

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, December 12, 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

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

**II. PUBLIC APPLICATIONS:**

None.

**III. OLD BUSINESS:**

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

The Planning Commission reviewed the November 2006 proposed City of Norton Comprehensive Plan that was tabled at the November 28, 2006, meeting. Mr. Spisak noted the following inconsistencies: 1.) The effective residential property rate of '44.3' in the second sentence on page 12, paragraph one under 'Tax Structure and Income' should be '44.8' as stated in 'Table 2' on the same page; 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; 3.) On page 41, 1(b) should state that 'Map 8' is on page 46, not 56; and 4.) Item C on page 28 and item B on page 58 pertaining to which entity would supply waste water treatment for the City.

Mr. Pritchard informed the Commission that Council gave approval at their last meeting to have a feasibility study performed. He said that an outside source would be chosen through a bidding process to perform the study. The feasibility study will inform Norton whether or not it should have it's own wastewater treatment plant. Mr. Jeff Pritchard explained that the feasibility study would determine which entity would supply wastewater treatment for the City. So item C on page 28 and item B on page 58 were not an inconsistent and could be modified after the study.

The Board discussed the possibility of adding an excerpt regarding cemeteries and annexation to the proposed Comprehensive Plan. After discussion, they agreed that the proposed plan was a first step forward for the City and that modifications can be made in the future.

Chairman Spisak wondered if an application came before them could be denied on the precedence that it did not fit the goal of the Comprehensive Plan. Mr. Pritchard said yes. Mr. Spisak then wondered if an application could be approved if it did not fit the plan, but seemed like a good idea for the future of Norton. Mr. Pritchard said yes. He explained that the Comprehensive Plan was a guide to reach the objective and could be changed and altered as the City moves forward. He gave the wastewater treatment sections in the Comprehensive Plan as an example, because they might have to be adjusted depending on the findings of the feasibility study.

After further discussion Chairman Spisak called for a motion. **Mr. Conklin moved to recommend approval of the City of Norton Comprehensive Plan/November 2006 with the following revisions: 1.) The effective residential property rate of '44.3' in the second sentence on page 12, paragraph one, under 'Tax Structure and Income' should be '44.8' as stated in 'Table 2' on the same page; 2.) The second sentence in the fifth paragraph on page 14 should state that 'Table 4' is on page 16, not page 13; 3.) On page 41, 1(b) should state that 'Map 8' is on page 46, not 56; seconded by Mrs. Jacobs. ROLL CALL: Mr. Conklin-Yea, Mrs. Jacobs-Yea, Mrs. Houser-Yea, Mrs. Abbott-Yea, Mr. Spisak-Yea. The motion passed 5-0, recommending approval of the City of Norton Comprehensive Plan/November 2006 with the above mentioned revisions, by PC Resolution No. 21-2006. The resolution was sent to the Administration for it's information and to Council for it's action.**

(Mr. Conklin asked to be excused at this time due to another appointment.)

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

##### **A.) Riparian Setback Variances:**

There was discussion regarding the annual Storm Water Phase II report in regards to the accountability of entities pertaining to instances of riparian setback variances within those entities. Mr. Houser forewarned that the Ohio Environmental Protection Agency and the United States Environmental Protection Agency might be very stringent in their review of 2006 reports and will possibly make an example of some entities. After further discussion, the Commission felt it might be a good idea to give a detailed list of the reasoning for any approved riparian setback variance.

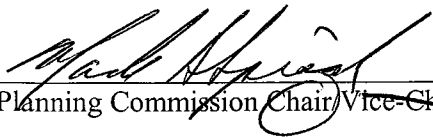
#### **V. CONSIDERATION OF MINUTES:**

##### **A.) Planning Commission Minutes of the Tuesday, November 28, 2006, meeting:**

The Commission reviewed the minutes from their Tuesday, November 28, 2006, meeting. Mrs. Spisak noted that on page one, number '3' should state 'Item C on page 28 and item B on page 58, pertaining to which entity would supply waste water treatment for the City.' With no further corrections, Chairman Spisak called for a motion. **Mrs. Jacobs moved to approve the minutes of Tuesday, November 28, 2006, with the correction; seconded by Mr. Houser. ROLL CALL: Mrs. Jacobs-Yea, Mr. Houser-Yea, Mrs. Abbott-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 their organizational meeting was scheduled for Tuesday, January 9, 2006, at 6:00 p.m. With no further business coming before the Board, Chairman Spisak adjourned the meeting at 7:41 p.m.

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

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

1/7/07  
Date

**PLANNING COMMISSION  
RESOLUTION  
DECEMBER 12, 2006**

PC RESOLUTION NO.: 21-2006

RE: CITY OF NORTON  
COMPREHENSIVE PLAN  
NOVEMBER 2006  
(The above was tabled on November 28, 2006.)

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

(See attached Exhibit A.)

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Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

Therefore PC Resolution No. 21-2006 is hereby:

APPROVED  DENIED  TABLED

This resolution shall be sent to:

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

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

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

12/12/06  
Date

PC Res. No. 21-2006  
Exhibit A

- 1.) The effective residential property rate of '44.3' in the second sentence on page 12, paragraph one, under 'Tax Structure' and 'Income' should be '44.8' as stated in 'Table 2' on the same page;
- 2.) The second sentence in the fifth paragraph on page 14 should state that 'Table 4' is on page 16, not page 13;
- 3.) On page 41, 1(b) should state that 'Map 8' is on page 46, not 56;
- 4.) On page 41, the second '2' should be '4' and the second 'a' should be 'c'; &
- 5.) On page 42, section 'b' at the bottom should be 'd'.