

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, March 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 6:03 p.m. He welcomed Mr. John Conklin to the Planning Commission and explained that the Parks and Recreations Board nominated him as their Representative to the Commission.

**PRESENT: Mark Spisak, Janet Jacobs, Marguerite Abbott, Todd Houser, John Conklin**

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

**PUBLIC APPLICATIONS:**

**PC Application S2-2006: Major Subdivision/Preliminary Plat  
Companion PC Application R3-2005  
Pride One Norton, LLC / Alan & Susan Beaudry / Edward & Mary Soltis, Owners  
Pride One Norton, LLC, Agent  
Cleveland Massillon, Eastern & Fairland Roads  
PPN's 4601076, -2628, -2907, -7360, -7362 & -8579  
[Proposing a 516 Unit Development consisting of Single Family, Cluster & Ranch Homes.]**

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

**Ms. Patricia Rakoci, Pride One Norton, LLC (agent), 387 Medina Road, Suite #600, Medina, Ohio 44256,** approached the Commission and stated that the parcels in question had recently been rezoned that she was now requesting approval of a preliminary plat for a 516-unit development with a combination of cluster and single family homes, called Summit Ridge. Ms. Rakoci explained that she has worked closely with Mr. Jeff Pritchard and other Norton Staff for the past four and a half months, and have come up with what she believed would be a great community. Summit Ridge will consist of cluster home sublots measuring approximately 65' x 150' and single-family sublots measuring approximately 75' x 160'.

Ms. Rakoci mentioned that there would be over two miles of walking paths and a community area is planned for the center of the single-family homes. The landscaping, however, for that area has not yet been decided. She also mentioned that thirty-four percent of the development would be open space.

Chairman Spisak commented that he was pleased to see a proposed walking path. He then asked if there were any questions or comments from the Commission.

Mrs. Marguerite Abbott wondered about the sanitary sewer lines, storm water lines and location of streetlights. Ms. Rakoci said that the engineer for the project could explain those issues.

**Mr. Travis Crane of TCG Engineering, 387 Medina Road, Suite #900, Medina, Ohio 44256**, approached the Commission and explained that they had performed preliminary sizing for the sanitary sewer and the storm water lines, but it has not yet been finalized.

Ms. Rakoci stated that she would need to know the required spacing of the streetlights. Mr. Pritchard said that he would submit that information to her and explained that the lighting should be located along the public right-of-way. This issue, however, could be addressed later in the major subdivision process. There was discussion regarding forming a lighting district and Mr. Pritchard said he would have to review this with Mr. Mike Lyons, Law Director.

Ms. Rakoci also commented that an initial traffic count had already been submitted and the full traffic study would be prepared by Oxbow Engineering. As soon as it is completed, a copy will be submitted to the Administration.

Mr. Pritchard stated that he had concerns regarding the gas line that runs through the northern portion of the property. Ms. Rakoci said that Mr. Pritchard requested a letter from Dominion East Ohio Gas Company stating that the gas line could be relocated. She said that she met with the Gas Company on site and received a verbal approval to move the line. Mr. Crane, however, wanted to wait in order to ensure it is relocated appropriately. She added that a letter of statement from the Gas Company would be forthcoming.

Ms. Rakoci informed the Commission that she was requesting approval from the Board of Zoning and Building Appeals Board on March 21, 2006, regarding a 20' rear yard setback on seven sublots within the development.

Mr. Spisak mentioned that street grading was not indicated on the preliminary plat. Ms. Rakoci commented that the sidewalks would comply with the American Disabilities Act (ADA) standards and that the grading plans would be indicated on the final plat. Mr. Pritchard commented that the configuration of a certain portion of street alignment would have to be addressed after the gas line is relocated.

Mrs. Janet Jacobs wondered if subplot number 246 was a proposed grassy area. Ms. Rakoci said it was proposed as an island.

Mr. Houser asked about the verifications of the Riparian and Wetland Setbacks. Mr. Pritchard said that an Ohio Rapid Assessment Method (ORAM) report was submitted. Ms. Rakoci stated that Wetland Delineation was prepared and she presented the Commission with a copy. She explained that all but one of the wetlands located on the property in question was a category one; the other one is a category two. Mr. Todd Houser said that according to the City's Riparian and Wetland Setbacks Ordinance, they should be indicated on the plat. He also stated that an ORAM score sheet needed to be submitted.

There was discussion regarding the inverted crowns on the front streets. Mr. Crane explained how they worked as catch basins.

Mr. Houser asked about the culvert indicated on Maple Ridge Circle. Mr. Crane said there would be a couple of inlets there and that most of the storm water would be diverted to the water quality basin.

Mrs. Abbott asked Ms. Colene Conley if any comments were submitted from the Building Department. She said no, but she did have a comment at this time. Ms. Conley stated that the main entrance on Cleveland Massillon Road and Oak Ridge Drive would be directly across the street from the Oplinger property. She wondered if Pride One Norton, LLC could place a buffer on that citizen's property to keep the car's headlights from reflecting onto this resident's house. Ms. Rakoci said yes. She explained that they have done that on other projects.

Mr. Houser thought that a bio-retention cell would be nice in the proposed community area. Mr. Crane said that since it was located on the highest elevation of the site it might not work well. Mr. Pritchard noted that he would prefer that area stay as an open space. Ms. Rakoci agreed. Mr. Conklin wondered if parking spaces had been considered for this area. Ms. Rakoci said she would prefer to have the least amount of concrete in the development as possible.

Mr. Conklin stated that St. Matthew Evangelical Lutheran Church made an easement agreement with Pride One Norton, LLC to allow the installation of a main sanitary line in exchange for the church to lay a lateral line for them at no cost. He wondered, however, if the church was utilizing city water, or if they have a well.

**Mr. Ken Bramen , Trustee for St. Matthew Evangelical Lutheran Church, 5451 Cleveland Massillon Road, Norton, Ohio 44203,** approached the Commission and stated that they had a well and would connect to water if it were available.

Mr. Conklin asked Mr. Crane if some of the catch basins were going to be located in the center of the streets. He said there would be some on the private streets. The dedicated streets, however, would be curb and gutters.

Chairman Spisak asked if anyone present wanted to speak for or against the application.

**Mr. Nick Genis, 3340 Eastern Road, Norton, Ohio 44203,** approached the Commission and stated that he thought the development would be good for Norton. He commented, however, that the cluster homes indicated on the preliminary plat do not exemplify true cluster homes. Mr. Genis explained that cluster homes were all various shapes with open space around them. He commented that this was nothing but an allotment and he did not like the design. He stated that there should be extra parking areas and individual clusters to identify specific classifications, such as senior citizens, pets, etc. He believed that additional thought should be given to the cluster plans because precedence will be set on what is being approved as cluster plans in Norton. He asked the Commission to be cautious when considering this issue.

Mr. Bramen approached the Commission a second time and stated that he was representing St. Matthew Evangelical Lutheran Church. He said that the church favors the development for two reasons. The first reason was because there have been very few new homes in this area and their congregation has not grown much in almost forty years. The second reason was that the church is looking forward to connecting to sanitary sewer and hopefully water.

Chairman Spisak asked for the second time if anyone present wanted to speak for or against the application.

**Ms. Janell Stults, 5441 Cleveland Massillon Road, Norton, Ohio 44203**, approached the Commission and stated that she was not for or against the application; she just did not understand how this development would impact her as an adjacent property owner.

Ms. Jacobs wondered if the waterline would be laid through Ms. Stults' yard. After discussion, it was realized that the development would not impact Ms. Stults' property regarding the waterline or storm water drainage. Ms. Colene informed Ms. Stults that she could contact the Building Department with any concerns she may have during and/or after construction of the proposed development.

**Mr. Michael Abernathy, 3004 Union Street, Norton, Ohio 44203**, approached the Commission and stated that he was concerned with the amount of proposed units, small lot sizes, and how close the new houses would be to his house. He was also concerned that Norton Schools would not be able to handle the additional students that this development would bring. Another concern was where the gas line would be relocated.

Mr. Spisak addressed Mr. Abernathy's concern regarding Norton Schools by informing him that Norton Schools have stated that they are prepared to adapt and handle any additional students. In regards to the lot sizes, that would have to be handled through Council.

Ms. Rakoci addressed Mr. Abernathy's concern regarding the gas line by informing him that Pride One Norton, LLC would have to comply to existing setback requirements.

Mr. Conklin wondered how deep the cluster home driveways would be. Ms. Rakoci said that they would be between 35' and 45'.

Mr. Genis commented additionally regarding the cluster homes. He said that on the Pride One's website there are pictures of cluster homes and they generally have one-car garages, so parking could be a problem. Mrs. Jacobs asked if the proposed cluster homes would have one or two-car garages. Ms. Rakoci presented a picture of similar cluster homes being constructed in Medina, which have two-car garages. Mrs. Abbott questioned if there would be on-street parking. Ms. Rakoci said no.

There was discussion regarding the strict regulations of the Homeowner's Association contract for the cluster homes.

Chairman Spisak asked for a third and final time if anyone present wanted to speak for or against the application; no one spoke. He then called for a motion from the Commission. **Mr. Spisak moved to approve PC Application S2-2006: Major Subdivision/Preliminary Plat, regarding construction of a 516-unit development consisting of single family, cluster and ranch homes, on the property known as Cleveland Massillon, Eastern & Fairland Roads, PPN's 4601076, -2628, -2907, -7360, -7362 & 8579, with the following conditions: 1.) The Ohio Rapid Assessment Method scoring be provided and appropriate setbacks be indicated on the plat; 2.) Moving the gas line should be demonstrated on the plat; 3.) The seven lots mentioned need approval by the Board of Zoning and Building Appeals for variance on rear yard setbacks; 4.) The City receives the traffic study by Oxbow Engineering; & 5.) Provide buffering on the adjoining Oplinger property. Mrs. Jacobs seconded the motion. ROLL CALL: Mr. Spisak-Yea, Mrs. Jacobs-Yea, Mrs. Abbott-Yea, Mr. Houser-Yea, Mr. Conklin-Yea. The motion passed 5-0, approving PC Application S2-2006, with conditions, by PC Resolution No. 06-2006. The resolution was sent to Council for it's action and to the Administration for it's information.**

Chairman Spisak thanked the applicant and audience.

**OLD BUSINESS:**

**Update regarding the Comprehensive Plan Citizens Working Group:**


Mr. Conklin reported that the Comprehensive Plan Citizens Working Group's (CPCWG), May meeting, (Thursday, May 11, 2006, at 6:30 p.m.), would be held at Johnson Church, which would be a larger accommodation for them. There was further discussion regarding a meeting location for the April meeting, (Norton Public Library, Thursday, April 13, 2006, at 6:30 p.m.).

**NEW BUSINESS:**

Chairman Spisak again welcomed Mr. Conklin and noted that his experience from years of service to the City of Norton will greatly help in making decisions on the Commission.

**CONSIDERATION OF MINUTES:**

After discussion, the Commission members agreed that they did not receive copies of the preliminary/drafted minutes from their Tuesday, February 14, 2006, meeting, so they would consider them at their next meeting. Chairman Spisak announced that their next was scheduled for Tuesday, March 28, 2006, at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 7:15 p.m.

  
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Planning Commission ~~Chair/Vice-Chair~~

  
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Planning Commission ~~Vice-Chair/Member~~

3/28/06  
\_\_\_\_\_  
Date

**PLANNING COMMISSION  
RESOLUTION  
March 14, 2006**

PC RESOLUTION NO.: 06-2006

RE: PC Application S2-2006  
Major Subdivision/Preliminary Plat  
Companion PC Application R3-2005  
Pride One, Norton, LLC/Alan & Susan Beaudry/Edward & Mary Soltis, Owners  
Pride One, Norton, LLC, Agent  
Cleveland Massillon, Eastern & Fairland Roads  
PPN's 4601076, -2628, -2907, -7360, -7362 & -8579  
[Proposing a 516 Unit Development Consisting of Single Family, Cluster & Ranch Homes.]

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

THE OHIO RAPID ASSESSMENT METHOD SCORING BE PROVIDED AND APPROPRIATE SETBACKS BE INDICATED ON THE PLAT; MOVING THE GAS LINE SHOULD BE DEMONSTRATED ON THE PLAT; THE SEVEN LOTS MENTIONED NEED APPROVAL BY THE BZA FOR VARIANCE ON LOT BACKYARD SETBACKS; THE CITY RECEIVES THE TRAFFIC STUDY BY CROWN ENGINEERING; PROVIDE BUFFERING ON THE ADJOINING OPENER PROPERTY.


Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0


Therefore Application S2-2006 is:

APPROVED X DENIED     TABLED    

This resolution shall be sent to:

Administration for     it's action or for X 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

3/14/06  
\_\_\_\_\_  
Date

**AUDIENCE ATTENDANCE RECORD  
PLANNING COMMISSION**

The following individuals were present and wished to speak at the Meeting of the Planning Commission held on **Tuesday, March 14, 2006**

**PLEASE PRINT YOUR NAME CLEARLY:**  
**( PLEASE NOTE: P.O. BOX ADDRESSES ARE NOT PERMITTED)**

| NAME:              | STREET ADDRESS (NO PO BOX): | CITY & ZIP CODE:                 |
|--------------------|-----------------------------|----------------------------------|
| <u>Nick Gouli</u>  | <u>3340 Easton Rd</u>       | <u>Norton, 44203 (Possible?)</u> |
| <u>KEN BRAMAN</u>  | <u>5121 MEDINA LINE</u>     | <u>DOYLESTOWN,</u>               |
| <u>Louis Lasko</u> | <u>4968 Fairland Rd.</u>    | <u>Norton</u>                    |

Was present and spoke, but did not sign in:

Ms. Patricia Rakoci, Pride oNe Norton, LLC (agent), 387 Medina Road, #600, Medina, 44256

Mr. Travis Crane of TCG Engineering, 387 Medina Rd., #900, Medina, 44256

Ms. Janell Stults, 5441 Cleveland Massillon Road, Norton, Ohio 44203

Mr. Michael Abernathy, 3004 Union Street, Norton, Ohio 44203

Signed Paula Fisher (Acting Stenographer)  
Stenographer

A SIGNED ORIGINAL OF THIS DOCUMENTATION SHALL BE FILED WITH THE CLERK OF COUNCIL. PG 1  
PC.Attendance (Members & Audience)  
Revised: 6-00