

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, November 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 6:04 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 7-2006:**

**Major Site Plan Review**  
**3409 Johnson Road/PPN 4603677**  
**Johnson United Methodist Church, Owner**  
**Greg Bilek, Board of Trustee Chairman, Agent**  
**[Construction of a Family Life Center and Pavilion.]**

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

**Mr. Greg Bilek (agent), 11409 Clinton Road, Doylestown, Ohio 44230**, approached the Commission and stated that he was the Board of Trustee Chairman for Johnson United Methodist Church and the Building Committee Chairman for this project. He was requesting approval for a site plan to construct an 85' x 130' Family Life Center (FLC)/gymnasium with a 40' x 80' pavilion on the front of it. Mr. Bilek mentioned that a pavilion is presently on the proposed location so it would be razed prior to construction.

Mr. Bilek explained that the church wants to grow and the proposed facility would be for the church and the community. They would utilize the gymnasium in order to participate in the Christian basketball group called 'Upward Bound'. He said that a walking track would be inlaid in the floor for seniors and the church has discussed contacting the schools in regards to assisting with a latchkey program. Mr. Bilek further explained that the church plans to pay for the building through fundraising in which Eighty-five Thousand Dollars (\$85,000.00) of the One Hundred Thousand Dollars (\$100,000.00) goal has been reached.

Mr. Bilek stated that he submitted a series of drawings in the Site Plan Review application and he proceeded to explain each drawing. He started with page one and explained that it was an aerial view. He noted that the proposed FLC and Pavilion would be a good distance from the existing garage. There was sufficient existing parking, and an existing dumpster.

Mr. Bilek commented that this project was not affiliated with the proposed Johnson Meadows project and that it would not approach any surrounding property borders.

*Planning Commission Approved/Signed Minutes 11-14-06*  
*Respectively Submitted by Cindy Hughes, B.C. Secretary/Stenographer*  
*4 pages + attachments*

Mr. Bilek explained that page two depicted the proposed landscaping for the front of the building, outside lighting around the building, an extension of the existing sidewalk and a brick patio for the pavilion.

Mrs. Marguerite Abbott asked for the proposed use of the pavilion. Mr. Bilek said that it would be used as a picnic area. He added that the church has a number of outside events and outside groups occasionally rent it.

Mrs. Abbott wondered if the community would be permitted to utilize the FLC at no cost. Mr. Bilek said yes. She also wondered if the church would rent the facility for parties, etc. He said yes.

Mrs. Abbott asked Mr. Bilek if there would be a restroom facility in the FLC. He said there would be a restroom and shower facility. He explained that they would be located in a hallway between the pavilion and the FLC so that either party can utilize the facilities without disturbing each other.

Mr. Jeff Pritchard asked the applicant if the FLC would have sanitary sewer and city water. He said the church is already connected to both and the City of Barberton sent a letter stating that there is available capacity for the proposed structure.

Mr. Bilek explained the construction of the building and pavilion as depicted on pages three and four of the drawings. The building and roof would be steel and would also have a block design that would match the church. A 4' x 8' sign was planned for mounting on the building or a smaller one mounted from the ground to distinguish it from the church.

Mrs. Abbott inquired as to the estimated completion date. Mr. Bilek said it would take approximately six months to construct and they wanted to begin in the spring.

Mr. Spisak stated that the comments from Mr. Rick Esdinsky, Municipal Engineer, noted the legend on the site plan. He asked Mr. Pritchard to clarify. He said that the scale indicated on the site plans do not match those of the structure. Mr. Bilek said that the building plans would reflect the proper scale.

Mr. Pritchard said that Mr. Esdinsky also wondered if routing all the surface water to only one point on the property would be sufficient because there would be additional storm water flow with this project. He noted that due to the size of the project, however, a detention pond was not required. Mr. Bilek said that the Summit County Soil and Water Conservation District (SWCD) believe the existing detention pond is sufficient. Mrs. Janet Jacobs asked the applicant for the location of it. Mr. Bilek said it was northeast of the church. She asked if there was much standing water in it. He said no. Mr. Pritchard asked if there was documentation from Summit County SWCD. Mr. Bilek said yes, and that he would forward it to the City when he received it from the architect.

Mr. Spisak wondered if this project would connect with the proposed Johnson Meadows project. Mr. Bilek said that this project would be located in the front of the lot and the Johnson Meadows project would be located in the back of the lot.

Chairman Spisak asked if there were any further questions or comments from the Commission; there were none. He then asked if anyone present wanted to speak for or against the application.

**Mr. Harold Conklin, 4666 Garrett Drive, Norton, Ohio 44203**, approached the Commission and stated that he was the Building Program Chairman for the church building. He reiterated that the Johnson Meadows project and the FLC and pavilion are two separate entities. He explained that the church is leasing the land where Johnson Meadows will be constructed. Mr. Conklin commented that he was in favor of the proposed FLC and pavilion. He felt it was a facility for the community and church and could only improve Norton.

Chairman Spisak asked two more times if anyone wanted to speak for or against the application; no one spoke. He then called for a motion from the Commission. **Mr. Todd Houser moved to approve PC Application SPR 7-2006,**

regarding construction of a Family Life Center and Pavilion on the property known as 3409 Johnson Road/PPN 4603677. Mrs. Jacobs seconded the motion. ROLL CALL: Mr. Houser -Yea, Mrs. Jacobs -Yea, Mrs. Abbott-Yea, Mr. Spisak-Yea. The motion passed 4-0, approving PC Application SPR 7-2006, by PC Resolution No. 19-2006. The resolution was sent to the Administration for it's action and to Council for it's information.

Chairman Spisak thanked the applicant.

### **III. OLD BUSINESS:**

#### **A.) Mr. Spisak's report on the Ohio Planning Conference of October 27, 2006:**

Mr. Spisak stated that the facility for the Ohio Planning Conference (OPC) of October 27, 2006, was unbearably hot but the food was good. He gave the following report regarding the sessions he attended at the OPC:

- a.) **Eminent Domain after Norwood and the Task Force:** In this session he learned that Ohio has a moratorium on eminent domain for economic reasons. So it is only used for the public good;
- b.) **The Ohio Balanced Growth Program:** Amy Holtshouse of the Chagrin River Watershed presented this session. The planning in Chagrin is based on the watershed. There is a regional concept of planning that is working in cooperation with watching habitat, development and storm water run off;
- c.) **Update on Ohio Legislative Activity:** This session discussed issues such as Eminent Domain. It was geared more towards City Planners;
- d.) **Basic Rezoning Reviews:** Albert Dispenza, Jr., Director of Planning for Ashtabula County, presented this session. The room was crowded and hot, which made it hard to concentrate in addition to insufficient handouts. Mr. Spisak asked the Secretary to copy the handouts for him since she attended the same session; &
- e.) **Greenway Trails:** This was an interesting concept of how cities, counties and the National Parks can work together to build the Greenway Trails. He learned that development comes when trails are built because developers use the trails as an asset to sale. So when developments come into Norton we need to stress green spaces and trails within the projects.

Mr. Spisak added that as usual, the speakers were high quality.

#### **B.) Comprehensive Plan Citizens Working Group:**

There was discussion regarding the last Comprehensive Plan Citizens Working Group. Mrs. Jacobs commented that it was one of the best discussion meetings they had since the group began. Mr. Spisak explained that the majority of the discussion pertained to funding of sanitary sewers. Mr. Spisak commented that throughout the meetings it seemed that most everyone was moving in the same direction in regards to the future planning of Norton. Discussion followed in regards to the Comprehensive Plan Draft. Mrs. Jacobs believed it would be helpful for Mr. D.B. Hart to attend the Council Public Hearing on the Comprehensive Plan.

#### **C.) Activity in a Flood Plain Area on Barber Road:**

The Commission inquired as to the status of the activity in a flood plain on Barber Road. Mr. Pritchard said that the owner had to apply for a Riparian Setback variance.

### **IV. NEW BUSINESS:**

#### **A.) Norton Professional Buildings with Available Space:**

There was discussion as to why the Columbia Woods Plaza still had a lot of empty spaces. Mr. Pritchard said he believed it was because the owner was being careful to whom he leases. Mrs. Abbott stated that the Norton Professional Center also still has available spaces.

**B.) Petit's Car Wash on Norton Avenue:**

Mrs. Abbott mentioned that she understood during the site plan review application of Petit's Car Wash on Norton Avenue a fence was to be erected behind the building to prevent people from cutting through to access the gazebo in the Williams Memorial Park. Mr. Pritchard said he would check into that matter.

**C.) Road Levy on the November 7, 2006, Ballot:**

The Commission felt that the Road Levy was not well advertised and they wondered if it would appear on the next voting ballot. Mr. Pritchard said he did not know.

**D.) Special Zoning for Senior Housing:**

The Commission had discussion regarding special zoning for senior housing. Mr. Pritchard said that Norton would have sufficient senior housing with the type of housing that would be in the Pride One Development and the proposed Johnson Meadows project.


**V. CONSIDERATION OF MINUTES:**

**A.) Planning Commission Minutes of the Tuesday, October 24, 2006, meeting:**

The Commission reviewed the minutes from their Tuesday, October 24, 2006, meeting. Mr. Spisak noted that the word 'forebay' was misspelled in PC Resolution No. 17-2006 within the minutes. He asked the Secretary to also correct the original resolution. (The Secretary made the correction to the original resolution on November 15, 2006.) With no further corrections, Chairman Spisak called for a motion. Mrs. Abbott moved to approve the minutes of Tuesday, October 24, 2006, with the correction; seconded by Mrs. Jacobs. ROLL CALL: Mrs. Abbott-Yea, Mrs. Jacobs-Yea, Mr. Houser-Yea, Mr. Spisak-Yea. The motion passed 4-0, approving the minutes with the correction. They were signed and processed accordingly.

**VI. ADJOURNMENT:**

Chairman Spisak announced that the next meeting was scheduled for Tuesday, November 28, 2006, at 6:00 p.m. With no further business coming before the Board, Chairman Spisak adjourned the meeting at 7:04 p.m.

  
\_\_\_\_\_  
Planning Commission Chair/Vice-Chair

  
\_\_\_\_\_  
Planning Commission Vice-Chair/Member

11/28/06  
Date

**RESOLUTION  
PLANNING COMMISSION**

**November 14, 2006**

**PC RESOLUTION NO.: 19-2006**

**RE:**

**PC Application SPR 7-2006  
Major Site Plan Review  
3409 Johnson Road/PPN 4603677  
Johnson United Methodist Church, Owner  
Greg Bilek, Board of Trustee Chairman, Agent  
[Construction of a Family Life Center and Pavilion.]**

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

Move to ~~approve/deny/table~~ PC Application SPR 7-2006, regarding the construction of a Family Life Center and Pavilion on the property known as 3409 Johnson Road/PPN 4603677.

Vote on Motion: FOR 4 AGAINST 0 ABSTAIN 0

Therefore PC Application SPR 7-2006 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.

[Signature]  
Planning Commission Chair/Vice-Chair

[Signature]  
Planning Commission Vice-Chair/Member

11/14/06  
Date

