

City of Norton
PLANNING COMMISSION
Tuesday, May 23, 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.

I. ATTENDANCE:

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

II. PUBLIC APPLICATIONS:

A.) PC Application R2-2006:

Requesting a Reclassification of the Property Known as:
Eastern Rd./PPN 4602108
Nick & Rose Genis, Owners
Mike Sapp, Broadway Park, LLC, Agent
[To Rezone from R-1 to R-3.]

Chairman Spisak announced that the Secretary presented the Commission with a letter from Mr. Mike Sapp of Broadway Park, LLC, Agent, at the beginning of the meeting requesting that PC Application R2-2006, be tabled until further notice. He asked for a motion from the Commission. **Mrs. Janet Jacobs moved to table PC Application R2-2006, regarding the rezoning of Eastern Road/PPN 4602108 from R-1 to R-3.** Mrs. Marguerite Abbott seconded the motion. **ROLL CALL: Mrs. Jacobs-Yea, Mrs. Abbott-Yea, Mr. Todd Houser-Yea, Mr. John Conklin-Yea, Mr. Spisak-Yea. The motion passed 5-0, tabling PC Application R2-2006, by PC Resolution No. 09-2006. The resolution was sent to the Administration and to Council for their information.**

B.) PC Application SPR 2-2006:

Minor Site Plan Review
3985 Eastern Rd./PPN 4608103
Cingular Wireless, Owner
John Sindyla, Agent
[To Install Nine (9) Antennas on an Existing Tower and
Five (5) Equipment Cabinets within the Existing Fence.]

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

Mr. John Sindyla (agent), 7425 Royalton Road, North Royalton, Ohio 44133, approached the Commission and stated that Revol Wireless was proposing the installation of nine (9) antennas on a Cingular Wireless tower

located on 3985 Eastern Road. They also proposed to construct five (5) equipment cabinets on a concrete pad within the existing fence.

Chairman Spisak asked for questions or comments from the Commission.

Mr. Conklin wondered if the system would be digital since cabinets, instead of buildings, were being constructed. Mr. Sindyla said yes.

Mr. Spisak wondered the size of the proposed concrete pad. Mr. Sindyla said that would depend on code requirements.

Mr. Conklin asked why Revol Wireless was not constructing a new tower instead of collocating. Mr. Sindyla said that a new building would be more expensive and they were not sure if the Planning Commission would approve it. He added that a new tower would cost approximately Three hundred thousand dollars (\$300, 000.00) and collocation would cost approximately Fifty thousand dollars (\$50,000.00). Mr. Conklin commented that he preferred the collocation instead of the construction of a new tower.

Mrs. Abbott asked if the proposed collocation would increase Revol Wireless's service range. Mr. Sindyla explained that it would allow a three-mile radius that would connect with the nearest site to cover a service hole.

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. Abbott moved to approve PC Application SPR 2-2006, regarding the installation of nine (9) antennas on an existing tower and five (5) equipment cabinets within the existing fence on the property known as 3985 Eastern Road/PPN 4608103.**

Mr. Conklin seconded the motion. ROLL CALL: Mrs. Abbott-Yea, Mr. Conklin-Yea, Mr. Houser-Yea, Mrs. Jacobs-Yea, Mr. Spisak-Yea. The motion passed 5-0, approving PC Application SPR 2-2006, by PC Resolution No. 10-2006. The resolution was sent to the Administration for its action and to Council for its information.

Chairman Spisak thanked the applicant and informed him to contact the Building Department regarding the required building permits.

There was discussion by the Commission regarding the receiver of rental fees for a collocation. Mrs. Jacobs said she believed the property owner would receive the rental fees from the collocators.

III. OLD BUSINESS:

A.) 2006 Planning & Zoning Commissioner Workshop:

Chairman Spisak reported that he attended the 2006 Planning & Zoning Commissioner Workshop. He commented that it was fairly informative. The first workshop discussed that Boards and Commissions members should be careful about talking to each other in public places. It could be interpreted that they are discussing a current application.

He said that there were a lot of good workshops, including Storm Water Management presented by Mr. Houser.

Mrs. Abbott wondered if there were any presentations regarding Comprehensive Plans. Mr. Spisak said that it was mentioned that they were not required by ordinance, they were only to give direction and guidance to a City.

B.) Comprehensive Plan Citizens Working Group (CPCWG):

Mr. Spisak said that the next CPCWG meeting would be held on June 8th or on June 15th. The exact date will depend on the availability of a location.

Mr. Conklin wondered if the Commission members had any comments regarding the progress of the comprehensive plan and/or the meetings. Mrs. Abbott commented that she felt the long time residents want the City to stay status quo. And if it is developed, then they do not want it in their backyards and they do not want to pay for it. Mr. Spisak felt that the meetings seemed to be progressing smoothly.

The Commission discussed the zoning code that went to referendum. They wondered if the Comprehensive Plan could be subject to a referendum. Mrs. Abbott said that she was informed that it could only go to referendum if they attempt to do something to a property owner because it goes with the Comprehensive Plan. Mr. Conklin stated that the Planning Commission was the only body that would vote on the plan and he was not aware of any mechanism to referendum an act by the Planning Commission.

C.) Storm Water Requirements:

Mr. Houser explained that the Storm Water requirements on lot sizes and site evaluations, etc. regarding septic systems on new home constructions would be changing. He stated that most cities in Northeastern Ohio were waived of the Storm Water Phase I requirement. The Commission discussed Norton's progression regarding the Storm Water requirements.

The Commission briefly discussed the agreement between the Cities of Wadsworth and Barberton, which does not allow Wadsworth to supply Norton with water and sanitary sewer.

IV. NEW BUSINESS:

A.) Member's Attendance:

Mr. Conklin informed the Commission that he would be out of town on June 27, 2006, so he would not be able to attend the Planning Commission meeting tentatively scheduled for that date.

B.) Stonewyck Subdivision:

The Commission discussed a tank currently sitting at the entrance of Stonewyck Subdivision on Norton Avenue possibly being a water pump station that would be installed in that subdivision. They discussed the water pressure problems that some of the Mt. Vernon Estates residents have experienced.

C.) Old Stone Jail:

Mrs. Abbott wondered what was happening to the Old Stone Jail. The Secretary explained that it changed owners and was being closed. Mr. Conklin wondered if there was any historical value to it. The Commission asked the Secretary to check with Mr. Jeff Pritchard, Director of Planning and Community Development, regarding the history of the Old Stone Jail. She said she would.


V. CONSIDERATION OF MINUTES:

A.) Tuesday, March 28, 2006:


The Commission reviewed the minutes from their Tuesday, March 28, 2006, meeting. Mr. Houser stated that page two, paragraph eight and sentence three should state, 'Mr. Houser also noted that the basin outlet to inlet needs to be 3:1 or greater (length:width) per code, which is consistent with the current standards.' With no further revisions, Chairman Spisak called for a motion from the Commission. **Mrs. Jacobs moved to approve the Tuesday, March 28, 2006, minutes with the revision; seconded by Mr. Houser. ROLL CALL: Mrs. Jacobs-Yea, Mr. Houser-Yea, Mrs. Abbott-Yea, Mr. Conklin-Yea, Mr. Spisak-Yea. The motion passed 5-0, approving the minutes with the revision. They were signed and processed accordingly.**

VI. ADJOURNMENT:

Chairman Spisak announced that the next meeting was scheduled for Tuesday, June 13, 2006, at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 6:50 p.m.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

6/13/2006
Date

✓

**RESOLUTION
PLANNING COMMISSION**

May 23, 2006

PC RESOLUTION NO.: 09-2006

RE: PC Application R2-2006
Requesting a Reclassification of the Property Known as:
Eastern Rd./PPN 4602108
Nick & Rose Genis, Owners
Mike Sapp, Broadway Park, LLC, Agent
[To Rezone from R-1 to R-3.]

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

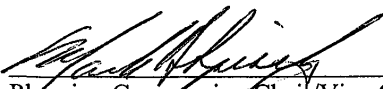
Move to ~~approve/deny~~ table PC Application R2-2006, regarding the rezoning of Eastern Road/
PPN's 4602108 from R-1 to R-3, with the following condition(s): *

Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

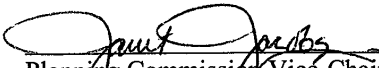
Therefore PC Application R2-2006 is:

APPROVED _____ DENIED _____ Tabled X

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



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

5/23/2006
Date
*See attached request.

Broadway Park LLC

May 12, 2006

Mr. Jeff Pritchard,
Director of Community Development
City of Norton
4060 Columbia Woods Dr.
Norton, Ohio 44203

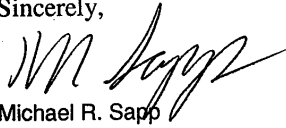
Re: Tabling of Zoning Request

Dear Mr. Pritchard,

We are requesting that our request and application for rezoning of the Norton portion of the Genis property on Eastern Rd. be tabled until further notice. We will not be attending the Planning and Zoning scheduled for May 23, 2005 and request that our project not be presented, reviewed or discussed at that time. I will be back in contact to reschedule with the Planning Commission at a later date.

Thank you for your cooperation in this matter.

Sincerely,



Michael R. Sapp
Broadway Park LLC

RECEIVED-CITY OF NORTON
2006 MAY 12 P 1:53

Michael R. Sapp, Broadway Park LLC, 103 Valentine Farms Akron, Ohio 44333
Direct Line: 330-665-4970, FAX: 330-665-2504, Cell: 330571-2186
E-Mail: MikeSapp@Cap1STRealty.Com

**RESOLUTION
PLANNING COMMISSION**

May 23, 2006

PC RESOLUTION NO.: 10-2006

RE: PC Application SPR 2-2006
Minor Site Plan Review
3985 Eastern Rd./PPN 4608103
Cingular Wireless, Owner
John Sindyla, Agent
[To Install Nine (9) Antennas on an Existing Tower and
Five (5) Equipment Cabinets within the Existing Fence.]

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

Move to approve/deny/table PC Application SPR 2-2006, regarding the installation of nine (9) antennas on an existing tower and five (5) equipment cabinets within the existing fence on the property known as 3985 Eastern Road/PPN 4608103, with the following condition(s):

Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

Therefore PC Application SPR 2-2006 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.

Planning Commission Chair/Vice-Chair

Planning Commission Vice-Chair/Member

5/23/06
Date

