

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, November 28, 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, John Conklin

**II. PUBLIC APPLICATIONS:**

None.

**III. OLD BUSINESS:**

None.

**IV. NEW BUSINESS:**

**A.) Consideration of the Proposed City of Norton Comprehensive Plan:**

The Planning Commission reviewed the November 2006 proposed City of Norton Comprehensive Plan. Mr. Spisak noted the following inconsistencies that he found: 1.) The second sentence on page twelve, paragraph one under 'Tax Structure and Income' states that the residential property rate is '44.3' and the table on the same page states that the residential property rate is '44.8'; 2.) The second sentence in the fifth paragraph on page 14 states that table 4 is on page 13, but it is on page 16; and 3.) Item C on page 28 and item B on page 58 pertaining to which entity would supply waste water treatment for the City.

Mr. Spisak also stated that he had questions as to how the Planning Commission would be able to use the Comprehensive Plan as a tool and how much enforcement to use with the plan when dealing with various applications that come before them.

Mrs. Abbott said that she was concerned that the maps in the plan were too small and that roads and areas were not labeled, which made it difficult to determine specific areas within Norton. She said that Mr. David Hart of D.B. Hart, agreed with her suggestion, however, no changes were made.

Mrs. Abbott mentioned that she read in one of the 'Planning Commissioner's Journal' that cemeteries should be indicated in a city comprehensive plan. She wondered if an excerpt could be placed in Norton's proposed plan.

Mr. John Conklin suggested that an excerpt regarding annexation also be placed in the plan.

There was discussion regarding sewer and water package plants being the main topic of discussion at the last Comprehensive Plan Citizens Working Group meeting. Mrs. Janet Jacobs mentioned that Mr. James Price, Council

*Planning Commission Approved/Signed Minutes 11-28-06*  
*Respectfully Submitted by Cindy Hughes, B.C. Secretary/Stenographer*  
*2 pages + attachment*

Vice-President, said he would present the discussion of the possibility for a feasibility study in Council. There was continued discussion regarding the cost of septic systems compared to the cost of connecting to sanitary sewers. The Planning Commission agreed that with the rising cost of constructing septic systems and the maintenance of failed systems, connecting to sanitary sewers seems less costly. They believed that sanitary sewers are a win-win situation because they would eliminate contaminated systems and help bring businesses into Norton, which would relieve the residential tax burden.

The Planning Commission agreed that the plan before them in total was good and would help move Norton forward. If there are any needed changes, they could be made later. As they discussed the timing of sending the plan to Council they felt reluctant to make a recommendation without first discussing their concerns with Mr. Pritchard at their next meeting. **After further discussion Chairman Spisak moved to table the City of Norton Comprehensive Plan, November 2006 until the Tuesday, December 12, 2006, meeting; seconded by Mr. Conklin. ROLL CALL: Mr. Spisak-Yea, Mr. Conklin-Yea, Mrs. Abbott-Yea, Mr. Houser-Yea, Mrs. Jacobs-Yea. The motion passed 5-0, tabling the City of Norton Comprehensive Plan, November 2006, by PC Resolution No. 20-2006. The resolution was sent to the Administration and to Council for their information.**

The Planning Commission discussed whether or not to send a cover letter with the plan when they send their recommendation to Council to clarify the process and intent the group had in proposing the plan. Chairman Spisak said that he would be presenting a statement of intent and purpose of the plan to Council so a cover letter might not be necessary. The Commission agreed that it would be a good idea for Mr. Hart to also be present at that Council meeting.

**B.) Items from the Zoning Bulletins:**

Mrs. Abbott mentioned that there were two issues in the 'Zoning Bulletins' from Quinlan Publishing, in which various cities' Boards and Commissions made decisions and then had to retract them. There was brief discussion regarding the checks and balances that should be in place for Boards and Commissions.


**V. CONSIDERATION OF MINUTES:**

**A.) Planning Commission Minutes of the Tuesday, November 14, 2006, meeting:**

The Commission reviewed the minutes from their Tuesday, November 14, 2006, meeting. Mrs. Abbott noted that the word 'pavilion' in the second sentence of the third paragraph on page one should not be capitalized. With no further corrections, Chairman Spisak called for a motion. **Mrs. Jacobs moved to approve the minutes of Tuesday, November 14, 2006, with the correction; seconded by Mr. Houser. ROLL CALL: Mrs. Jacobs-Yea, Mr. Houser-Yea, Mrs. Abbott-Yea, Mr. Conklin-Abstain, Mr. Spisak-Yea. The motion passed 4-0-1, 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, December 12, 2006, at 6:00 p.m. With no further business coming before the Board, Chairman Spisak adjourned the meeting at 7:12 p.m.

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

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

12/12/06  
Date

**PLANNING COMMISSION  
RESOLUTION  
NOVEMBER 28, 2006**

PC RESOLUTION NO.: 20-2006

RE: CITY OF NORTON  
COMPREHENSIVE PLAN  
NOVEMBER 2006

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

---

---

---

---

---


Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

Therefore PC Resolution No. 20-2006 is hereby:

APPROVED \_\_\_ DENIED \_\_\_ \*TABLED X

This resolution shall be sent to:

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

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

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

11/28/06  
Date

\*Tabled until the Tuesday, December 12, 2006, meeting.