

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, March 11, 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 Mark Spisak called the meeting to order at 6:00 p.m.

**I. ATTENDANCE:**

**PRESENT:** Mark Spisak, Marguerite Abbott, Janet Jacobs, John Conklin, Ralph Dowling

**ABSENT:** Todd Houer

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

**II. PUBLIC APPLICATIONS:**

None

**III. OLD BUSINESS:**

Chairman Spisak asked Mr. Pritchard, Director of Planning and Community Development, for an update on the Zimmerman property located on Barber Road at Parcel Numbers, 4700220 and 4700210. He stated the land looked like it was being filled-in on this site. Mr. Pritchard stated the owner was working with Kenmore Construction Company to provide the City with a soil and water pollution prevention plan.

Mr. Conklin requested plans for the Newpark Drive area from Mr. Pritchard. Mr. Pritchard stated he would have them available at the next Planning Commission meeting.

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

**IV. NEW BUSINESS:**

Chairman Spisak welcomed Mr. Ralph Dowling to the Planning Commission and stated it was great to have him back.

Chairman Spisak asked to discuss zoning districts and area dimensions. Mr. Pritchard stated the City was looking at reviving the Cleveland-Massillon Road Widening Project. He said the city is considering developing a Core Commercial District along the central City area. He stated much of this Core Commercial District would be effecting what the Commission would be discussing at future meetings.

Mr. Pritchard stated he would also like to discuss the possible acquisition of the Lake Dorothy area. He said the City was looking at developing a Park Land District for the preservation of open space. He said we are in discussions of having Park Land Zoning with the appropriate language and zoning codes attached. He stated some of these dimensions would be addressed within this Central Core District. He stated he sent a letter out to the Board of Control to put the zoning code amendment services on their agenda. He said the City would be working with Mark Majewski of Northstar Planning and Design on this project. He said once this passed by the Board of Control, the City could move forward on this project.

Mr. Dowling asked how this would change the Central Core Business district. Mr. Pritchard stated the changes would possibly run from the I-76/224 Highway, south to Greenwich Road. He said this would expand some to the east on Norton Avenue and west on Greenwich Road. He stated this area expansion would require appropriate language, proper zoning codes and architectural standards.

Mr. Conklin asked if it would benefit the City if zoning for Lake Dorothy was already in place. He stated we could rezone Lake Dorothy into an already rezoned area to prevent Barberton from making advances in that direction. He also stated he was concerned the City of Barberton was interested in acquiring Lake Dorothy for development, not for park purposes. Mr. Pritchard stated the City has been working with Pittsburg Plate Glass (PPG) for three years on this project; he stated there were no indications the City of Barberton would enter into the equation. He said the only request from PPG was to modify the City Code for parks, to ensure the PPG property would be protected. He stated Silver Creek Metro Park is a similar property that would need to remain in its natural state. He stated the City would need to modify all Park Codes to ensure all City parks were taken care of properly. Mr. Pritchard stated paperwork had been signed with PPG, the next step would be a negotiation of numbers. Mr. Dowling asked which was a bigger asset, Lake Dorothy or the land. Mr. Pritchard stated the asset is the natural area itself.

Chairman Spisak asked if there were any other comments on area dimensions. Pat Ryan, Zoning Inspector, said she would like to discuss Commercial Business and Industrial areas. She stated with the City Central Core Area zoning being discussed, some of these concerns would already be addressed. She stated the focus would be mostly on the industrial areas. She stated the required industrial lot sizes are now very small. She stated she had researched the issues on business restrictions and thought a percent of lot coverage restriction would be a better idea instead of width and depth restrictions. Chairman Spisak asked if lot coverage would pertain to the building and/or the parking area. Ms. Ryan stated she has seen lot coverage restrictions both ways, but setbacks are still involved. She stated right now there are no restrictions, which allow building from property line to property line. She further stated industrial uses could be placed right beside a R-1 residential use, and could go right to the lot line. She said there should be a buffer area or step down zoning, that would allow a less intense use step up to a more intense use. Ms. Ryan suggested incentives on the parking areas for commercial and industrial sites. She stated by allowing an incentive to be created to place parking to the side and rear; the building would be allowed to come forward. She said with parking in front, you still would be required to have a set back, but the building would be set further back. She said if someone wanted a building closer to the road, the parking could be to the side and the rear. She suggested industrial lots should be made larger and/or deeper. Mr. Dowling stated a good example of this is the Wellness Center and the Norton Library.

Mr. Pritchard stated other communities such as Bath, Brecksville or Twinsburg Township have set up industrial areas with features such as fountains; that have made them attractive industrial sites. He stated these types of industrial features should be what the City could strive for. He said the industrial businesses would have their purpose and intent, but would not be an eyesore. Ms. Ryan suggested she could take pictures of industrial and business sites with these added features and present them to the Commission. There was discussion on industrial areas, business areas, frontages, landscaping, parking and architectural features. Mr. Pritchard stated the quality of projects and structures in the City have improved since the Site Plan Review process.

Chairman Spisak asked if the schools were looking to purchase land. Mr. Pritchard stated the schools were having soil samples and an environmental assessment done. Chairman Spisak asked if the schools have decided on a site. Mr. Pritchard stated he was not aware of any specific sites, and from what he understood no decisions have been made. Chairman Spisak asked what would happen to the center of Norton if this occurred. Mr. Pritchard stated the Norton center area would become a mixed-use area, but it is still very early in the process.

Mr. Conklin asked if the Planning Commission budget would allow a road trip. He stated the Commission might like to see Industrial and Business areas and their features. Chairman Spisak stated he thought this would be a good idea. Chairman Spisak also stated if this decision was made, under the Sunshine Law, the public would need to be notified and given the locations of the sites to be visited. Ms. Ryan stated the Commission could take the trip to look at sites, setbacks and architectural features as long as the Commission did not make any decisions while on the trip.

Ms. Jacobs asked for an update on the Highway 585 project. Mr. Pritchard stated this project would happen either late this year or in 2009.

Ms. Ryan stated she would have samples of frontages, architectural features, and buffers available at the next meeting. There was additional discussion on a road trip to see Industrial sites, Commercial sites and their features. A decision was made to take a road trip on Friday, May 2, 2008 at 12:30pm.

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

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

Minutes of Tuesday, January 8, 2008 were considered.

**Chairman Spisak moved to accept Tuesday, January 8, 2008 minutes as submitted. Seconded by Ms. Jacobs. ROLL CALL: Chairman Spisak-Yes, Ms. Jacobs-Yes, Mr. Conklin-Yes, Mr. Dowling-Abstain. Motion passed 3-0. The minutes were signed and processed accordingly.**

Minutes of Tuesday, February 12, 2008 were considered.

**Chairman Spisak moved to accept Tuesday, February 12, 2008 minutes as submitted. Seconded by Ms. Jacobs. ROLL CALL: Chairman Spisak-Yes, Ms. Jacobs-Yes, Mr. Conklin-Yes, Mr. Dowling-Abstain. Motion passed 3-0. The minutes were signed and processed accordingly.**

The minutes for Wednesday, January 23, 2008 will be processed at the next scheduled Planning Commission meeting, when Mr. Houser is available to approve and sign them.

#### **VI. ADJOURNMENT:**

Chairman Spisak announced that the next meeting was scheduled for Tuesday, March 25, 2008 at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 7:15 p.m.

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Planning Commission Chair/Vice-Chair

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Planning Commission Vice-Chair/Member

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Date