

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, October 28, 2008**

The Planning Commission (PC) of the City of Norton, Ohio, convened for a public meeting in Council Chambers of the Safety Administration Building. Chairman Spisak called the meeting to order at 6:00 p.m.

**I. ATTENDANCE:**

**PRESENT:** Mark Spisak, Ralph Dowling, John Conklin,

**ABSENT:** Todd Houser, Janet Jacobs

**ALSO PRESENT:** Pat Ryan, Zoning Inspector  
John Moss, Finance Director

**II. PUBLIC APPLICATIONS:**

None

**III. OLD BUSINESS:**

Chairman Spisak asked about the Parks Zoning Draft Text and Map. Ms. Ryan stated the Parks Zoning Draft Text and Map sent to Council would need to be returned to the Planning Commission. She said the information submitted had not been placed on Councils agenda yet. She said additional information would need revised on the Parks Zoning Draft Text and Map. She said an idea might be to separate the C-Rec areas into Public C-Rec and Private C-Rec areas. She said this would help break out the two areas and keep them separate. She said one area could be city or municipal areas like a park; the other area could be privately owned golf courses. She said it was discussed to add Howell Field and Edison Field onto the Parks Zoning Draft Text and Map. She said since these fields are privately owned and the City does not maintain them, they should not be included on the Map. Chairman Spisak stated if something did change with the fields, the change could be added to the Map at a later time. Chairman Spisak asked if Lake Dorothy should be included on the Map. Ms. Ryan stated Lake Dorothy should be included to protect it. She asked all Board members to review the Park Zoning Map and make sure there were no other areas to add or amend. There was general discussion on how to pull the Parks Zoning Draft Text and Map back from Council. It was decided since the information had not been placed on Councils permanent Agenda, the Board could just request it back from Council. **Chairman Spisak called for a motion. Mr. Conklin motioned to request the Parks Zoning Draft Text and Map back from Councils drafted Agenda. ROLL CALL: Mr. Conklin-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes. The motion passed 3-0 to request the Parks Zoning Draft Text and Map back from Council's drafted Agenda.**

There was general discussion on if it was necessary to have a Public Hearing at the Planning Commission level for residents regarding the Croydon Road, Pleasant Road, Greenwich Road and Cleveland-Massillon Road Rezoning issue. Mr. Conklin stated Public Hearings used to be heard at the Planning Commission level. He said a past City Law Director ruled dual Public Hearings were being held at the Planning Commission level and at Council level. He said it was then determined by the Law Director that only one Public Hearing at Council level was necessary. He said all Public Hearings at the Planning Commission level were then eliminated. Ms. Ryan stated there was some dissention at the last Council meeting on a few of the parcels to be rezoned on the corner of Croydon Road and Greenwich Road. She said a few residents on Croydon Road were against the corner of Croydon Road being rezoned. She said Council could amend and/or approve at their level, but

could also send the rezoning back to the Planning Commission for their review. Mr. Dowling asked if there were a lot of residents that came to Councils Rezoning Public Hearing. Mr. Moss stated of the three residents that spoke, two were against the rezoning. He said the rest of the residents attending the Public Hearing, just wanted to know what was happening with the rezoning. Ms. Ryan stated a Public Hearing was not required at the Planning Commission level. She said if the City Law Director decided a Public Hearing was needed at this level, City regulations would need to be changed. Ms. Ryan said if the corner of Croydon Road was left residential, the residents would be fine with the rezoning. She said they didn't have a problem with the school being rezoned; they just wanted the Croydon Road corner left alone for the integrity of their neighborhood. Mr. Dowling stated everything across the street on Greenwich Road was now B-1. He said this rezone would be an extension of the existing rezoning across the street. Mr. Conklin asked if a courtesy Rezone Letter should be mailed to residents. Ms. Ryan stated the Ohio Revised Code (ORC) does not require a letter, but if the Planning Commission decided to start this procedure, they would need to stay consistent and do a letter for everyone in every area. She said City Council Public Hearings require a legal ad in the paper plus a Public Hearing Notice sent to all contiguous property owners. She said it could get expensive for both the Planning Commission plus City Council to run dual legal ads in the newspaper to contact contiguous property owners. There was general discussion on the property rezoning and procedures. Mr. Dowling asked how the rezoning initiated. Ms. Ryan stated a few of the property owners asked the City if their parcels could be rezoned because the area was getting so busy. Mr. Moss stated it did make sense for the properties to be rezoned, so the City looked at the area. Ms. Ryan said some of the properties in the area were split into different zonings, so the rezoning did need to be addressed.

Chairman Spisak asked if there was any other old business, there was none.

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

Chairman Spisak asked if there was any new business. Mr. Conklin stated he noticed there was a For Sale Sign at the proposed Akron General site near I-76. He said when the Planning Commission and Council acted on this site, they stated if the property ever sold; it was requested to be rezoned back to R-3. Ms. Ryan said it did not mean this has to be done; it was just a request to rezone the site back to R-3 before it sells. Mr. Moss asked how the site was zoned now. Ms. Ryan stated right now the site was zoned B-1. She said the site would be better zoned at B-1 then to let the site revert back to R-3. There was general discussion on where an entrance could be located at the site.

Mr. Dowling asked about the Gardner Boulevard Phase III Waterline Project. Mr. Moss stated the project had been engineered and was currently in the process of Environmental Protection Agency (EPA) review. He said the project would then go to Council for approval and bid. There was general discussion on city road repair, the process and the people involved.

Chairman Spisak asked if there was any other new business, there was none.

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


The minutes of Wednesday, October 15, 2008 were considered.

**Mr. Dowling moved to accept Wednesday, October 15, 2008 minutes with minor corrections; seconded by Mr. Conklin. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Mr. Spisak-Yes. Motion passed 3-0. The minutes were signed and processed accordingly.**

**VI. ADJOURNMENT:**

Chairman Spisak announced the next meeting was scheduled for Tuesday, October 28, 2008, at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 7:37 p.m.

  
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Planning Commission Chair/Vice-Chair

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

11/11/08  
Date

**AUDIENCE ATTENDANCE RECORD  
PLANNING COMMISSION**

The following individuals were present and wished to speak at the Meeting of the Planning Commission held on **Tuesday, October 28, 2008**

**PLEASE PRINT YOUR NAME CLEARLY:**

**(PLEASE NOTE: P.O. BOX ADDRESSES ARE NOT PERMITTED)**

NAME:

STREET ADDRESS (NO PO BOX):

CITY & ZIP CODE:

John P. Mass  
Finance Director

4060 Columbia Woods Dr.

Norton, OH 44203

Signed: \_\_\_\_\_

Sam Campbell

Stenographer