

**City of Norton**  
**BOARD OF ZONING & BUILDING APPEALS**  
**Thursday, February 28, 2008**

The Board of Zoning & Building Appeals (BZA) convened for a public hearing in Council's Chambers of the Safety Administration Building. Chairperson Todd Bergstrom called the meeting to order at 6:02 p.m.

**I. ATTENDANCE:**

**PRESENT:** Todd Bergstrom, Richard Easterling, Nick Genis, William Helmick,

**ABSENT:** Michael Droppleman

**ALSO PRESENT:** Pat Ryan, Building and Zoning Inspector  
Jeff Pritchard, Director of Planning & Community Development

**II. SWEARING IN:**

Chairman Bergstrom announced anyone from the audience wanting to speak for or against any of the applications before the Board would need to sign in. He explained since the BZA is a quasi-judicial Board, anyone wanting to speak at the hearing would have to be sworn in. He asked them to stand, raise their right hand, and repeat after him, "I solemnly swear to tell the truth, the whole truth` and nothing but the truth so help me God."

**III. PUBLIC HEARINGS:**

**A.) BZA Application HO1-2008:**

**5067 S. Hametown Road/PPN 4602780**

**Robert T. and Angie Watkins, Owners**

**Requesting a Home Occupation Permit:**

**[To Operate an Upholstery Business in an Accessory Building on a R-3 Single Family District lot]**

Chairman Bergstrom convened the public hearing on BZA Application HO1-2008, which was filed on Thursday, January 31, 2008. He reported the secretary sent notices via first-class mail at least ten days before the hearing as required by Section 6.03 of the Charter of the City of Norton, Ohio. He then asked the applicant to step forward and present his opening statement.

Robert T. Watkins, Owner, 5067 S. Hametown Road, Norton, Ohio, 44203, approached the Board and stated he was requesting a Home Occupation Permit to operate an Upholstery Business in an Accessory Building on a R-3 Single Family District lot.

Mr. Watkins stated his business is now located in Copley, Ohio. He said he would like to move his business to his home and remove overhead costs in Copley.

Mr. Richard Easterling stated he noticed Jane Road runs directly into Mr. Watkins property. He asked if the road was gravel or hardtop. Mr. Watkins stated it was hardtop. Chairman Bergstrom asked if Jane Road would go directly to the entry gate. Mr. Watkins stated Jane Road stops approximately 20' to 30' before his gate. Mr. Easterling asked if it would be the City's responsibility to maintain the road. Mr. Jeff Pritchard, Director of Planning and Community Development, stated Jane Road was a dedicated roadway. He stated it would be the City's responsibility to maintain roads.

Mr. Nick Genis asked Mr. Watkins how long he had been in the upholstery business. Mr. Watkins stated since 1989. Mr. Easterling asked what types of vehicles would he be working with. Mr. Watkins stated he would be working mostly with vehicles that were near their completion. Mr. Genis asked how large the existing Copley facility was. Mr. Watkins stated approximately 3,000 sq. ft. Mr. Genis asked what equipment would need to be transported to this new business. Mr. Watkins stated it would only be his sewing equipment, which is minimal. Mr. Genis asked if he would have any employees or if he anticipated hiring any. Mr. Watkins stated he had no employees and would not be hiring help. Mr. William Helmick asked how many vehicles he worked on per year. Mr. Watkins said possibly 2 to 3 cars a month. Mr. Helmick asked if these vehicles were specialty vehicles. Mr. Watkins stated most were custom vehicles. Mr. Easterling asked if any cars would be parked on his property. Mr. Watkins said he would bring most vehicles in and out himself. He said many of these cars would be custom vehicles, so they are kept inside and locked up.

Mr. Genis asked if there would be any upgrades to the existing building. Mr. Watkins stated he would probably improve the cement floors, entry door, and electric or oil furnace for heat. Mr. Easterling asked if the building had a restroom. Mr. Watkins said it did not have a restroom. Chairman Bergstrom asked if the neighbors were aware his business. Mr. Watkins stated his neighbors had been contacted and had no problems with the business. Chairman Bergstrom asked if the entry gate was on the property line. Mr. Watkins stated his entry gate was inside the property line.

Chairman Bergstrom asked if the entry gate area would be the entrance to the business, would the City need to maintain it. Mr. Pritchard stated the City would be responsible for road maintenance only. Chairman Bergstrom asked Mr. Watkins if more gravel would be added to the entrance area. Mr. Watkins stated it had a good gravel base now, but he would maintain the entrance. Mr. Easterling asked if City Fire trucks would be able to maneuver back to the building. Mr. Watkins said there was room for Fire trucks.

Chairman Bergstrom asked if the Environmental Protection Agency (EPA) would need to be contacted if Mr. Watkins would ever require a restroom in his building. Mr. Pritchard stated the EPA wouldn't need to be contacted. He said the City was a Cottage Industry and the owner's house restroom could be adequate.

Mr. Easterling asked if there would be much noise coming from the building. Mr. Watkins said there would be minimal noise. Chairman Bergstrom asked how many cars would be parked outside the building at one time. Mr. Watkins stated there would probably not be cars outside, but agreed no more than 2 vehicles would be reasonable. Mr. Easterling asked who would be responsible for snow removal. Mr. Pritchard stated the City would be responsible for snow removal on City roads. He also stated Ted Weinsheimer, Superintendent of Public Service, would need to be aware of the changing conditions of this site.

Pat Ryan, Building and Zoning Inspector, asked Mr. Watkins if he would require a business sign to identify the business entrance. Mr. Watkins stated he would be putting up a small sign. Ms. Ryan stated a 4 sq. ft. sign was permitted on his property for a residential area. Chairman Bergstrom asked if there were any other questions.

Chairman Bergstrom asked the audience three times if anyone would like to speak for or against the Applicant; no one spoke.

Mr. Genis asked Mr. Watkins when the building would be set up and ready for business. Mr. Watkins stated possibly in June or July of this year. Chairman Bergstrom asked if there were any other questions or comments; there were none.

Chairman Bergstrom called for discussion with Board members.

Chairman Bergstrom reconvened the hearing and called for a motion. **Mr. Easterling moved to approve BZA Application HO1-2008, requesting a Home Occupation Permit to Operate an Upholstery Business in an Accessory Building on a R-3 Single Family District lot. Mr. Helmick seconded the motion. ROLL CALL: Mr. Easterling-Yes, Mr. Helmick-Yes, Mr. Genis-Yes, Mr. Bergstrom-Yes. The motion passed 4-0, approving BZA Application HO1-2008 by Resolution No. 2-2008. The resolution was signed and processed accordingly.**

#### **IV. OLD BUSINESS:**

Chairman Bergstrom asked if there was any old business.

Mr. Easterling said he noticed the old Red Pepper Steakhouse parking lot on Barber Road was full of cars. Mr. Pritchard stated business from Newpark Drive and Barber Road were parking there due to high water in the area. Mr. Easterling stated the site would be more desirable if Summit Road, behind it, would be vacated. Mr. Pritchard stated there have been discussions on the site and possible changes may be made in the future.

Chairman Bergstrom asked if there was any other old business; there was none.

#### **V. NEW BUSINESS:**

Chairman Bergstrom informed the Board their newly appointed members would be at the next meeting.

Chairman Bergstrom reminded the Board of the Town Meeting at Norton's Administrative building on Saturday, March 8, at 3:30 p.m. He said this would be regarding the conversion of the Community Center into a Police and Fire Safety Center. There was discussion on converting the Community Center into a Police and Fire Safety Center and the possibility of the construction of a new Community Center or Recreation Center.

Mr. Pritchard stated that night was Mr. Easterling's last meeting with the Board. Mr. Pritchard stated it was a pleasure working with Mr. Easterling and the Board would miss him; all agreed.

#### **VI. CONSIDERATION OF MINUTES:**

The minutes of Tuesday, January 15, 2008 were considered. Minor corrections were made. **Mr. Helmick moved to approve the minutes of Tuesday, January 15, 2008 as corrected. Seconded by Mr. Bergstrom. ROLL CALL: Mr. Helmick-Yes, Mr. Bergstrom-Yes, Mr. Easterling-Yes, Mr. Genis-Yes. The motion passed 4-0, approving the minutes as corrected. The minutes were signed and processed accordingly.**

#### **VII. ADJOURNMENT:**

Chairman Bergstrom announced the next meeting was scheduled for Tuesday, March 18, 2008, at 6:00 p.m. There being no further business coming before the Board, he adjourned the meeting at 7:45 p.m.

Joe A. Bergstrom

Board of Zoning & Building Appeals Chair/Vice-Chair

Nicholas Lemire

Board of Zoning & Building Appeals Vice-Chair/Member

3/18/08

Date

**RESOLUTION**  
**BOARD OF ZONING & BUILDING APPEALS**  
**February 28, 2008**

**BZA RESOLUTION NO.:** 2 - 2008

**RE:** BZA Application HO1-2008  
5067 S. Hametown Road/PPN 4602780  
Robert T. and Angie Watkins, Owners  
Requesting a Home Occupation Permit:  
[To Operate an Upholstery Business in an Accessory Building on a R-3 Single Family District lot]

The Board finds that the reasons set forth in the application justify the granting a Home Occupation Permit.  
 True  False

The Board shall further make the finding that the granting of this conditional use will be in harmony with the general purpose and intent of the ordinances, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.  True  False

In granting a Home Occupation Permit, the Board may prescribe appropriate limitations and safeguards to achieve compliance with the standards in conformity with the ordinance as provided by Section 1298.08(d) of the Codified Ordinances of the City of Norton, Ohio.

The following conditions and safeguards are hereby made a part of the requested permit:

Motion to approve/table/deny BZA Application HO1-2008, regarding a Home Occupation Permit to Operate an Upholstery Business in an Accessory Building on a R-3 Single Family District lot, on the property known as 5067 S. Hametown Road/PPN 4602780, for the following reason(s):

The cottage business will fit in well with the neighborhood with no adverse affects.  
The Cottage business will fit in well with the neighborhood with no adverse affects.

Vote on Motion: FOR 4 AGAINST 0 ABSTAIN 0

Therefore BZA Application HO1-2008, is hereby:

APPROVED  DENIED  TABLED

This resolution shall be sent to:  
Administration for its  action or for its  information, and  
Council for its  action or for its  information.

  
Board of Zoning & Building Appeals  
Chair/Vice-Chair -Member

  
Board of Zoning & Building Appeals  
Vice-Chair Member

2-28-08  
Date

