

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, February 24, 2009**

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, John Conklin, Janet Jacobs, Ralph Dowling

**ABSENT:** Todd Houser

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

**II. PUBLIC APPLICATIONS:**

- A.) Application S1-2009 (Tabled on 2-10-09)  
Major Subdivision/Preliminary Plat  
Pride One Norton, LLC, Owner  
Parcel 4602628 and 4608579  
[Requesting to develop a Planned Cluster Residence Community consisting of 182 attached cluster rental units for Seniors and 14 Single Family Lots]

Chairman Spisak asked if the Administration has heard from Ms. Rakoci regarding this Application.

Ms. Ryan, Zoning Inspector, stated Ms. Rakoci contacted her for some information and that will be forwarded on to Pride One.

Chairman Spisak referenced the drafted letter from the Commission summing up the issues regarding this project and asked the Commission members if they had any comments. There were no comments or changes. Chairman Spisak stated he would sign it and it would be sent to the Applicant.

- B.) Application AG7-2009  
Agricultural District Renewal  
Charles Seiberling –TR and Dorothy Dunham-TR  
Property known as 4117 Greenwich Road  
PPN 4605182  
[Requesting renewal of Agricultural District Classification]

Chairman Spisak asked if the Commission had any comments. There were none.

**Ms. Jacobs made a motion to approve Application AG7-2009 for Charles Seiberling-TR and Dorothy Dunham-TR, property known as 4117 Greenwich Road. Mr. Conklin seconded. ROLL CALL: Ms Jacobs-Yes, Mr. Conklin-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes. Motion passed 4-0.**

- C.) Application AG8-2009  
New Agricultural District Classification  
Susan M. Dayton, Owner  
Property known as PPN 4602073  
[Requesting a New Agricultural District Classification]

Chairman Spisak asked the Applicant to sign in if they would like to speak.

Ms. Dayton stated this was the parcel to the south of her other agricultural property. The front part is used for parking. She has started growing vegetables and would also like to plant some fruit trees. She said she wants to fully use the property so it can pay for itself. This property was purchased in the Fall of 1999. They put the other parcels into an Agricultural District in 2004. She stated they wanted to get this one on because if sewers are forced on them it will be exempt.

Chairman Spisak asked if there were any comments from the Commission. There were none.

**Ms. Jacobs made a motion to approve Application AG8-2009 for a new Agricultural District for Susan M. Dayton, property known as PPN 4602073. Mr. Conklin seconded. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms Jacobs-Yes, Mr. Spisak-Yes. Motion passed 4-0.**

- D.) Application AG9-2009  
Agricultural District Renewal  
Susan M. Dayton, Owner  
Property known as PPN's 4601364, 4601365, 4601366 and 4601367  
[Requesting renewal of Agricultural District Classification]

Chairman Spisak asked if there were any comments from the Commission. There were none.

**Ms. Jacobs made a motion to approve Application AG9-2009 for Susan M. Dayton, property known as PPN 4601364, 4601365, 4601366, and 4601367. Mr. Conklin seconded. ROLL CALL: Ms Jacobs-Yes, Mr. Conklin-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes. Motion passed 4-0.**

- E.) Application AG10-2009  
Agricultural District Renewal  
David T. Maxon, Sr., Owner  
Property known as PPN's 4600314  
[Requesting renewal of Agricultural District Classification]

Mr. Maxon approached the podium and stated he had made a mistake on the acreage total. He said he put in 170 acres and it should be 107 acres as it was listed further up on the form.

Chairman Spisak asked if there were any comments from the Commission. There were none.

**Ms. Jacobs made a motion to approve Application AG10-2009 for David T. Maxon, property known as PPN 4600314. Mr. Conklin seconded. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms Jacobs-Yes, Mr. Spisak-Yes. Motion passed 4-0.**

### **III. OLD BUSINESS:**

Chairman Spisak asked if there is anything on the Wood Burning Furnaces.

Ms. Ryan stated Mr. Arters, Building and Zoning Superintendent, is preparing the text and the Commission should have it once it is reviewed.

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

**IV. NEW BUSINESS:**

Chairman Spisak stated they needed to nominate and elect officers for the year.

Ms. Ryan stated the members who were up for reappointment were approved at the City Council meeting the night before.

Mr. Conklin made a motion to nominate Mark Spisak for Chairman. Mr. Dowling seconded. Mr. Spisak accepted the nomination. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Spisak-Yes. Motion passed 4-0.

Mr. Conklin made a motion to nominate Ralph Dowling for Vice-Chairman. Ms. Jacobs seconded. Mr. Dowling accepted the nomination. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Spisak-Yes. Motion passed 4-0.

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

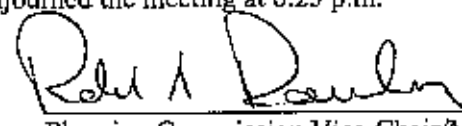
**V. CONSIDERATION OF MINUTES:**

Ms. Jacobs made a motion to accept the minutes for Tuesday, February 10, 2009, minutes as written. Seconded by Mr. Dowling. ROLL CALL: Mr. Conklin-Yes, Mr. Dowling-Yes, Ms. Jacobs-Yes, Mr. Spisak-Yes. Motion passed 4-0. The minutes were signed and processed accordingly.

**VI. ADJOURNMENT:**

Chairman Spisak announced the next meeting is scheduled for Tuesday, March 10, 2009, at 6:00 p.m. With no further business coming before the Commission, Chairman Spisak adjourned the meeting at 6:25 p.m.

  
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Planning Commission Chair/Vice-Chair

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

3/10/09  
Date





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February 20, 2009

Ms. Pat Rakoci  
Pride One Norton, LLC  
387 Medina Road # 600  
Medina, OH 44256

Ms. Rakoci,

In regards to the Planning Commission meeting on Tuesday, February 10, 2009, I thought it would be beneficial to summarize the discussion to clarify the major issues still needing consideration for your proposed development.

First, and probably most important, is the issue of the street construction. Our engineer, Osborn Engineering, has recommended we not allow an inverted profile as you are proposing, but require a typical crowned profile as our road specifications state. By adhering to specifications does not mean the streets cannot be private, as you are seeking, it merely states the profile cannot be inverted. Our regulations also do not call for concrete, you can put in asphalt pavement. We are not requiring you to have a dedicated right-of-way on streets A, B, C, or E. We are requesting however, there be a right-of-way on street D so if and/or when an abutting property develops a connection can be made thus distributing traffic throughout the entire area. Furthermore, crowned pavement does not automatically require curb and gutter and we are willing to look at alternatives in this area. The only setbacks that would be affected are on street D where there would need to be a right-of-way. This would only set the units back approximately an extra 12 to 18 feet depending on the right-of-way width required. We would consider allowing street D to be private until a connection is made to the north.

The second issue is the matter of cul-de-sacs on street E and B. These are required per Norton Fire Department for the safety of our residents and we will require them.

The last issue we see are sidewalks and street lights. You have agreed to put sidewalks on one side of the street and that is fine. I just wanted to clarify that sidewalks will be required in the open space on Eastern Road between lots 3 and 4. The sidewalks on the individual Single Family lots will be required but we understand they will be installed when the homes are constructed. We have agreed streetlights will be at the intersections but we feel they should also be added at additional locations such as where there is a gap in the buildings or on curves.

We will await your request to come back before the Commission. Please be aware that our ordinances state that we must act to either approve, conditionally approve or deny the preliminary plat within 60 days from tabling. The 60 days will be counted from January 27, 2009, when your application was first tabled. If we do not act within the 60 days the application is deemed disapproved.

We appreciate your cooperation as we work through these issues and hope we can come to an agreement. We have been placed in the position of reviewing subdivision plans and we must consider the health safety and welfare of our current and future residents when doing so.

Sincerely,

Mark Spisak  
Norton Planning Commission Chairman

Cc: Planning Commission Members  
Russ Arters, Supt. of Building and Zoning  
Jim Oberdorfer, Interim Planning Director