

City of Norton
PLANNING COMMISSION
Tuesday, March 25, 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, Todd Houser, John Conklin, Ralph Dowling**

ABSENT: **Janet Jacobs**

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

II. PUBLIC APPLICATIONS:

None

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

Chairman Spisak asked if there was any new business. Pat Ryan, Zoning Inspector, stated she passed out to all Board members a CD with various zoning codes. She stated this CD had zoning and some architectural standards for Fairlawn, Broadview Heights, Macedonia, Bath Township, Montville Township, and Green. She stated Twinsburg and Broadview Heights architectural standards would be added at a later date. She said this zoning code CD would be collected from the Board and updated as needed. She stated also included on this CD was a model of mixed use zoning district ordinances from the American Planning Association. She explained some of the architectural standards were vague, but some were quite precise. The standards within our code would depend on how detailed you would want it. Chairman Spisak asked if this CD had complete zoning codes. Ms Ryan stated this zoning code CD only included business, commercial and industrial zoning codes.

Mr. Pritchard, Director of Planning and Community Development stated he spoke with the Norton School District on scheduling a bus for the Planning Commission road trip on Friday, May 2, 2008. He said he would keep the Board updated on the arrangements. He stated on this road trip, the Board would be able to see business areas that are thriving, even though zoning standards were tough. He also stated with these high standards, developers and businesses are almost assured whatever would be developed beside them would be a quality building.

Mr. Pritchard stated he would invite Mr. Majewski of Northstar Planning & Design to attend the next Planning Commission meeting. He said he would be meeting with Mr. Majewski this week on the development of the Norton Core District area.

He stated Northstar Planning & Design would be working with Norton on two projects. The first project would be on parks; the second project would be the Norton Core District.

Ms. Ryan stated a Minor Site Plan Review was done in-house for an interior tanker coating business at 5085-B Wooster Road. She said there would not be any changes to the building or site, which is why it stayed as a Minor Site Plan. She stated Mr. Lemmon was the owner of the site and paperwork would be available if Board members would like to review it.

Mr. Pritchard stated once Newpark Drive plans were submitted from the engineer, they would be presented to the Board for review and approval. He said the road was going to be reconstructed and raised. Mr. Dowling asked how high the road would be raised. Mr. Pritchard stated the road would be raised 30" to provide access in and out of the area. Mr. Pritchard stated this situation was inherited, but the City was dealing with it.

Mr. Pritchard stated a bio-retention area would be available on the Revlis Corporation property. He stated this six-acre parcel on the Northeast side, adjacent to the facility, would be used as a bio-retention area. He stated this retention area would be designed to handle a 100-year storm event on-site. He stated a diversion area would still need to be created from Barber Road back to the creek that runs to the north side, to add additional capacity. He mentioned this it could still be a great challenge if Wolf Creek would flood. Chairman Spisak asked if this issue would be brought before the Board. Mr. Pritchard stated this issue would need to be brought before the Planning Commission for approval and processing.

Mr. Conklin asked for an update on the Zimmerman property. Mr. Pritchard stated it was still in progress. He said Mr. Zimmerman was having Kenmore Construction submit a Stormwater Prevention Pollution Plan. He said a Kenmore Construction engineer was working on the issue and the County would have a plan ready for review and approval. Mr. Pritchard stated there could be two additional properties the Board may need to address at a later time.

Chairman Spisak stated a number of Marguerite Abbott's neighbors were complaining of bad reception from Time Warner. He said this problem seemed to be only within a certain area on Easton Road heading west. He said the problem involved both phone and cable lines by Time Warner. He further stated Time Warner seemed to think a cable over Cleveland-Massillon Road had a defect in it. He said Time Warner stated they would pursue a permit to correct the issue.

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

V. CONSIDERATION OF MINUTES:

The Minutes were considered from the Tuesday, March 11, 2008 meeting. **Chairman Spisak moved to accept the minutes as submitted. Seconded by Mr. Conklin. ROLL CALL: Mr. Spisak-Yes, Mr. Conklin-Yes, Mr. Dowling-Yes, Mr. Houser-Abstain. Motion passed 3-0 to approve the minutes as submitted. The minutes were processed accordingly.**

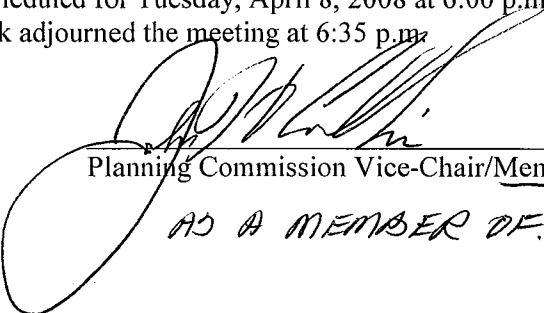
VI. ADJOURNMENT:

Chairman Spisak announced that the next meeting was scheduled for Tuesday, April 8, 2008 at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 6:35 p.m.



Planning Commission Chair/Vice-Chair

4/22/08
Date



Planning Commission Vice-Chair/Member
AS A MEMBER OF.

