

# Planning Commission Memorandum

**To:** Karla Richards, Clerk of Council  
**From:** Pam Campbell, Boards & Commissions Secretary *PC*  
**Date:** 9-10-08  
**Re:** Approved/Signed Planning Commission Minutes:  
Tuesday, August 12, 2008

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Attached you will find a copy of the approved/signed Planning Commission minutes from Tuesday, August 12, 2008.

Note that the original document has been forwarded to, and will be on file with the Clerk of Council for the official record.

E-mail: Mayor (per Admin. Asst.)  
Administrative Officer  
Finance Director  
Planning Commission (5)  
Fire Chief  
Council (7)  
Capital One

cc: Director of Planning & Community Development  
Superintendent of Building & Zoning  
Tom Jones (Council)  
PC File/Posting

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, August 12, 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, Ralph Dowling, John Conklin, Janet Jacobs

**ABSENT:** Todd Houser

**ALSO PRESENT:** Pat Ryan, Zoning Inspector

**II. PUBLIC APPLICATIONS:**

None

**III. OLD BUSINESS:**

Chairman Spisak asked about Parks Zoning and Draft Text. Ms. Ryan stated she would need more input regarding the Zoning Map. She stated the Commercial Recreational (C-Rec.) District was not complete on the first map presented to the Board. She said Lake Dorothy and the Barberton Reservoir would need included on the Zoning Map. She said the Barberton Reservoir was already in the C-Rec. District. She asked the Board if they would like to include all C-Rec. Districts on the map. She said this would expand Brookside Golf Course and McCafferty Park. Chairman Spisak asked if Wolf Creek and Pigeon Creek were included on the Zoning Map. Ms. Ryan stated she did include Wolf Creek to the railroad tracks. She asked if Wolf Creek extended further than the railroad tracks. Mr. Conklin stated Wolf Creek extends from Wadsworth Road, across the street from Carter Lumber to Summit Road by Adjust-a-Post. Ms. Ryan stated she has Wolf Creek marked as going down toward the railroad tracks and then south into Copley. Mr. Conklin stated the past Director of Planning and Community Development, had information in his files on the Summit County Greenway Proposal. He stated this information showed the complete proposed Greenway route through Norton into Copley and through Barberton. He said this Greenway would also go around Lake Dorothy and Silver Creek Metro Park. Mr. Dowling stated he remembered there was an issue with land south of Summit Road. He said the owner did not want to sell their property. He said if this land was zoned as C-Rec., does that cause any obligation or restrictions from the owner's standpoint. Ms. Ryan stated the narrow lot would restrict them; they would not be able to build. Mr. Dowling said if all bike trails are defined and a housing development went in, are we limiting the owner's ability to market that land into something other than recreational. Ms. Ryan stated it was such a narrow strip of land; it is only an intended beltway through the area. Mr. Dowling stated after the Planning Commission approves this issue and it goes to Council, someone could be present at that meeting and state they didn't want the City to take their rights away. Ms. Ryan said if the strip went through someone's property, they still have the right to their property. She said this was for future planning. She said for instance, if the house was demolished or sold, this strip of land is intended to go through the property. Mr. Dowling stated he was a little confused about the areas on the north side of Lake Dorothy. He said he had trouble visualizing how this strip would go along the north side of Lake Dorothy. Chairman Spisak stated there was a piece of land around Lake Dorothy that was part of the Pittsburg Plate & Glass (PPG) property. He said it was a wetland like the west side, where all the streams come in. Ms. Ryan stated she would add these areas on the Zoning Map and have it ready at the next meeting.

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

#### IV. NEW BUSINESS:

Chairman Spisak asked for information on the Resolution to Support the Park Parcel Identification and Map. Ms. Ryan said she had no information to present. Chairman Spisak stated it would be tabled until the next scheduled meeting.

Ms. Ryan stated a lot split would be presented at the next meeting. She said Johnson Church is splitting off the back parcels of their property. She said there are changes that need done, but the documents would be ready at the next meeting.

Ms. Ryan stated the Building and Zoning Department would be looking into rezoning the center of town. She said there are some parcels that need attention and cleaned up in the Norton Core area. She said the Cornerstone School, the fast food businesses and the school entrance off of Greenwich Road were zoned B-2. She said the High School's L-shaped parcel, would also be zoned business. She said the frontage along Greenwich Road would be zoned business to make it consistent with the zoning across the street. She said this area does have sewer and water capabilities. She said water and sewer lines were not far. Ms. Ryan stated Jeff Pritchard, the past Director of Planning and Community Development, had been looking into rezoning the Norton Core area. She said this rezoning would allow least intense business, restaurants and also retail. She said this would clean up the area and make the school property more consistent. She said if the schools move, the area could be marketed as commercial property. She said more discussion needs to be done on this issue but more than ten parcels would be included. She said this resolution of support from the Planning Commission would go to Council. Mr. Dowling stated there were also inconsistencies on the northeast side of Cleveland-Massillon Road. Ms. Ryan said there are many inconsistencies in the area. She said the City would like to start with the Norton Core area and clean up the zoning. Chairman Spisak stated the current Zoning Map was available at this meeting if any Board members would like to see it. Ms. Ryan said there were a few mistakes on the Zoning Map that would be corrected once the zoning was cleaned up. She said she had been checking on Ordinances and correcting the Zoning Map. She said revisions would then be sent to the County to update.

Mr. Conklin asked if Mr. Rick Ryland, City Administrator, had advertised for a Director of Planning and Community Development yet. Ms. Ryan said she had no updates on the position.

Ms. Jacobs asked if the City had started working on the paving roads yet. Ms. Ryan said not yet. She said the bid openings would be soon. Mr. Conklin asked if Greenwich Road was on the list of roads to pave. Ms. Ryan said she didn't know, but did notice the area in front of McDonalds and Arby's had been paved.

Mr. Dowling stated he spoke to Mr. Ryland about Hartzell Road. He said they were working on waterline designs for Phase III, but weren't finished. He said Mr. Ryland would like to have bids out on the waterlines before the roads are paved.

Mr. Conklin said waterline assessment letters went out for Greenridge Road. Ms. Ryan stated she thought that was correct. Mr. Conklin asked if anyone had contested the assessments. Ms. Ryan said she had not heard of anyone contesting the assessment. She said those issues would be directed to Mr. Ryland. Mr. Dowling asked where the waterline tie-in locations were. Mr. Conklin said the waterline would go from Diefendorff's and bore under Interstate I-76, then go to the Middle School. He said the waterline would then go from Greenridge Road to Durham Road, turn right and tie in at the end of Durham Road. Mr. Conklin said from what he recalled, if anyone on Shellhart Road or any other street wanted to tie-in, they would need 60 signatures on a petition.

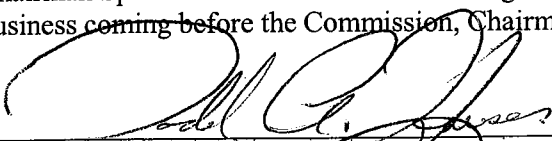
#### V. CONSIDERATION OF MINUTES:

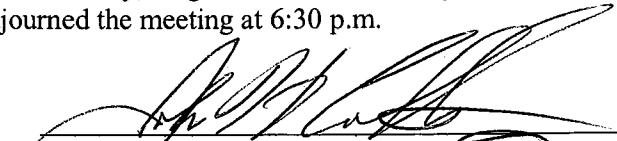
The minutes of Tuesday, July 22, 2008 were considered.

**Mr. Dowling moved to accept Tuesday, July 22, 2008 minutes with minor corrections; seconded by Mr. Conklin. ROLL CALL: Ms. Dowling-Yes, Mr. Conklin-Yes, Ms. Jacobs-Abstain, Mr. Spisak-Yes. Motion passed 3-0-1. The minutes were signed and processed accordingly.**

**VI. ADJOURNMENT:**

Chairman Spisak announced the next meeting was scheduled for Tuesday, August 26, 2008 at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 6:30 p.m.

  
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Planning Commission Chair/Vice-Chair

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

9/9/08  
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, August 12, 2008**

**PLEASE PRINT YOUR NAME CLEARLY:**

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

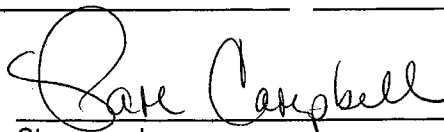
NAME:

STREET ADDRESS (NO P.O. BOX):

CITY & ZIP CODE:

- NONE -

Signed:

  
Stenographer