

City of Norton PLANNING COMMISSION

Tuesday, March 22, 2011

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: Mark Spisak, Ralph Dowling, Richard Easterling, Jan Jacobs, John Conklin

II. PUBLIC APPLICATIONS:

- 1) **SPR2 2011 Major Site Plan Review
Prince of Peace Parish owner who is Parish agent regarding property as 1263 Shannon Avenue, Parcel No. 4600502, proposing an addition to an existing sanctuary and drive parking area**

Chairman Spisak excused himself because he is a parish member.

Mike Meyer, in behalf of the Parish, explained that the parish has the opportunity to expand the sanctuary and make changes to the parking lot to allow for a canopy drive. Mr. Meyer explained to the Commission that this falls somewhere between the categories of a major site plan and a minor site plan. The actual addition to the sanctuary is less than 2,000 square feet and will still allow for plenty of handicapped parking spaces along side the building. The issue of dumpsters was also discussed. Mr. Meyer advised that a trash dumpster is hidden according to specifications at the rear of the parish lot and the parish also has a recycle bin, also covered.

Motion made by Jacobs to approve Application SPR2 2011 Major Site Plan Review Prince of Peace Parish owner who is Parish agent regarding property as 1263 Shannon Avenue, Parcel No. 4600502, proposing an addition to an existing sanctuary and drive parking area to be passed; motion was seconded by Conklin.

**ROLL CALL: Jan Jacobs-Yes; John Conklin-Yes; Ralph Dowling-Yes; Richard Easterling-Yes.
Motion passed 4-0.**

III. OLD BUSINESS

- 1) **Continuation of Discussion on Setbacks for Residential Business,
Industrial Districts, Dimension Requirements for Districts, Landscaping**

Becky distributed some of the notes from the past work we have done. Chairman advised that he would be going through his notes in the next day or so and will get it to her in the next day or so so that Commission can discuss during next meeting. Chairman advised that he has copies of the recommended uses that Commission received from North Star in 2003. Also, Chairman advised that reference should be made to the state of our present uses. Discussion had that auto repair is now in

B3 districts. Discussion also had about if restrictions for B1 and B2 should be modernized as they were originally made over 20 years ago.

Inquiry made as to whether a quick oil change facility qualifies to go under a B2. Determined that it depends on how one classifies auto repair, i.e., oil changes, mufflers, brakes, transmission, hours of operation. Most generally, all those types of businesses do repair. The clause as it reads now prohibits a body shop. Lease on the property in question for the auto repair shop was also discussed. Interest had been shown by several to open business there, but it was realized that the zoning may need to be changed. The text amendment would apply to all B1 zoning property in the city. There is a lift and air compressors in the business in question now. Store in question may have originally been set up to handle just tires. Paint shop was also discussed. Paint shops should stay in B3. This is a B1. No paint shop here because of restaurant next door. This would strictly be mechanical, tires, lube jobs, that sort of thing. Discussion had about changing last clause of B1.

Discussion on changing clause to allow repair garages, except no painting or body work is permitted. This should not be a big issue. The gas station that sets right behind the business in question is a B3. Is it the group opinion B1 and B2 something that talks about auto repair garages with some limitations on them and then just leave the wording at the bottom or do you think that's going to be conflict?

Suggestion was made to just add in a letter "auto repair" no painting, body work, nothing like that. Discussion had about concerns over making sure a B3 is not in town.

Russ will review with potential owner regarding wording of "auto repair" with no body work or painting to determine if potential owner believes that will be a conflict. If not, he will change it out and put it in a note for discussion at next meeting, sometime within the next 2 weeks and then will have to be forwarded to Council, so probably looking at 4 weeks, no more than 6 weeks. Mainly site, parking, trash, hours of operation, cosmetic changes to the building, etc., before operation begins with new owner, placement of new sign. Time frame discussed for site plan. April 12 is next meeting.

2) Dumpsters

Discussion continued regarding dumpsters and recycle bins – excluding certain types of dumpsters. Council excluded it from the ordinance and that's how it's moving ahead. Discussion had about Council's decision concerning recycle bins not being classified as trash.

3) Game Room Parlors

Public hearing on Monday concerning arcades and game room parlors. Chairman considering attending to speak about releasing the moratorium because the state is going to come down on it and everyone is going to have to comply with the state regulations. Discussion also had about who the state will appoint to inspect the machines and assumption made that said inspectors will be state certified for testing the machines but the individual business would be responsible for payment to such individual inspectors. Then that documentation would have to be submitted with the appropriate application to the State.

The amount of game room parlors has been capped at seven in the city. Norton already has five. Richmond Heights and Cuyahoga Heights both have caps on their respective cities. They've already adopted regulations and they have caps. They've had them for over a year. No member of Commission could relate how the State came up with the number seven.

Brief discussion also had about obtaining an updated zoning map.

IV. NEW BUSINESS – none.

V. MINUTES:

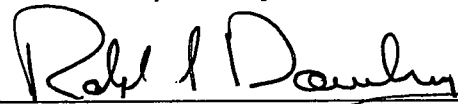
REQUESTED
Mr. Spisak made a motion for consideration of minutes as written from November 9, 2010.
MR. DOWLING MADE Commission member makes a motion and a female *MS. JACOBS?* (secretary?) seconds the Motion.
ROLL CALL: Ralph Dowling-Yes; Jan Jacobs-Yes; John Conklin-Yes, Mr. Easterling-abstained (not present); Mr. Spisak-Yes. Motion passed 4-1.

IV. ADJOURNMENT:

Chairman Spisak said this meeting was adjourned until April 12. Thank you all.
With no further business before the Commission, Chairman Spisak adjourned the meeting.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

9/12/11
Date

**PLANNING COMMISSION
AUDIENCE ATTENDANCE RECORD**

The following individuals were present and wished to speak at the Meeting of the Planning Commission held on **Tuesday, March 22, 2011**

PLEASE PRINT:

NAME:

STREET ADDRESS (NO P.O. BOX):

CITY & ZIP CODE:

FR. Robert JACKSON

1263 SHANNON AVE

Norton 44203

MICHAEL MEYER

165 SMOKEHOUSE DR


WARREN 44281

THOMAS B. GIPSON

480 W. TOLSON

BARBERTON 44203

Signed: _____


Stenographer - Interim

PLANNING COMMISSION RESOLUTION

March 22, 2011

PC RESOLUTION NO.: 10-2011

RE: Application SPR2-2011
Major Site Plan Review
Prince of Peace Parish, Owner
Louis Perry, Agent
Regarding property known as:
1263 Shannon Ave./PPN 4600502
[Proposing an addition to an existing sanctuary and
drive/parking area]

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

Vote on Motion: FOR 4 AGAINST 0 ABSTAIN 1

Therefore PC Resolution No. 10-2011 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 _____ it's action or for X it's information.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

3/22/11

Date