

City of Norton
PLANNING COMMISSION
Tuesday, June 27, 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

ABSENT: John Conklin

ALSO PRESENT: Jeff Pritchard, Director of Planning and Community Development

II. PUBLIC APPLICATIONS:

A.) PC Application SPR 3-2006:

Minor Site Plan Review

4011 Cleveland Massillon Road/PPN 4605077

Dianna Posan Staley, Owner

[To Construct Additional Parking Area for Employees in front of Building.]

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

Ms. Dianna Posan Staley (owner), 4011 South Cleveland Massillon Road, Norton, Ohio 44203, approached the Commission and stated that she was requesting additional employee parking for her business on Cleveland Massillon Road.

Mr. Spisak noted that the Barberton Health District was concerned with the location of the water well on this site. Ms. Posan stated that the well was located in the back yard and the additional parking area would be located in the front yard.

Mr. Jeff Pritchard asked if the site had sanitary sewer. Ms. Posan said yes.

Mr. Spisak noted that the Building Department had concerns with the proposed sign placement. Norton's code requires signs to be placed a minimum of ten feet from the property line and fifteen feet from the right-of-way. The Building Department's comments state that the sign might have to be placed on the building. Ms. Posan said she wanted to locate the sign at the end of the new parking lot. Mr. Todd Houser asked for the size of the sign. Ms. Posan said it was approximately 4'x 8'.

Mr. Spisak asked the applicant if she was planning to place a drain in the requested parking area. Ms. Posan said she planned to slant the parking area to a catch basin.

Mrs. Marguerite Abbott wondered how many additional parking spaces would be constructed. Ms. Posan said eight.

Mrs. Abbott asked how many parking spaces were currently at her business. Ms. Posan said that there were approximately eighteen parking spaces. She said she had eleven employees and the parking lot is full most of the time, which has been a major problem.

Mrs. Abbott asked Ms. Posan if she was aware that if Cleveland Massillon Road is widened in the future, she would lose the proposed parking lot. Ms. Posan said she was informed that there would be a possibility of it in five to ten years. She, however, needed additional parking space for now.

Mr. Houser wondered if the proposal for the drainage included routing to the existing roadside catch basin. Mr. Pritchard said he believed it did.

Mr. Spisak asked Mr. Pritchard if he knew where the right-of-way would be after Cleveland Massillon Road is widened. He said that the back of right-of-way would encroach the proposed parking area by approximately six feet. He commented that if the road levy was successful, the widening might happen within five years.

Mr. Pritchard asked the applicant if she had considered using the western end of the property where there is an existing garage for the additional parking spaces. Ms. Posan said no, because the garage was used for storage.

Mrs. Janet Jacobs asked what was located behind Ms. Posan's business. Ms. Posan said that there was a house behind it.

Mr. Houser asked for the height of the sign. Ms. Posan said that right now it was approximately three feet tall. Mr. Houser asked if it would be elevated. Ms. Posan said yes. Mrs. Abbott asked Mr. Pritchard if a variance would be needed for the relocation of the sign due to it not meeting minimum setback standards. Mr. Pritchard said yes, because the proposed location was in conflict with the sign code. He noted that Mr. Russ Arters, Superintendent of Building and Zoning, stated in his comments that an alternate placement could be to attach it to the building. Mrs. Abbott wondered what size would be permitted if it were placed on the building. Mr. Pritchard said there were different calculations to consider for that answer. Ms. Posan said that if it were on the building it would not be visible when driving down Cleveland Massillon Road. The Board agreed. Ms. Posan said she needed the sign in front for visibility.

Mrs. Abbott wondered if sidewalks would be constructed with this project. Mr. Spisak said that the plans show that it would all be paved. He asked if the applicant had received a waiver permit from the Director of Public Service stating that a sidewalk did not have to be constructed. Ms. Posan said that she felt that sidewalks could be constructed after Cleveland Massillon Road is widened. Mrs. Abbott noted that all new developments/improvements in the City were required to construct sidewalks. Ms. Posan said there was not sufficient space for them. Mr. Pritchard stated that the entire thirty-five feet of the proposed parking lot would probably be needed for vehicle maneuverability. He suggested the applicant petition the City for a sidewalk waiver. He suggested that the Planning Commission could place this option in their decision.

Mrs. Abbott wondered if cars entered the parking lot from Pleasant Drive would there be room for the sign in the parking lot. Ms. Posan said she needed all eight parking spaces. Mrs. Jacobs wondered if the sign would be visible from Cleveland Massillon Road in the proposed location due existing landscaping. Ms. Posan said the landscaping was removed. She added that the sign would be next to the Stop Time Photography sign, but would be visible.

Mr. Spisak said that the applicant would need a sign variance and a sidewalk waiver from the Director of Public Service.

Mr. Pritchard suggested that a pole sign would give Ms. Posan some flexibility for location. Ms. Posan said she had considered that, but it would be expensive. Mr. Pritchard said if it was placed in one of the proposed parking space to the south, a variance might not be needed.

Mrs. Abbott wondered if there would be a grassy area between the parking area and Cleveland Massillon Road.

Ms. Posan said there would be a grassy area. Mr. Spisak said there would thirty feet from the parking area to the center of the road.

Mr. Houser asked if any landscaping was planned. Ms. Posan said it would be left a grassy area to keep the sign visible. Mr. Pritchard said that since the parking area would be close to Cleveland Massillon Road, he would caution against landscaping.

Mrs. Abbott wondered if Ms. Posan's employees could share the parking lots of surrounding businesses. Ms. Posan said they have in the past, but that it was not feasible anymore.

Mrs. Abbott wondered what the cost estimate was for the proposed project. Ms. Posan said it was Ten thousand dollars (\$10, 000.00).

Mr. Spisak asked Ms. Posan what she would do if in two years Cleveland Massillon Road is widened. She said she did not know, but would probably consider relocating. Ms. Posan said that she was in a bad position right now and needed additional parking spaces.

Mr. Pritchard asked if the additional parking would be exclusively for employees. Ms. Posan said yes.

Mr. Spisak wondered if the catch basin depicted on the plan was existing. Ms. Posan said no.

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. **Mrs. Jacobs moved to approve PC Application SPR 3-2006, regarding the construction of an additional parking area for employees in the front of the building, on the property known as 4011 Cleveland Massillon Road/PPN 4605077. Conditional upon receiving a variance for the sign; the drain needed to be approved by the Engineer and the Director of Public Service; and a permit from the Director of Public Service for a waiver of installing sidewalks. Note: The applicant is aware of the potential widening of Cleveland Massillon Road and that the parking lot may be consumed. 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 SPR 3-2006, by PC Resolution No. 12-2006. The resolution was sent to the Administration for it's action and to Council for it's information.**

Ms. Posan asked if a variance would be required for a pole sign located near the building. Mr. Pritchard suggested that she contact Mr. Arters to discuss sign placement locations that would be in compliance with the code.

B.) 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.]

(This application was tabled at the 5/23/06 meeting and continues to have a pending status.)

Mr. Pritchard that PC Application R2-2006 was placed on the agenda to bring to the Commission's attention that it is still pending. He said that he has not heard from applicant. Mr. Spisak wondered if there was a time limit for it to be tabled. Mr. Pritchard said yes, but he was not sure what it was.

Mr. Spisak wondered if the portion of this proposed development located in New Franklin Township was moving forward. Mr. Pritchard said he believed it was still pending.

III. OLD BUSINESS:

A.) Storm Water Requirements:

Mr. Houser said that Cleveland has been discussing the possibility of following Norton in the Storm Water Ordinances due to recent flooding in the Cleveland area.

B.) Summit Ridge Modification:

Mr. Pritchard informed the Commission that Council approved the Summit Ridge modification request.

IV. NEW BUSINESS:

None.

V. CONSIDERATION OF MINUTES:

The Commission reviewed the minutes from their Tuesday, June 13, 2006, meeting. Mr. Spisak noted the following revisions: 1.) Page one, section 'B', capitalize Boy Scouts; 2.) Page three, paragraph eight, 'Mr. Conklin' should be 'Mr. Spisak'; and 3.) Page three, paragraph eight, should be clarified by adding, '...modifications to comply with the 600' cul-de-sac limit, at the end of the first sentence. With no further revisions, Chairman Spisak called for a motion.

Mrs. Jacobs moved to approve the minutes of Tuesday, June 13, 2006, with the corrections; seconded by Mrs. Abbott. ROLL CALL: Mrs. Jacobs-Yea, Mrs. Abbott-Yea, Mr. Houser-Yea, Mr. Spisak-Yea. The motion approved 4-0, approving the minutes as corrected. They were signed and processed accordingly.

VI. ADJOURNMENT:

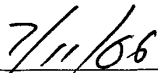
Chairman Spisak announced that the next meeting was scheduled for Tuesday, July 11, 2006, at 6:00 p.m. With no further business coming before the Commission, he adjourned the meeting at 6:55 p.m.



Planning Commission Chair/Vice Chair



Planning Commission Vice Chair/Member



Date

**RESOLUTION
PLANNING COMMISSION**

June 27, 2006

PC RESOLUTION NO.: 12-2006

**RE: PC Application SPR 3-2006
Minor Site Plan Review
4011 Cleveland Massillon Road/PPN 4605077
Dianna Posan Staley, Owner
[To Construct Additional Parking Area for Employees in front of Building.]**

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

Move to ~~approve/deny/table~~ approve PC Application SPR 3-2006, regarding the construction of an additional parking area for employees in the front of the building, on the property known as 4011 Cleveland Massillon Road /PPN 4605077.

CONDITIONAL UPON RECEIVING A VARIANCE FOR THE SIGN; THE DRAIN WOULD NEED TO BE APPROVED BY THE ENGINEER AND THE DIRECTOR OF PUBLIC SERVICE; AND A PERMIT FROM THE DIRECTOR OF PUBLIC SERVICE FOR A WAIVER OF INSTALLING SIDEWALKS.
NOTE: THE APPLICANT IS AWARE OF THE POTENTIAL WIDENING OF CLEVELAND MASS ROAD AND THAT THE PARKING LOT MAY BE CONSUMED.


Vote on Motion: FOR 3 AGAINST 1 ABSTAIN 0

Therefore PC Application SPR 3-2006 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

6/27/06
Date

