



Planning Commission Memorandum

To: Karla Richards, Clerk of Council
From: Pat Ryan, Interim Boards & Commissions Secretary *PR*
Date: 7-15-09
Re: Approved/Signed Planning Commission Minutes:
Tuesday, June 9, 2009

Attached you will find a copy of the approved/signed Planning Commission minutes from Tuesday, June 9, 2009.

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

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

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

City of Norton
PLANNING COMMISSION
Tuesday, June 9, 2009

The Planning Commission (PC) of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Spisak called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Janet Jacobs, Ralph Dowling, Todd Houser, John Conklin

ABSENT:

ALSO PRESENT: Pat Ryan, Zoning Inspector

II. PUBLIC APPLICATIONS:

Chairman Spisak noted there were no Applications.

III. OLD BUSINESS:

Chairman Spisak noted the topic of Outdoor Wood Burning Furnaces is on the Agenda, tabled from March 10th, but there is nothing new for tonight. Chairman Spisak asked Ms. Ryan if she had any comments. Ms. Ryan reviewed some of the points made by the EPA representative at the Summit County Zoning Inspector's meeting. The major recommendations were to create local regulations that include setbacks, require all new units be phase II compliant, require owners to follow manufacturer's specifications for burn materials and add a seasonal timeframe for operating. Mr. Dowling added the point of stack height was also discussed at the meeting. The point was made that the shorter the stack the more pollutants are emitted because they do not get burned off so the stack height is to be considered. Mr. Houser stated some of these emit pollutants of up to 3-4 grams/hr. Ms. Jacobs asked what would happen with existing units. Ms. Ryan stated they would be permitted to remain but if they were ever replaced they would need to meet the phase II regulations. The Commission discussed some of the language in the sample ordinance provided and found some changes they would like to make. Mr. Dowling mentioned in one section the sample code calls out specifically which fuels could be burned in the units and states "natural wood". He felt this is too vague and should specify untreated, properly seasoned wood. The Commission felt that if they specified which fuels are approved they might be eliminating some that are efficient or a future fuel type. The Commission preferred calling out fuels to be used as those listed by the unit manufacturer and list prohibited fuels or materials instead. The Commissions also discussed if this should be a conditional use and felt if it was it may be time consuming for the applicant. Additionally, conditional use permits are granted to the owner of the property so when they move the conditional use permit ceases and the new owner would need to come in for a new conditional use permit on something that has been in place. Mr. Dowling stated he feels if the regulations are written well there would be no use for a conditional permit. Chairman Spisak stated another area he would like to modify would be point 4 on page 7. He felt it was too subjective and hard to regulate. He felt a required stack height would be a better way to prevent smoke problems on adjacent properties. Mr. Houser asked if there was any additional preamble. Ms. Ryan stated there was a section on each area. Mr. Houser inquired about a certified installer, what their credentials would be and if they are licensed similar to a plumber or electrician. Mr. Conklin asked about waste oil and if this also needed to be addressed. Mr. Dowling asked if they could get a proposed version of the text for just the Outdoor Wood Burners for review. Ms. Ryan stated she would work on that. The Commission will leave this topic on the Agenda to discuss in July. **Chairman Spisak made a motion to table discussion on the Outdoor Wood Burning Furnaces text amendment until July 14, 2009 at 6pm. Mr. Houser seconded. ROLL CALL: Mr. Dowling-Yes, Ms. Jacobs-Yes, Mr. Conklin-Yes, Mr. Houser-Yes, Mr. Spisak-Yes. Motion passed 5-0.**

Chairman Spisak recapped the Norton City Schools future plans meeting on May 12th that a several of the members attended. Mr. Dowling reviewed what the school administrators were doing and that the school officials would possibly be presenting something to the public by the end of July. Chairman Spisak asked if there was any other Old Business. There was none.

IV. NEW BUSINESS:

Chairman Spisak asked if there was any New Business. Ms. Ryan stated the Commission may want to look at window signs and allowed coverage. Chairman Spisak asked if there was any other New Business. There was none.

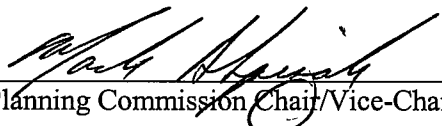
V. CONSIDERATION OF MINUTES:

Chairman Spisak asked if there were any corrections and/or additions to the Minutes of April 7, 2009. There were none. Chairman Spisak asked for a motion. **Mr. Houser made a motion to approve the Minutes of April 7, 2009 as written. Seconded by Ms. Jacobs. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Houser-Yes, Mr. Spisak-Abstain. Motion passed 4-0-1.**

Chairman Spisak asked if there were any corrections and/or additions to the Minutes of April 28, 2009. There were none. **Chairman Spisak made a motion to approve the Minutes of April 28, 2009 as written. Seconded by Ms. Jacobs. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Abstain, Ms. Jacobs-Yes, Mr. Houser-Abstain, Mr. Spisak-Yes. Motion passed 3-0-2.**

VI. ADJOURNMENT:

Chairman Spisak announced the next meeting, scheduled for Tuesday, June 23, 2009, at 6:00 p.m., will be cancelled due to no agenda items so the next meeting will be held on Tuesday July 14, 2009 at 6pm. With no further business before the Commission, Chairman Spisak adjourned the meeting at 6:55 p.m.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

7/14/09
Date

