

City of Norton
PLANNING COMMISSION
Tuesday, February 8, 2011

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Spisak called the meeting to order at 6:03 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Ralph Dowling, John Conklin, and Todd Houser

ABSENT: Janet Jacobs (excused)

ALSO PRESENT: Russ Arters, Supt. of Bldg. & Zoning

II. PUBLIC APPLICATIONS: None

III. OLD BUSINESS:

Having no public applications or public hearings that evening, Chairman Spisak continued to old business.

- A) Text Amendment to Chapter 1296 – Supplemental Regulations
Add Section 1296.20 – DUMPSTERS AND OTHER WASTE
CONTAINERS.
(tabled from 01-25-11)**

Chairman Spisak commented this was tabled from the last meeting, January 25, 2011, and they have received some information from the Administration. He referred to Russ Arters, Superintendent of Building and Zoning, to relay the information. Mr. Arters was told that this ordinance pertains to trash dumpsters and recycle bins are not trash dumpsters. He said recycle bins would not be addressed with this ordinance. Chairman Spisak suggested that when they vote, they do so with a recommendation that this amendment does not apply to recycle containers or bins, that way we acknowledge it.

Chairman Spisak asked if there was any discussion about this; discussion followed.

Chairman Spisak moved to recommend the Text Amendment to Chapter 1296 – Supplemental Regulations Add Section 1296.20 – DUMPSTERS AND OTHER WASTE CONTAINERS with the following condition that this amendment does not apply to recycle containers or bins, by PC Resolution 6-2011. Mr. Houser seconded the motion. ROLL CALL: Chairman Spisak-Yes; Mr. Houser –Yes; Mr. Dowling – Yes; and Ms. Jacobs-Yes. The motion carried 4 - 0.

**B) Text Amendment to Chapter 1257 – Site Plan Review
Section 1257.04 – MAJOR SITE PLANS
Amend 1257.04(b)(11)
(tabled from 01-25-11)**

Chairman Spisak commented this was tabled from the last meeting, January 25, 2011. Chairman Spisak said that this amendment also dealt with the subject of the dumpsters and other waste containers, and asked if there was any discussion. Chairman Spisak also suggested that they put in the recommendation that this amendment does not apply to recycle containers or bins as an acknowledgement.

Chairman Spisak moved to approve Text Amendment to Chapter 1257 – Site Plan Review Section 1257.04 – MAJOR SITE PLANS Amend 1257.04(b)(11) with the following condition that this amendment does not apply to recycle containers or bins, by PC Resolution 7-2011. Mr. Houser seconded the motion. ROLL CALL: Chairman Spisak-Yes; Mr. Houser –Yes; Mr. Dowling – Yes; and Ms. Jacobs-Yes. The motion carried 4 - 0.

C) Dimension Requirements for Districts

Chairman Spisak met with Mr. Arters about this and he stated the more they reviewed it, the more it was like putting a round peg in a square hole. Chairman Spisak said some of the classifications of business districts are based more on uses. He said the Commission then wrestles with the dimensions around it in most instances. In his opinion, they should back off the dimensions and focus on the uses. Chairman Spisak said if they look at the Comprehensive Plan there is a chart in the back of permitted uses in residential, business, office, industrial and commercial. He said as an example a motel can be in a B1 or B3 but not in a B2 and he doesn't know why. He said sometimes the ordinances are cumbersome to find each that apply, but if the uses were in chart form it would be more clear and easy to understand and the dimensions would follow that. Some of the recommendations came from NorthStar on how to change business and industrial districts and their uses.

Mr. Dowling said rather than classifying a zoning area for businesses, you are classifying types of business uses and finding what zone they would fit into. Chairman Spisak reminded them that they would be rezoning certain areas, especially the center of town.

Chairman Spisak said since they will be rezoning the center of town, they should be thinking more of uses and not be looking at what is there now, but what they want to be there. Mr. Dowling commented if you look at it individually you would need a chart to figure it out.

Chairman Spisak said at some of the Planning seminars, they were talking about more use zoning than lot or land zoning. He said at the seminars they talked about multiple zoning, like one floor of a building being zoned differently than another floor. He said an example of that would be a business like a boutique. He said it talk about dimensions but do not address other issues.

Mr. Arters said that he and Mark thought it was a good starting point for the Commission. Mr. Arters discussed the zoning of property on Cleveland Massillon Road towards I-76 being heavy industrial and bring it back towards the center of town with lower zoning. He said it was just a suggestion and the Commission may want to take a different route.

It was stated that the City does not have a classification for office industrial classification. Discussion was had about developers coming in to the City and having difficulty; Mr. Conklin said they should make the process easier. There was more discussion of water and sewer line extensions and a future pump station and how that would all be beneficial. They discussed AMATS and any potential for upgrades at I-76 and St Rt. 21, but said it will not come to fruition by the State.

The general consensus was to revisit uses and go back to the dimensions, then go on to rezoning, with the Commission finishing this within six months. Chairman Spisak said the water and sewer and the widening of Cleveland Massillon Road needs to be in place, and then they will come; the City will grow.

Mr. Conklin asked if the widening of Cleveland Massillon Road was still going forward in 2013. Mr. Arters said that they are to start the process in 2012, but construction will happen in 2013. Mr. Conklin said if they re-work it and get it to Council in six months, it would be there prior to them starting the widening project; all agreed.

Mr. Arters will try to get a map of just that center block and mount it on a board. He said he could put a dry erase overlay on it to mark it. Discussion was had about making copies of the Zoning code put together by Mark Mawjeski at Northstar that was denied by the voters, as a reference.

The Chairman asked if there was any other old business, as buffers and landscaping will follow with that.

Mr. Arters reminded them about the zoning change suggestion for the auto body shop at Barberton Glass. He was asking if they would change it to allow auto body repair or tire sale shops in B1 to be part of the use. Discussion was had about the types of businesses that want to go in there now and they are being prohibited because of the zoning use. Discussion was had about the mixed uses in that area now, bank, gas station, computer store and a restaurant.

Chairman Spisak asked Mr. Arters if he was going to present the Commission with a text amendment zoning change. Mr. Arters said he would try to get them something by the next meeting.

Chairman Spisak asked if there was any more old business; no one spoke.

IV. NEW BUSINESS:

Chairman Spisak asked if there was any new business. Chairman Spisak said there is an upcoming site plan review for Fred Martin on Barber Road for a Fiat dealership.

Chairman Spisak asked if there was any other new business. Chairman Spisak discussed Council's Work session last night they how they will introduce a new fire levy of 4.6 miles replacing 2 old fire and 2 old EMS levies.

Mr. Arters discussed Internet café ordinances being prepared by the Law Director. He said there would be a limited number of them allowed within the City and that would be stated in the legislation.

IV. CONSIDERATION OF MINUTES:


None.

V. ADJOURNMENT:

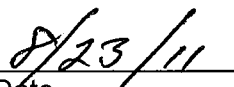
With no further business before the Commission, Chairman Spisak announced the next scheduled meeting would be February 23, 2011, and adjourned the meeting at 6:42PM



Planning Commission Chair/
Vice-Chair



Planning Commission Vice-Chair/
Member



Date

**RESOLUTION
PLANNING COMMISSION**

February 8, 2011

PC RESOLUTION NO.: 06 – 2011

RE: ~~Text Amendment to~~ Chapter 1296 – Supplemental Regulations
Add Section 1296.20 – DUMPSTERS AND OTHER WASTE CONTAINERS.

The Planning Commission does hereby make the following recommendations on the above: with the following conditions:

THAT THIS AMENDMENT DOES NOT APPLY TO
RECYCLE CONTAINERS OR BINS.

Vote on Motion: FOR 4 AGAINST 0 ABSTAIN

Therefore PC Resolution No. 06-2011 has been:

APPROVED X DENIED TABLED

This resolution shall be sent to:

Administration for X it's action or for it's information, and
Council for X it's action or for it's information.

[Signature]
Planning Commission Chair/Vice-Chair

[Signature]
Planning Commission Vice-Chair/Member

2/8/11
Date

**RESOLUTION
PLANNING COMMISSION**

February 8, 2011

PC RESOLUTION NO.: 07 - 2011

RE: ~~Text Amendment to~~ Chapter 1257 – Site Plan Review
Section 1257.04 – MAJOR SITE PLANS
Amend 1257.04(b)(11)

The Planning Commission does hereby make the following recommendation(s) on the above:with the following conditions:

THAT THIS AMENDMENT ~~DOES~~ DOES NOT APPLY
TO RECYCLE CONTAINERS OR BINS.

Vote on Motion: FOR 4 AGAINST 0 ABSTAIN

Therefore PC Resolution No. 07- 2011 has been:

APPROVED X DENIED TABLED

This resolution shall be sent to:
Administration for X it's action or for it's information, and
Council for X it's action or for it's information.

Planning Commission Chair/Vice-Chair

Planning Commission Vice-Chair/Member

2/8/11
Date