

City of Norton
PLANNING COMMISSION
Tuesday, February 14, 2006

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers of the Safety Administration Building. Chairman Mark Spisak called the meeting to order at 6:00 p.m.

ROLL CALL:

PRESENT: Mark Spisak, Janet Jacobs, Marguerite Abbott, Todd Houser

ABSENT: John Corp

ALSO PRESENT: Jeff Pritchard, Director of Planning & Community Development
Colene Conley, Building & Zoning Inspector

PUBLIC MEETING/APPLICATION(S):

PC Application SPR5-2005 (Revised Site Plan)

Summit Rd./PPN's 4608332 & 4608333

Antonio Ferrise, Owner

Harris/Day Architects, Agent

Site Plan Review

[To Construct a 3,200 Sq. Ft. Storage Building with 16 Parking Spaces.]

(This application was tabled at the January 10, 2006, meeting.)

Chairman Spisak asked the applicant to step forward and present his opening statement.

Mr. Matthew Sutter and Mr. Jason Elkins with Harris/Day Architects (agent), 3722 Whipple Avenue, N.W., Canton, Ohio 44718, approached the Commission.

Mr. Sutter stated that the site plan was revised according to the comments they received from the Administrative Staff and the Planning Commission. He added that they were still intent on appealing to the Ohio Board of Building Standards (OBBS) regarding the proposed composting system for the property.

Chairman Spisak noted that the revised site plan depicted 4' sidewalks. The requirement, however, is 5' sidewalks. Mr. Jeff Pritchard commented that the sidewalk would need to be placed on the other side of the right-of-way than what was shown on the site plan. Mr. Sutter said that they would comply.

Mr. Spisak wondered if there would be floor drainage inside the building. Mr. Sutter said no, because they were not connecting to sanitary sewer so they could not have floor drainage. Mr. Pritchard asked if they were connecting to the city water. Mr. Sutter said yes.

Mr. Spisak asked Mr. Sutter if there would be lighting inside the building. He said yes.

Mr. Spisak stated that the Engineer's comments recommended 24' aisles in the parking lot. Mr. Sutter commented that the Engineer worded it as a recommendation, not a requirement. Mr. Spisak asked Ms. Colene Conley if it was a requirement. She said no. Mr. Sutter added that there would be no safety issues with the proposed parking lot design.

Mr. Todd Houser noted that the revised plan stated that there would be a 12" deep swale on the east side of the property for the roof water drainage. He wondered if that was intended to be directed to the storm water basin. Mr. Sutter said yes. He explained that the swale would catch any ground water, and that the downspouts would be tied into a pipe leading to the storm water basin. Mr. Houser said that there was a typographical error on the site plan then that would need corrected. Mr. Sutter agreed. Mr. Houser asked if the swale would be similar to a french drain for inner flow. Mr. Sutter said yes, any ponding water in the swale will be directed to the back of the site. Mr. Houser asked if it would be directed to the storm water basin. Mr. Sutter said yes.

Mr. Houser noted that the Engineer recommended having the end of the storm sewer discharge outside of the flood zone. He advised that a level spreader would be good for that type of application. He said he would provide them with the specifications if needed.

Mr. Spisak wondered if the applicants had made any progress with the Ohio Environmental Protection Agency (OEPA) regarding the proposed compost facility. Mr. Sutter said no. Ms. Conley said that the Building Department received an adjudication order from the Plans Examiner, which will soon be ready for the applicants. This will enable them to appeal to the OBBS. There was continued discussion and Mr. Pritchard stated that in his opinion, the applicants had a fifty-fifty chance of having the compost facility approved. That type of facility was not in the Barberton Health District (BHD) Health Code, only two have been permitted in Ohio, and those have been located in parks. Ms. Conley stated that the OBBS would only be deciding whether or not the applicant would have to construct plumbing on the site, they would not be considering the proposed compost facility.

Mrs. Janet Jacobs wondered if Albert's Screenprint, which is located across the street from the proposed site, had plumbing. Mr. Pritchard said they have city water and a semi-public system in front of their building.

Ms. Conley asked the applicant how many people would be employed at the structure. Mr. Sutter said that there would be two employees. He explained that they would be on-site approximately one-half hour in the morning and evening. They will pick up equipment in the morning and then drop it off in the evening.

Ms. Conley asked for the business owner's name and address so that she could send him a copy of the adjudication. Mr. Sutter said the owner's name was Mr. Greg Richardson and he would have to give the address to her later. Mr. Pritchard stated that if the Mr. Richardson would have come to the City before choosing the proposed site, they could have helped him choose a site with better soil conditions.

There was discussion regarding the monitoring of the compost facility. Mr. Pritchard assumed that the BHD would have input because they are under House Bill 110 Program. He explained that the 110 program was a contractual partnership between local health districts and the OEPA, in which they conduct inspections and enforcement services for commercial sanitary waste treatment/disposal systems discharging up to 25,000 gallons per day.

Mrs. Abbott wondered if the state could overrule Norton's requirement of sanitary sewer. Mr. Pritchard said yes, for this type of use for the proposed building, and they could then build it without plumbing.

Chairman Spisak asked three times if anyone present wanted to speak for or against the application; no one spoke. He then called for a motion from the Commission. **Mrs. Jacobs moved to approve PC Application SPR5-2005, in regards to constructing a 3,200 square foot storage building with 16 parking spaces, on the property known as Summit Road/PPN's 4608332 and 4608333 with the following condition(s): 1.) 5' sidewalks required; 2.) Correction to site plan (catch basin typographical error); and 3.) Subject to Review and Approval of handling of wastewater from the following: a.) Ohio Environmental Protection Agency; and b.) Ohio Board of Building Standards. Mr. Houser seconded the motion. ROLL CALL: Mrs. Jacobs-Yea, Mr. Houser-Yea, Mrs. Abbott-Nay, Mr. Spisak-Yea. The motion passed 3-1, approving PC Application SPR5-2005, by PC Resolution No. 05-2006, with conditions. The resolution was sent to the Administration for its action and to Council for its information.**

Chairman Spisak thanked the applicant.

Mrs. Abbott explained that she voted no as protest to the proposed composting facility.

OLD BUSINESS:

A.) General Discussion:

The Commission discussed various applications and upcoming developments within Norton.

B.) 2006 Planning & Zoning Commissioner Workshop:

Chairman Spisak asked the Secretary for an update regarding the 2006 Planning and Zoning Commission Workshop. She stated that the cost would be approximately Sixty-five dollars (\$65.00) per person. Their budget will permit one member to attend. The Secretary stated that she would inform the Commission with additional information, as it becomes available to her.

C.) Comprehensive Plan Citizens Working Group:

Mrs. Abbott announced that she would not be able to attend the Comprehensive Plan Citizens Working Group scheduled on Saturday, February 25, 2006, because she will be out of town.

D.) PC Application R1-2006:

Mr. Pritchard reported that PC Application R1-2006, regarding Columbia Avenue, proceeded through it's first reading in Council.

NEW BUSINESS:

None.


CONSIDERATION OF MINUTES:

The Commission reviewed the minutes from their Tuesday, January 24, 2006, meeting. Mrs. Abbott pointed out two revisions. The first was on page two, paragraph six, sentence two, the word 'passed' should be 'past'. The second revision was on page three, paragraph seven, sentence four, the word 'effect' should be 'affect'. With no other revisions to be noted, Chairman Spisak called for a motion. **Mrs. Jacobs moved to approve the minutes with revisions; seconded by Mr. Spisak. ROLL CALL: Mrs. Jacobs-Yea, Mr. Spisak-Yea, Mr. Houser-Abstain, Mrs. Abbott-Yea. The motion passed 4-0-1, approving the minutes with revisions. They were signed and processed accordingly.**

Chairman Spisak announced that their next meeting was scheduled for Tuesday, February 28, 2006, at 6:00 p.m. With no further business to come before the Commission, Chairman Spisak adjourned the meeting at 6:40 p.m.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

3/28/06
Date

RESOLUTION
PLANNING COMMISSION

February 14, 2006

PC RESOLUTION NO.: 05-2006

RE: PC Application SPR5-2005
Summit Rd./PPN's 4608332 & 4608333
Antonio Ferrise, Owner
Harris/Day Architect, Agent
Site Plan Review
[To Construct a 3,200 Sq. Ft. Storage Building with
16 Parking Spaces.]
(This application was tabled on January 10, 2006, by
PC Resolution No. 01-2006.)

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

Move to ~~approve/deny/table~~ PC Application SPR5-2005, in regards to constructing a 3,200 square foot storage building with 16 parking spaces, on the property known as Summit Road/PPN's 4608332 and 4608333, with the following condition(s):

5' SIDEWALKS REQUIRED - CORRECTION TO SITE PLAN (CATCH
BASIN TYPO)
SUBJECT TO OHIO EPA ~~AND~~ REVIEW AND APPROVAL FOR
THE HANDLING OF WASTEWATER AND APPROVAL OF STATE BUILDING
STANDARDS

Vote on Motion: FOR 3 AGAINST 1 ABSTAIN 0

Therefore PC Application SPR5-2005 is:

APPROVED X DENIED TABLED

This resolution shall be sent to:

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

[Signature]
Planning Commission Chair/Vice-Chair

[Signature]
Planning Commission Vice-Chair/Member

2/14/06
Date

