fowler explained that Council did not want it to seem like a bait and switch; they had received and moved an old version and then we gave them one with a bunch of edits that they had not seen. They were uncomfortable with passing something they had not seen and rightfully so; so it was sent back to you to edit and resubmit.

Mr. Dowling stated that Ms. Syx has his copy of comments they had went over and he should get that back. Mr. Fowler stated his comments were all highlighted. There was discussion as to which copy they were working with and it was decided it was the red and blue copy was the working copy. Mr. Lada asked if he should add his changes to the red and blue copy and Mr. Dowling concurred. Mr. Fowler was hoping he had incorporated all of Mr. Lada's changes as he had some good suggestion. He was

hoping the medical marijuana dispensary was included and they needed to make sure all the suggestions were in there. They have too many working versions and a couple needed to be deleted; he would have the intern go over it also. Mr. Dowling stated any comments should be submitted to Shannon and they can get it typed up and back to the Commission. The track changes are confusing and by turning it off, you can see the final product with a bar at the side.

## **B. Discussion- Mixed Use District (MUD)**

Mr. Dowling stated it is the first time he had seen this and Mr. Fowler responded he would explain it. We have one zoning classification in the City, the R3-RPC, which provides some MUD components. We are looking to create something for large developments of 30 to 40 plus acres we could have a mixed use district. Much like the C-1, it will provide some generalized guidelines. It also incorporates the current zoning code; it has some R-1, 2, and 3 with some B-1 and B-2 as well as the C-Rec. We did not add the C-1 as we obviously do not have one yet. Once C-1 is officially adopted we could add it, but it is not necessary at this time. We are trying to simplify our zoning codes and offer a variety of uses on one parcel. It would be something for larger lots and he has had some conversations with large property owners as to what they could do with their large parcels. It is important to us as it provides us with a variety on the large parcel as opposed to saying it had to be residential. Mr. Dowling stated he felt this was similar to what Barberton had tried up on Fairland years ago. They were going to try and put convenient stores in and a variety of things that don't necessarily fall into an R-3 area. Mr. Fowler stated the issue they had with the R3-RPC is that the way it was written it only allowed the commercial district to only be used by the people that lived there; so it was very restrictive. We are looking to expand that as opposed to changing the R-3. The only one R3-RPC parcel in the City; it is parkland now. This is a conglomeration of working with some people that have experience in planning and drafting something that is of benefit to the City while not being a hindrance to development. It was noted that the document is only two pages long and Mr. Fowler stated we could have referred to the C-1; we tried to be as simple as possible. Mr. Fowler stated any land owner that would request the change, would still come before Planning. Mr. Dowling spoke on Summit Road and something being suggested like this for that, but there was flooding and flood plains located within the area. Mr. Fowler stated they were looking for flexibility and not getting stuck with traditional, cookie-cutter lots.

Mr. Dowling noted we had not further new business for tonight and there were no comments from the audience.

Mr. Dowling stated that March is re-organization time so anyone wanting Chair or Vice Chair should keep that in mind for the next meeting as they will be voting on that.

## **IV. CONSIDERATION OF MINUTES:**

There were no minutes available at this time.

**V. ADJOURNMENT:**

With no further business before the Commission, Chairman Dowling announced the next scheduled meeting will be Tuesday, March 12, 2019.



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Planning Commission Chair/  
Vice-Chair

3/21/19

Date

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Planning Commission Vice-Chair/  
Member

Meeting adjourned at 6:26pm

**\* ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF COUNCIL \***