



Planning Commission Memorandum

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 8, 2010

Attached you will find a copy of the approved/signed Planning Commission minutes from Tuesday, June 8, 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 8, 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, Janet Jacobs, Mark Spisak

ABSENT:

ALSO PRESENT: Pat Ryan, Zoning Inspector

II. PUBLIC APPLICATIONS:

- 1) **Application R1-2010 - Rezoning
First Southwestern Financial Services, Owner
R & T Freeman Co. LLC (Eugene and Tracy Freeman), Agents
Regarding property known as 3225 and 3211 Cleveland Massillon
Road/PPN4600318 and 4600319
[Proposing rezoning from B-2 to B-3 to allow for an auto repair and auto
body repair business.]**

Chairman Spisak announced the Application and asked the applicants to come forward and present their request. Mr. Rick Freeman and Mrs. Tracy Freeman of 11165 Cottingham Circle NW, Uniontown, Ohio came to the podium. Mr. Freeman stated that he is a 50% owner in a body shop in Copley and he and his partner are going separate ways. Mr. Freeman explained he does have a customer base from the Copley, Norton, Wadsworth and Medina areas and would like to stay local. Mr. Freeman stated the building has been vacant for about 2 years, it is the right square footage, in the right area for his business and he would like to bring new jobs to the Norton area.

Chairman Spisak asked if there were any lifts currently in the building. Mr. Freeman replied there were not but that he planned to put them in as well as a paint booth. Mr. Freeman said the building has an existing office area, needs to be cleaned up inside and out and he plans to add another garage door and landscaping. Mr. Freeman said he wanted a business that was neat and clean, community friendly and planned on using water based paints that are better for the environment than paint used in shops today. Mr. Freeman added DuPont Paints backs his company and they will test some new products coming out on the market.

Mr. Dowling asked if his business is an auto repair or body shop. Mr. Freeman replied it is mainly a body shop but he will do some mechanical repairs. Mr. Freeman said most of his clients are insurance and collision repairs. Mr. Freeman stated he would like to speak to Loyal Oak Auto Repair next door because he may like to subcontract some work to them as long as they have the proper equipment. Mr. Freeman stated they already work with Ritzman Muffler Shop across the street.

Chairman Spisak asked if the Billboard sign is on the property. Mr. Freeman replied it was on the 3211 property on the corner and he did not think it was part of the sale. Chairman Spisak stated he thought they leased the space on the sign. Mr. Freeman said nothing has been said about the sign but First Southwestern Financial Services knew very little about the property and had never seen it because they are in Idaho and just an acquisition company.

Chairman Spisak asked Ms. Ryan if there is any difference in billboard allowances between the B-2 and B-3 districts. Ms. Ryan stated she did not see any reference to them under Chapter 1289-Signs, so they would not be permitted but existing billboards would be considered legal non-conforming until abandoned or unused. Chairman Spisak stated he wanted to check because he would not like to see an opportunity for someone to put up a different structure in that location just because of a change in zoning. Mr. Freeman stated if the advertiser needs a lease for the billboard - he really does not like the billboard.

Mr. Dowling said in looking at the B-3 requirements he does not see any other areas of concern and they are not directly abutting a residential district. Mr. Dowling looked at Section 1274(e)(1) and the front yard setback when adjacent to a residential district. Ms. Ryan stated that the northeast corner of the vacant lot appears to be contiguous to the residential district so an additional 20' setback would occur there. Mr. Dowling asked Mr. Freeman if he intended to leave the parking lot gravel. Mr. Freeman replied for now he would leave it as is because he would like to tap into water when it becomes available. Mr. Dowling asked if there is currently a septic system on site. Mr. Freeman replied there is one on the side.

Ms. Jacobs asked if the septic system has been checked. Mr. Freeman stated it has not.

Mr. Houser asked if any consideration has been given for screening in the back as a buffer or transition from a more intense business use to the residential area. Mr. Freeman said he would eventually like to add a privacy fence in the back and sides. Mr. Freeman stated his current shop is known for keeping their business looking clean. Mr. Freeman added he would keep the grass mowed, keep the vehicles being repaired behind the fence, keep things in the dumpster and not blowing around and generally keep it clean and friendly, he wants people to feel invited in and not afraid of what they see.

Mr. Dowling asked Mr. Freeman to clarify where the cars being repaired would be. Mr. Freeman replied they would be along the side since there wasn't much room in the back. Mr. Freeman said they are looking at a few different plans and phases. Mr. Freeman said he has contacted the Summit County Health Department regarding the septic location.

Chairman Spisak asked if the Commission had any more questions for the applicant. There were none. Chairman Spisak asked if anyone in attendance would like to speak.

Mr. Mike Meden of 3177 Cleveland Massillon Road stated he owned the empty lot next door and had a couple of issues to bring up. Mr. Meden said it is difficult to speak, especially with the applicant present and he has nothing against him. Mr. Meden said he has heard Mr. Freeman runs a clean operation so he does not intend to badmouth him. Mr. Meden continued by saying he is looking at this as a resident. Mr. Meden said he not only owns the empty lot next door, but also the next 3 houses to the north and he has some rental property across and down the street. Mr. Meden said, as a resident, he has a concern with the look of historic Loyal Oak and having another auto repair place. Mr. Meden referred to the Comprehensive Plan for the City and stated the property in question is set up as a buffer separating the corner and the flavor of historic Loyal Oak which is a mix of residential and business uses. Mr. Meden commented that 2 of the properties he owns have residences with commercial buildings behind them. Mr. Meden stated his concern with changing the zoning to B-3 from B-2 is not with the applicant but with what happens after he is gone. Mr. Meden said that since

he has lived in the house 2 doors north this building has been a hardware store, a carpet store, a third use he could not remember and then an engineering firm. Mr. Meden agreed with Mr. Freeman in that the building has been vacant for 2 years and is an eyesore right now. Mr. Meden explained he is also looking at this as a Norton Business Development Task Force member. Mr. Meden explained he does not want to discourage businesses from coming to Norton but that area in the Comprehensive Plan, which the task force finds extremely important, shows the area as a historic area and he is not sure that this use fits that flavor. Mr. Meden again stated his real concern is for the future and that a body shop just went out of business in Loyal Oak and wondered if that location would fit Mr. Freeman's needs. Mr. Meden said he would love to develop his empty lot next door but between the old country store and the mess that is over there he can't justify sinking serious money developing when whoever moves in there would have to look at that everyday. Mr. Meden stated he has had comments from people who he does business with regarding the corner and that he has seen a lot of changes and not many have been good. Mr. Meden commented on the septic system layout for 3225 Cleveland Massillon and said the Health District was there today to inspect the system. Mr. Meden explained that the previous owner had talked about tying into the sewer at the corner and there was a group that held the benefits to run the line up the road but they ran into a ton of problems. Mr. Meden said there are benefits available through the people who own them but not through the city.

Chairman Spisak asked if anyone else would like to speak on the issue. No one came forward. Ms. Ryan stated she received a phone call Monday from Mr. Don Cunningham, a resident on Rosebay Blvd. voicing his opposition to the rezoning due to the nature of the business and feels it is not the proper place for another auto repair business.

Mr. Dowling asked if there are limitations in the zoning code regarding storage of unlicensed or unused cars. Ms. Ryan explained that there are regulations dealing with those issues and that when a new business goes through Site Plan Review the Planning Commission has the opportunity to address these types of issues. Ms. Ryan added that what the Commission is looking at tonight is if the R-3 District is appropriate for the area.

Mr. Dowling asked Mr. Freeman how many bays he intends to have. Mr. Freeman responded he would like to have about 12. Mr. Freeman also commented on the appearance of the area and stated he was not really happy with it and that he does not run a business that would look like that, it has to be clean. Mr. Freeman said the lot next door has junk, upside down truck beds and he would not stand for anything like that. Mr. Freeman explained he would be trying to invite business, it has to be clean, and customer friendly. Mr. Freeman briefly explained how the bays and interior would be laid out. Mr. Freeman said he would like a fence to keep the property secure, keep someone from getting hurt and keep it looking neat. Mr. Freeman said the business he has now in Copley does \$900,000 a year in business, it is not a fly-by-night business. Mr. Dowling asked how many employees he currently has and where the current business is located. Mr. Freeman replied 9 people and Copley Car Care is located on Copley Rd. between the circle and Rt. 21 ramp,

Chairman Spisak asked if anyone in the audience wanted to speak. No one came forward. Chairman Spisak asked if there were anymore discussion from the Commission members.

Mr. Dowling commented on the past struggle Panning Commission had 8 or 9 years ago determining if this was a business district or historic district. Mr. Dowling stated he never really considered it a historic district because when he looks at the area and asks what is historic here he sees the cider mill. The corner building could be called historical by some but it has been modified so many times that it may not be able to be classified as historical. Mr. Dowling also said if the building were sold he is not sure what could be done with it since it is so close to the road and someday they will probably need to tear the front porch off to widen Cleveland Massillon Road. Mr. Dowling said he views this as

bringing in a business to an abandoned building and the key point is working with your neighbors and realizing that you have a mixed district.

Chairman Spisak stated that in the Site Plan Review stage the Commission could attempt to promote some flavor of a historic district. Chairman Spisak commented the area is somewhat disjointed and their opportunity might be farther down and be more cohesive. Chairman Spisak said the question is whether the rezoning of this parcel would go against the thinking that this is going to be a historical area. Chairman Spisak added this building could be addressed at the next stage if there is some kind identity that the area takes on. Chairman Spisak said at Site Plan Review the Commission looks at adjoining buildings and what they look like and this area is a real mix. Chairman Spisak said the focus is a change from B-2 to B-3 and looking at the consequences and advantages.

Mr. Dowling asked Mr. Mike Meden if this issue was brought up to the Business Development Task Force. Mr. Meden said not to the whole group but he did talk to a couple members and said they basically had the same concerns that he has regarding what happens down the road if the rezoning goes through. Mr. Meden said as the owner of 7-8 parcels, the one thing he hears all the time is what is historic in Loyal Oak. Mr. Meden said the area has the mill, the corner store, which is kind of a lost cause now, and the Loyal Oak Tavern. Mr. Meden stated the area is slowly deteriorating into something that doesn't matter anymore and that is what they are trying to stop and maybe bring it back one day. Mr. Meden said that with the tough economic times this is a tough sell and as a business Development Task Force member it is tough for him when there is a new business wanting to come into the city, which is a wonderful thing. Mr. Meden said it was easy for him, as a resident, to say he doesn't want to look at any more cars than what he is already looking at but he understands everyone has to make a living and he does not want to make a potential neighbor mad at him for voicing his concerns. Mr. and Mrs. Freeman expressed they had no problem with Mr. Meden's comments.

Mr. Dowling said having a building on Cleveland Massillon was obviously an advantage from a visibility standpoint and it is hard to pass up the opportunity to bring employees in to the city.

Mrs. Freeman stated they hand picked this location and they did not chose it to detract or deteriorate the community but rather because they have a successful business and unfortunately they are dissolving their partnership and need to move. Mr. Freeman stated he likes to do things for the community, for instance Copley Car Care donated \$10,000 to Copley High School for the football field and this is the type of thing he likes to do to give back to the community he is works in. Mr. Freeman stated there are other programs with the police and fire departments and the high school that they have been involved in, they are community people and want to make sure the community is growing. Mr. Freeman said he enjoys talking and working with people and try to bring more business to the community, this helps everyone.

Mr. Dowling asked about Eurocar and if they were still in operation. Mr. Freeman stated he inquired about the building but the present owner was already purchasing the property. Mr. Dowling reviewed past history with that property.

Mr. Conklin asked if the previous owner, Mr. Hicks, owned a benefit for the sewer. Mr. Meden stated he did not know. There was a discussion about past plans to run sewer in that area. Mr. Meden said he thought there were 11 benefits available at the time, he bought 4 and other people bought the rest.

Chairman Spisak asked if there were any more comments. Being none he asked for a motion. **Mr. Dowling made a motion to approve Application R1-2010 for the rezoning of property known as 3225 and 3211 Cleveland Massillon Road from B-2 to B-3. The motion was seconded by Mr.**

Houser. ROLL CALL: Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Houser-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes. Motion to approved passed 5-0.

**2) Application TA1-2010
Resolution of Support to add
Chapter 1498-Exterior Maintenance Regulations
to Title 10-Housing**

Chairman Spisak announced the application. Ms. Ryan summarized this amendment stating that this is a basic, general code for residential exterior maintenance only. Ms. Ryan explained this went before Council last night and they have referred it back to the Planning Commission for review and recommendations.

There were comments on siding oxidation or peeling paint and how strictly would it be enforced. Ms. Ryan stated that it would allow for enforcement when complaints are made against properties whereas now there is no way to address these problems.

Mr. Dowling looked at his own home and asked himself what could his neighbors complain about.

Ms. Jacobs stated that if you have someone who you do not get along with it could be a problem. Ms. Ryan stated the office currently deals with those types of neighbor complaints and you have to evaluate each one. This is to deal with neglect issues.

Mr. Houser asked if there are any other guidelines that would help in evaluating at what point a certain issue becomes a problem and needs to be sited. Mr. Houser said if those type of guidelines were available it would be helpful. Ms. Ryan stated she did not know if such guidelines are available.

Chairman Spisak stated this is definitely needed, to help keep appearances up for the neighborhood's sake.

Commission discussed what other communities have, if anything, and what the procedure of notification in Norton would be.

Mr. Houser asked if there was a percentage of a surface considered when looking at peeling, flaking, chipped paint in (d)-Protective treatment. Mr. Houser sited, as an example, a house in relatively good condition but one side has chipped, flaking or peeling paint how would that be handled as far as urgency and extent of repair.

Mr. Dowling stated he had no big problems with the section and that some discretion could be used. Mr. Dowling said he looks at this as more of keeping up the aesthetics of the neighborhood.

Mr. Houser said that he believes that if this section would be received better if it is treated like a coaching tool to do necessary maintenance as opposed to an enforcement arm..

There was discussion as to where roofs would fall. Ms. Ryan stated it would fall under structural member. There was further discussion on where roofs would be covered.

Chairman Spisak noted the Commission is being asked for a resolution of Support and asked the members if they had any comments for Council.

Chairman Spisak made a motion to approve a Resolution of Support for Chapter 1498-Exterior Maintenance Regulations with the recommendation to add "and roofs" to the title and text

under (g). Mr. Conklin seconded the motion. ROLL CALL: Mr. Dowling-Yes, Ms. Jacobs-Yes, Mr. Houser-Yes, Mr. Conklin-Yes, Mr. Spisak-Yes. Motion passed 5-0.

III. OLD BUSINESS:

1) **Resolution of Support
Supporting a Moratorium on the
establishment, operation, permitting
or approval of New Entertainment Device
Arcades within the City of Norton for a
period of time not exceeding six (6) Months**

Ms. Ryan explained that this language now has a definition which they did not have before and is back before the Commission. Chairman Spisak stated this is just a moratorium so they can review these businesses and is not meant to prohibit them. Ms. Ryan stated that a moratorium will stop the progress of an application if filed after the moratorium goes into effect but would not stop the progress if an application came in before it went into effect.

The Commission discussed the language referring to the study to be conducted. Mr. Dowling asked if there was a timeframe for the study. Ms. Ryan said within the 6 months and explained what the study involves and how it would fit into any text they may propose.

Mr. Conklin made a motion to approve a Resolution of Support for a moratorium on the establishment, operation, permitting or approval of New Entertainment Device Arcades within the City of Norton for a period of time not to exceed six (6) months. Ms. Jacobs seconded the motion.

In discussion, Mr. Dowling mentioned there was no timeframe for the study and wanted to make sure they had enough time to consider text, if needed. The Commission discussed this.

Mr. Conklin made a motion to withdraw his previous motion. Ms. Jacobs seconded the motion to withdraw. ROLL CALL:

Mr. Conklin made a motion to approve a Resolution of Support for a moratorium on the establishment, operation, permitting or approval of new Entertainment Device Arcades with in the City of Norton for a period of time not to exceed six (6) months and request that the Administration's report on probable secondary effects of Entertainment Device Arcades be submitted approximately 90 days prior to the moratorium expiration. The motion was seconded by Ms. Jacobs. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Houser-Yes, Mr. Spisak-Yes. Motion to withdraw passed 5-0.

IV. NEW BUSINESS:

1) **Preliminary discussion reviewing zoning
on Cleveland Massillon Road corridor
from Greenwich Rd. north to I-76/US224.**

Ms. Ryan handed out maps showing the area for the Commission to use. The Commission had a brief discussion and will come to the next meeting with suggestions.

Chairman Spisak asked if there was any other New Business. There was none.

V. MINUTES:

Chairman Spisak asked if there were any corrections to the minutes from May 11, 2010. Being none, **Chairman Spisak made a motion to approve the minutes from May 11, 2010 as written. Mr. Houser seconded. ROLL CALL: Mr. Dowling-Yes, Mr. Conklin-Abstain, Ms. Jacobs-Yes, Mr. Houser-Yes, Mr. Spisak-Yes. Motion to approve passed 4-0-1.**

VI. ADJOURNMENT:

Chairman Spisak said the next meeting would be June 22, 2010.

With no further business before the Commission, Chairman adjourned the meeting at 7:48pm.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

7/27/10
Date



Interim Secretary

**PLANNING COMMISSION
AUDIENCE ATTENDANCE RECORD**

The following individuals were present and wished to speak at the Meeting of the Planning Commission held on **Tuesday, June 8, 2010**

PLEASE PRINT:

NAME:

STREET ADDRESS (NO P.O. BOX):

CITY & ZIP CODE:

RICK & TRACY FREEMAN

11165 COTTINGHAM CIR

MONTICELLO OH 44685

MIKE MEDEN

3177 CHEV. MASS

NORTON OH 44203

Signed: Pat Ryan
Stenographer

TITLE TEN - HOUSING

CHAPTER 1498 – EXTERIOR MAINTENANCE

- (a) **General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) **Responsibility.** The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this chapter. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.
- (c) **Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- (d) **Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- (e) **Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (f) **Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- (g) **Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (h) **Decorative features.** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

- (i) **Overhang extensions.** All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) **Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) **Chimneys and towers.** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (l) **Electrical system hazards.** Where it is found that the electrical system on a structure or near a structure constitutes a hazard, to the occupants or the structure, the code official shall require the defects to be corrected to eliminate the hazard.

1498.99 PENALTY

(EDITOR'S NOTE: See Section 1422.99 for general Building and Housing Code penalty if no specific penalty is provided.)

CITY OF NORTON
ORDINANCE NO. ____-2010

AN ORDINANCE DECLARING A MORATORIUM ON THE ESTABLISHMENT, OPERATION, PERMITTING OR APPROVAL OF NEW ENTERTAINMENT DEVICE ARCADES WITHIN THE CITY OF NORTON, AND DECLARING AN EMERGENCY

WHEREAS, the City of Norton may legitimately regulate and license the location and operation of Entertainment Device Arcades, and/or may require that such businesses be located in particular areas and/or be separated from other land uses that may suffer negative secondary effects from the operation of one or more Entertainment Device Arcades; and

WHEREAS, the impact of Entertainment Device Arcades within the City of Norton has not been adequately evaluated and studied, and it is the opinion of Council that the regulations now in effect in the City of Norton have not been properly updated to address this new type of business and activity; and

WHEREAS, this Council desires to request that the City Administration conduct a study to evaluate and to determine the appropriateness of adopting one or more ordinances that will regulate the location, operation and/or appearance of Entertainment Device Arcades in order to minimize or eliminate any negative secondary effects that may be found to result from the operation of one or more Entertainment Device Arcades, and/or to otherwise safeguard the health, safety and welfare of the City; and

WHEREAS, pending the conclusion of a study regarding the negative secondary effects and the adoption of one or more ordinances regulation the location, operation and/or appearance of Entertainment Device Arcades, this Council seeks to adopt a temporary moratorium on new Entertainment Device Arcades in the City of Norton for a temporary period not exceeding six (6) months.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Norton, Summit and Wayne Counties, State of Ohio, that:

Section 1: The following definitions shall apply to this Ordinance unless the context clearly indicates or requires a different meaning:

(a) "Entertainment device arcade" means any business, establishment, room, or place where four or more entertainment devices are kept for use by the public or by persons other than the owner of the devices, where persons give anything of value to access the use of the entertainment devices or the premises, and the person may be given anything of value by the operator, whether the giving occurs on or off the premises or at the same time or a later time.

(b) "Entertainment devices" means any mechanical, electronic, video, or digital device that is capable of accepting anything of value, directly or indirectly, from or on behalf of a person, for the purpose of playing a game, viewing a video

Emergency vote: _____Yeas _____Nays

Date passed: _____

Michael Zita, President of Council

Date submitted to the Mayor _____

Attest: _____
Karla Richards, CMC– Clerk of Council

David L. Koontz, Mayor

Date approved by the Mayor _____

I, Karla Richards, CMC-Clerk of Council for the City of Norton, Summit and Wayne Counties, Ohio do hereby certify that the foregoing _____ was duly and regularly passed by the Council of the City of Norton, Summit County, Ohio at a meeting held on _____, 2010.

Karla Richards, CMC-Clerk of Council

Prepared and approved as to legal form by Peter M. Kostoff, Law Director, City of Norton, _____, 2010.

PLANNING COMMISSION RESOLUTION

June 8, 2010

PC RESOLUTION NO.: 8-2010

RE: Application R1-2010
Rezoning
First Southwestern Financial Services, Owner
R&T Freeman Co., LLC (Eugene and Tracy Freeman, Agents)
Regarding property known as 3225 and 3211 Cleveland Massillon Rd.
PPN 4600318 & 4600319
[Proposing rezoning from B-2 to B-3 to allow an
auto repair and auto body repair business]

The Planning Commission does hereby make the following recommendations on the above:

Vote on Motion: FOR 5 AGAINST 0 ABSTAIN —

Therefore PC Resolution No. 8-2010 has been:

APPROVED X DENIED — TABLED —

This resolution shall be sent to:

Administration for — it's action or for X it's information, and

Council for X it's action or for — it's information.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

6/8/10

Date

PLANNING COMMISSION RESOLUTION

June 8, 2010

PC RESOLUTION NO.: 9-2010

RE: Application TA1-2010
Resolution of Support to add
Chapter 1498-Exterior Maintenance Regulations
To Title 10-Housing

The Planning Commission does hereby make the following recommendations on the above:

TO ADD "AND ROOFS" TO SECTION G'S TITLE & TEXT

Vote on Motion: FOR 5 AGAINST 0 ABSTAIN —

Therefore PC Resolution No. 9-2010 has been:

APPROVED ✓ DENIED — TABLED —

This resolution shall be sent to:

Administration for — it's action or for X it's information, and
Council for X it's action or for — it's information.


Planning Commission Chair/Vice-Chair


Planning Commission Vice-Chair/Member

6/8/10
Date

PLANNING COMMISSION RESOLUTION

June 8, 2010

PC RESOLUTION NO.: 10-2010

RE: Resolution of Support
Supporting a Moratorium on the
establishment, operation, permitting
or approval of New Entertainment Device
Arcades within the City of Norton for a
period of time not exceeding six (6) Months

The Planning Commission does hereby make the following recommendations on the above:

THAT THE ADMINISTRATION'S REPORT ON PROBABLE SECONDARY
EFFECTS OF ENTERTAINMENT DEVICE ARCADES BE SUBMITTED
APPROXIMATELY 90 DAYS PRIOR TO THE MORATORIUM'S EXPIRATION.


Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

Therefore PC Resolution No. 10-2010 has been:

APPROVED X DENIED TABLED

This resolution shall be sent to:

Administration for it's action or for X it's information, and
Council for X it's action or for it's information.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

6/8/10

Date