

# City of Norton PLANNING COMMISSION

Tuesday, May 28, 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 6:02 p.m.

## I. ATTENDANCE:

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

## **EXCUSED:**

**ALSO PRESENT:** Mayor Zita; Bill Braman-Zoning Inspector; Shannon Szittai-Administrative Assistant; Charlotte Whipkey-Council at Large; Jack Gainer-Ward One Councilman

## II. OLD BUSINESS:

C-1

Mr. Dowling stated he understood was before Council now.

## III. NEW BUSINESS:

**PC Application R8-2019**  
**City Council initiated Rezone**  
**3727 Golf Course Dr. /S. Hametown Rd. PPN 4600259/4604166**  
**[Proposing to Rezone C-REC district to MUD]**

Mr. Dowling explained we were considering a rezone for the two parcels and invited Mr. Braman to offer a summary.

Mr. Braman stated he could give an oversight. It was basically for a mixed use being created for the area. Currently, it is a C-REC and is limited as to its uses. It will make the property more valuable and for the neighbors around it although he is sure there will be different views on that. That is it in a nutshell.

Mr. Dowling stated I see this was initiated by City Council and is allowed within the Code. I am assuming this is with the approval of the owner and I understand the property is or was being sold so it would seem there is some communication on this between the owner and the City. One of the things I noticed on this is there are a couple of pieces of property that are owned by different people. If this would fall into the

site plan, later down the road we would have to address this to make sure the properties were not landlocked. We would have to acknowledge that if a plan was presented based on this map.

Mr. Braman reminded the Board that they still have all their powers under the site plan review.

Mr. Dowling stated that at this stage, it has actually went through Council and asked Mr. Gainer, who agreed.

Mr. Dowling stated at this point we just review it and see if there are any major issues and if we approve it, it is a done deal and it will be rezoned. There is no requirements from our stand point except taking action on something that doesn't make sense. The only thing I see are the landowners who could be possibly landlocked and need to be considered. I do not know how they get in there now as I do not believe there is a road back to the northwest corner; right now, you would have to drive through the golf course to get to it and it is all vacant land.

Mr. Gainer pointed out that Golf Course Drive dead-ends at the last house showing on the map.

Ms. Whipkey asked if she heard or understood correctly that they just stated that once they ruled tonight, the re-zoning would be done here?

Mr. Dowling answered the way he read and understood the application it is that Council has already approved this.

Ms. Whipkey responded that we had approved sending it to Planning for review, but it is not finished. When it comes back we will have three readings and a public hearing; it is not a done deal yet. Ms. Whipkey stated she did not want any confusion on that with the public as we have had.

Mr. Dowling stated he apologized and he wasn't getting that from the Council Clerk. It is a little confusing with the way it is written up here. The way you are writing up the request, he thought it would come to Planning from the owner; we are kind of taking a different route that is permitted by the Code.

Mayor Zita stated that was correct.

Mr. Dowling went on that he thought we had been through it before, but at the Planning Commission phase we are really looking at the sensibility and the application that might not make sense; other than the site plan and the land mark area, I don't see any of that. Generally in the Planning Commission stage, we would ask for the audience's input as far as for or against. Now that will be part of the Council's three readings.

Mayor Zita offered that it would be a part of the public hearing which is generally the second reading.

Mr. Dowling asked if anyone else from Council or the Planning Commission have any comments on the application.

Mr. Conklin asked if Golf Course Drive was a dedicated street.

Mayor Zita responded that he did not believe so.

Mr. Conklin stated we would have to address those residents on the west side of the drive.

Mr. Braman responded at the point where we have a site plan and the Mayor agreed. The Mayor added this is just looking to get the area rezoned as whole is all.

Mr. Dowling asked if the City plowed it and the Mayor said no. Mr. Dowling stated he would have to add it to his list of undedicated streets. If this were an R1 or R2, we could have some problems, but not with a mixed use.

Mr. Lada stated his biggest concern was having a public hearing for comments going forward so he is okay with the application knowing there is a process for it.

Mr. Dowling state he understood this had already been published in the newspapers as being done. Mr. Lada stated he read in one it had been approved and another said it was approved to come to us, so it was misleading to the public.

Mayor Zita stated the Clerk would advertise for the public when it is the appropriate time.

Mr. Dowling asked if there were no further comments, if there was a motion to approve Application R8-2019.

Mr. Lada stated he would make a motion to approve application R8-2019 and Ms. Stimac seconded.

Mr. Ralph Dowling asked for a roll call to approve application R8-2019. ROLL CALL: Mr. Lada-Yes; Ms. Stimac-Yes; Mr. Conklin-Yes; Mr. Peterson -Yes; Mr. Dowling \_Yes; Motion 5-0...Approved

Mr. Dowling stated he would sign it and pass it on to Administration and Council within three days.

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

Mr. Dowling stated we had received some minutes this afternoon but hadn't gotten through them so they would be held over for the next meeting. I hadn't found any comments I had, but it was time consuming.

**V. ADJOURNMENT:**

With no further business before the commission, Chairman Dowling announced the meeting adjourned at 6:12 PM.



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Planning Commission Chair/  
Vice-Chair

11/26/19  
Date



\_\_\_\_\_  
Planning Commission Vice-Chair/  
Member

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