



Planning Commission Memorandum

NORTON

To: Karla Richards, Clerk of Council
From: Pat Ryan, Interim Boards & Commissions Secretary *PR*
Date: 7-28-2010
Re: Approved/Signed Planning Commission Minutes:
Tuesday, June 22, 2010

Attached you will find a copy of the approved/signed Planning Commission minutes from Tuesday, June 22, 2010.

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. Sec.)
Administrative Officer
Finance Director
Planning Commission
Fire Chief
Council
Engineer
Capital One
Supt. of Building & Zoning

cc: App. File/Posting

City of Norton PLANNING COMMISSION

Tuesday, June 22, 2010

The Planning Commission 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 6:00p.m.

I. ATTENDANCE:

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

ABSENT: Janet Jacobs

ALSO PRESENT: Pat Ryan, Zoning Inspector

II. PUBLIC APPLICATIONS:

- 1) **Application R2-2010 - Rezoning
Proposing rezoning for multiple properties
from various Zoning Districts to B-2-Neighborhood Business
[Allowing for orderly development of the
Cleveland Massillon Road corridor from Greenwich Rd.
north to the I-76/US224 Freeway]**

Chairman Spisak announced the Application and asked Ms. Ryan for comments. Ms. Ryan referred to the current zoning map and stated that the depth shown for the B-2 District is not accurate on Cleveland Massillon Road and it should be only 300' deep from the right-of-way. Ms. Ryan then referred to the handout showing the proposed B-2 district expansion. Ms. Ryan stated she looked at various commercial or business developments with interior road systems in Summit and Medina Counties and the developments varied from 600' to 900' deep in order to accommodate an interior road system. Based on that, Ms. Ryan said she has showed the expanded B-2 District on the west side of Cleveland Massillon Rd. at a depth of 600' from the right-of-way up to and including parcel # 4601177, 3820 Cleveland Massillon Rd. Ms. Ryan said this would allow for an interior roadway system, limit curb cuts and, in turn, relieve traffic congestion. North of that area Ms. Ryan said she showed just the frontage lots and they vary from approximately 310' south of Shellhart Rd. to 380' north of Shellhart Rd. to the freeway. Ms. Ryan stated this proposal is fairly consistent with Map 7 on page 39 of the 2006 Comprehensive Plan.

On the East Side of Cleveland Massillon Road Ms. Ryan said the Commission could consider leaving the existing depth at 300' up to and including 3873 Cleveland Massillon Rd./parcel # 4601420 and just expand the district north to the freeway at a depth of approximately 500' north to and including 3805 Cleveland Massillon Rd./PPN 4608116. Ms. Ryan said between Shellhart Rd. and the apartment property could be B-2 at a depth of approximately 300'. Ms. Ryan said they are also proposing to rezone the shopping plaza and gas station to B-2 as well as the property owned by the hospital along the freeway.

Chairman Spisak asked for comments from the Commission. Mr. Conklin asked if the rezoning on the west side would result in some properties having spit zoning. Ms. Ryan stated it would and is difficult to avoid since many of the lots are very deep. Ms. Ryan noted the 30 acre parcel that is for sale is what spurred this discussion and that an inquiry was made as to if there could be commercial at the road with residential development in the rear. This would allow for that scenario.

Mr. Houser stated the area on the southeast side would make a nice downtown business district if the depth was expanded.

Ms. Ryan stated the trailer park is zoned B-3, Highway Business, and that perhaps the Commission would like to rezone that to B-2-neighborhood business as well.

Mr. Conklin said he would like to send a more extensive proposal to Council and go from there. Mr. Houser agreed.

Ms. Ryan said if they are considering expanding the depth on the east side they could either take it to Columbia Ave. or towards Manilla Ave. and leave the western parcels on Manilla Ave. as a buffer for the residential to the east. Mr. Houser said the thought spitting the block between Manilla Ave. and Columbia Ave. was a good idea.

Mr. Dowling said that since there are established businesses on Cleveland Massillon Rd. anyone new would need to build behind and access from Columbia.

Mr. Houser said he is thinking that consolidation and redevelopment of the whole area would be the way to go.

Mr. Conklin said the feel they should send a recommendation to Council for an extension and widening of the business district on Cleveland Massillon Rd. as well as rezoning for Norton Ave. from Cleveland Massillon to and including the bowling alley and see what Council thinks.

Mr. Dowling asked if there would be any effect on the BP gas station. Ms. Ryan said it would make the gas station non-conforming but would not change their rights to operate as they are or to sell the property as a gas station as long as it was not vacant for more than 6 months. Mr. Dowling asked about the B-1 along the freeway. Ms. Ryan said, to be consistent, they thought it should be B-2. The Commission discussed the access from Cleveland Massillon Rd., as well as sewer and water availability for the Akron General Hospital property.

Ms. Ryan said one of the big issues is the rezoning by the subdivisions at the north by the freeway. Chairman Spisak stated that once Cleveland Massillon Rd. is widened it may give those people more leverage in selling their properties. Mr. Conklin said in addition, if it was rezoned it would help them for business uses.

The Commission discussed the areas leading into the subdivisions at the north end of Cleveland Massillon Rd. and also at the southeast side north of Norton Ave. The Commission decided to rezone the properties on Norton Avenue that are currently zoned B-3 to B-2 because B-3 is listed as highway business and B-2 would be a better fit for that part of the city.

Chairman Spisak stated he looked at the Comprehensive Plan when reviewing this. Mr. Conklin added that since the Comprehensive Plan was approved there have been very few changes made to match the plan.

The Commission decided to preliminarily set the rezoning areas to the boundaries as shown on the attached map. The Commission will review this again at their next meeting on July 27, 2010.

Chairman Spisak asked if there were any more comments. There were none.

III. OLD BUSINESS: None

IV. NEW BUSINESS: None

IV. MINUTES: None

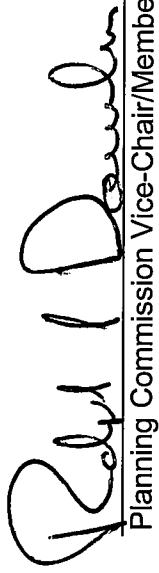
V. ADJOURNMENT:

Chairman Spisak said the next meeting would be July 13, 2010. Mr. Conklin informed the Commission he would not be able to attend the meeting on July 13th.

With no further business before the Commission, Chairman adjourned the meeting at 7:18pm.




Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

7/27/10

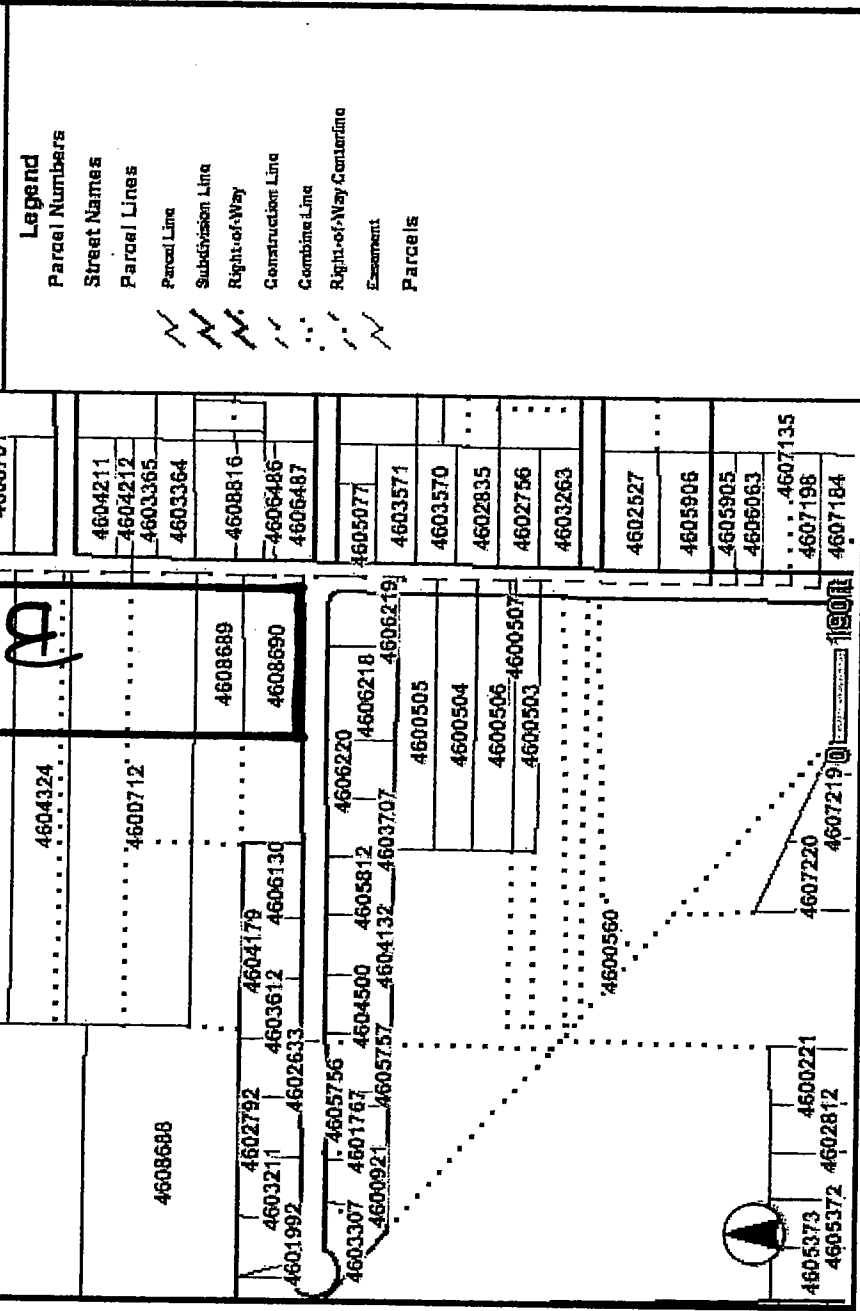
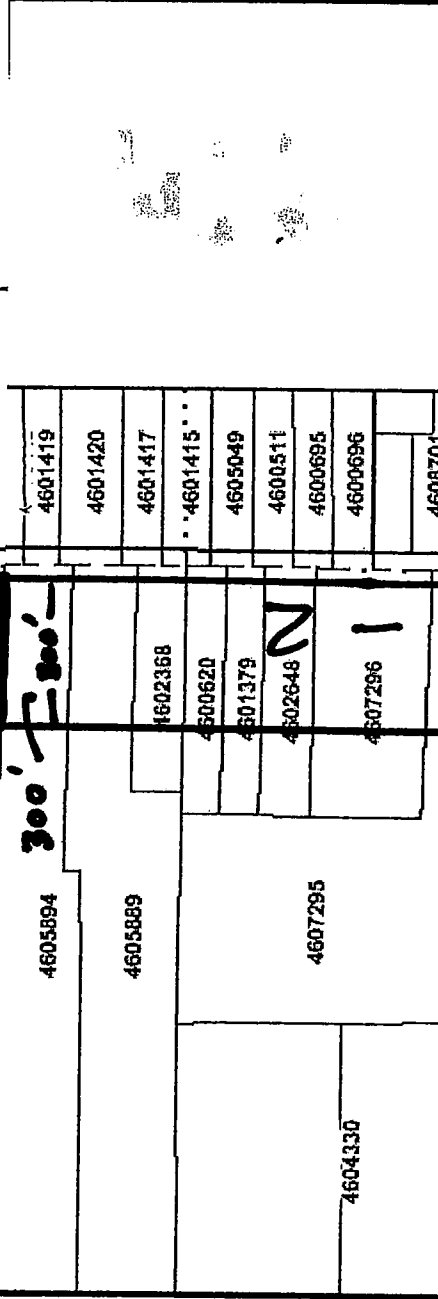
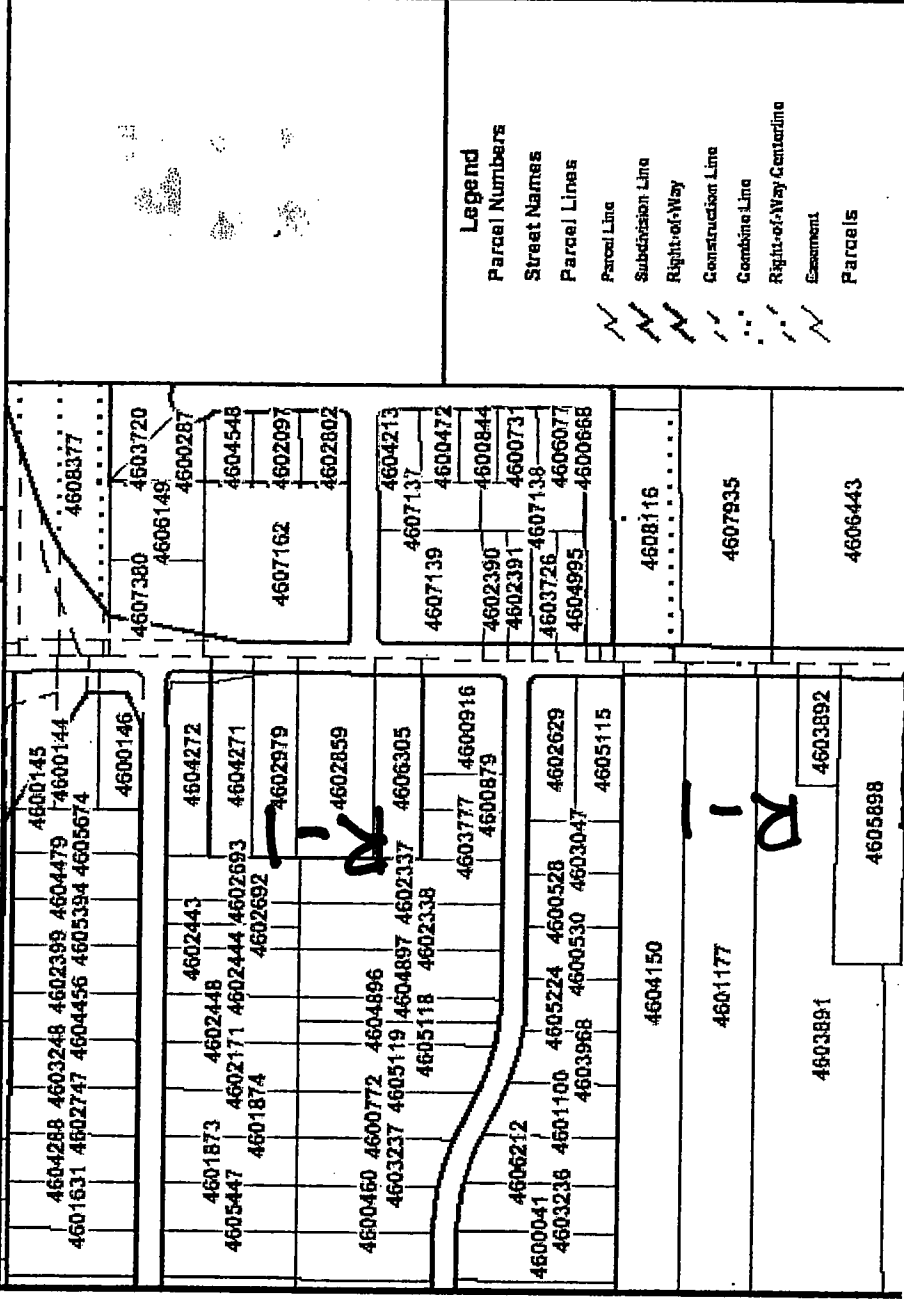
Date



Interim Secretary

CURRENT

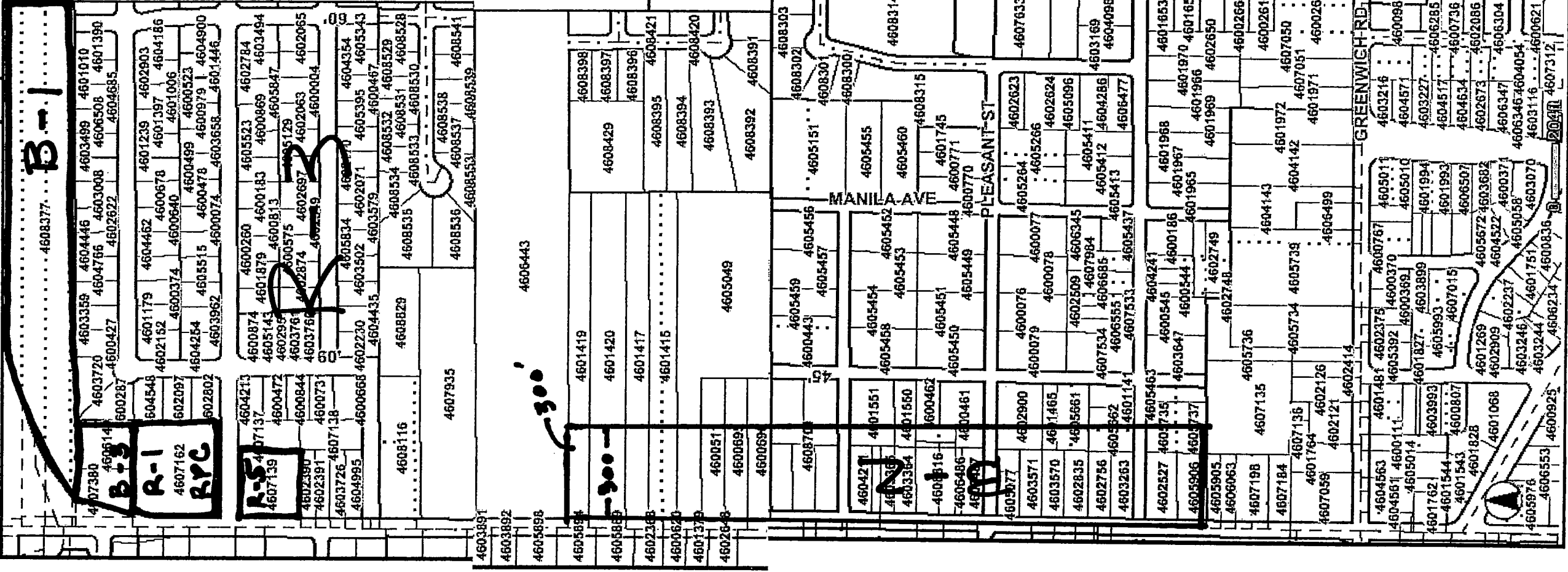
Summit County Map



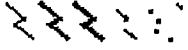
CURRENT

Summit County Map

B-1



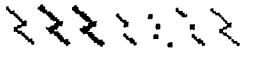
- Legend**
- Parcel Numbers
 - Street Names
 - Parcel Lines
 - Parcel Line
 - Subdivision Line
 - Right-of-Way
 - Construction Line
 - Combine Line



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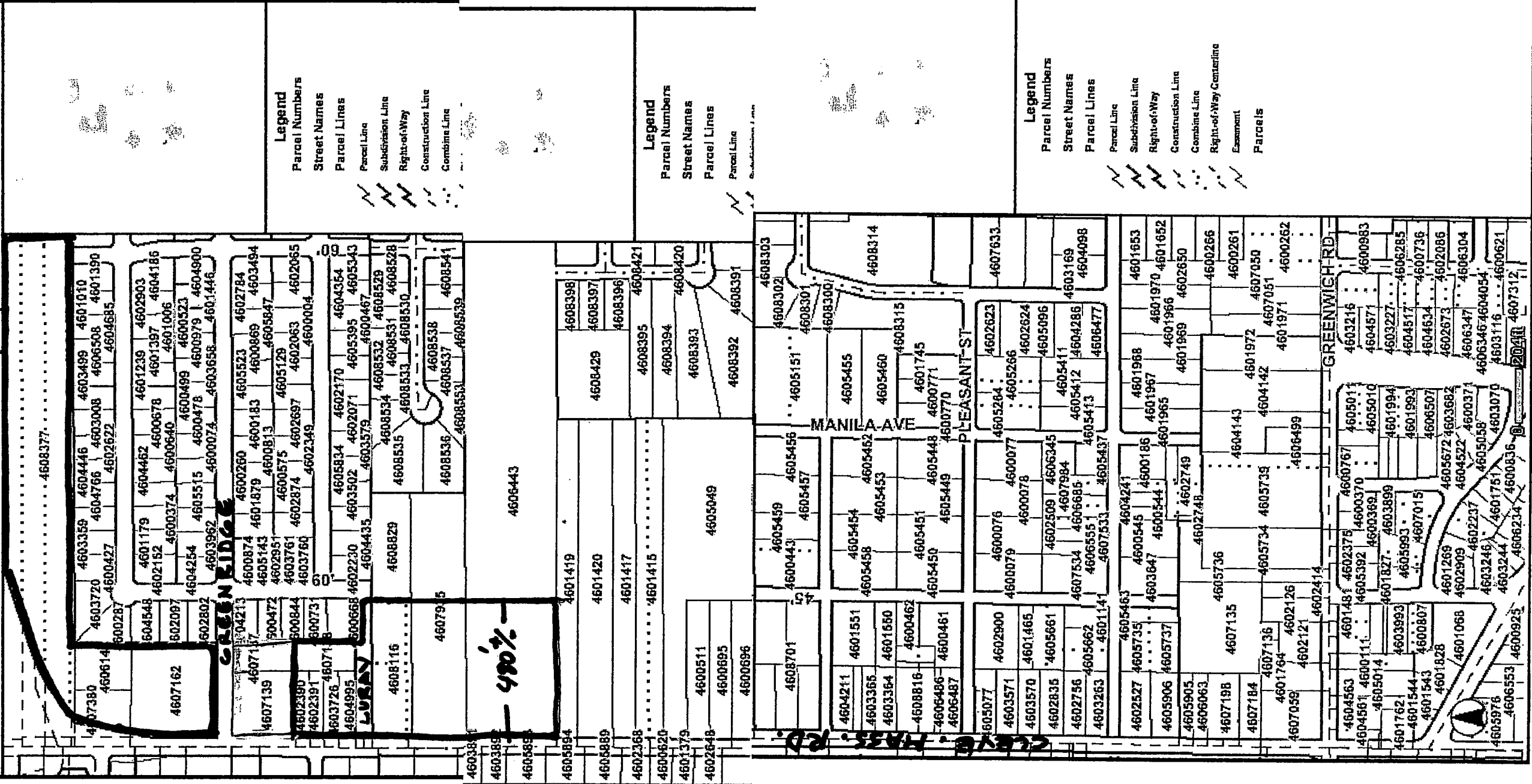


- Legend**
- Parcel Numbers
 - Street Names
 - Parcel Lines
 - Parcel Line
 - Subdivision Line
 - Right-of-Way
 - Construction Line
 - Combine Line
 - Right-of-Way Centerline
 - Easement
 - Parcels



PROPOSED

Summit County Map



Legend
Parcel Numbers
Street Names
Parcel Lines
Parcel Line
Subdivision Line
Right-of-Way
Construction Line
Combine Line

Legend
Parcel Numbers
Street Names
Parcel Lines
Parcel Line
Subdivision Line

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Construction Line
Combine Line
Right-of-Way Centerline
Easement
Parcels

