

City of Norton
PLANNING COMMISSION
Tuesday, March 8, 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: Ralph Dowling, Richard Easterling, Jan Jacobs, John Conklin, Mark Spisak

ABSENT:

II. REORGANIZATION AND ELECTION OF OFFICERS:

Chairman Spisak welcomed Mr. Easterling to the Commission and announced that Commission needed to elect Officers for the year. He asked if anyone wanted to make a motion.

Mr. Conklin made a motion for Mr. Spisak to continue as Chair. Ms. Jacobs seconded. ROLL CALL: John Conklin-Yes; Jan Jacobs-Yes; Richard Easterling-Yes; Ralph Dowling-Yes; Mark Spisak-Yes. Motion carried 5-0.

Chairman Spisak then announced that a Vice Chair was needed.

Motion was made by Ms. Jacobs for Ralph Dowling to be named Vice Chair. Motion was seconded by Mr. Conklin. ROLL CALL: Jan Jacobs-Yes; John Conklin-Yes; Richard Easterling-Yes; Ralph Dowling-Yes; Mark Spisak-Yes. Motion passed 5-0.

III. PUBLIC APPLICATIONS:

- 1) **SPR1 2011 Major Site Plan Review**
World Real Estate Service, Ltd. owner; Architectural Design Studio's agent regarding property owned at 3261 Barber Road, Parcel No. 4700204 proposing construction of a new auto sales facility.

Tony Cerny stated proposal for the construction of a new auto sales facility for Fiat located on the Barber Road site. Details for location and construction were discussed, including building requirements, variance, entrance, exit, etc. Locations for customer parking, showroom, and employee parking were also discussed. It was acknowledged that the Fiat was popular at the local car show. Offstreet loading requirements also discussed as well as amount of spaces required per 5000 square feet. Delivery sites were also discussed and council advised that they will remain the same as they are now. Entrance accessibility also discussed, i.e., if entrances will be gated, location of bays, two-way entrance, etc.

Also discussed was the fact that the area is well known for past flooding.

PC Member asked if they had to close down operation last week due to flooding Mr. Cerny responded that they did not. Actually, they never have to close the ramps themselves. They close right past our main entrance. Barber Road (inaudible). So we were able to stay open. We only (inaudible). Mr. Cerny referenced a copy of the statement from the Municipal Engineer concerning several things for which Fred Martin has given adequate assurance that the proposed site will properly address flooding issues and provisions as designed on the proposed site plans that are consistent with the overall activities of the Fred Martin facilities.

PC Member voiced concern over the two curb cuts and that could be people turning into each other, but didn't know how to address that. (inaudible response from Mr. Cerny).

Mr. Chairman asked if there was any other discussion at this point and there was none. He then asked for a motion. A PC Member made a motion to approve application SPR1 2011 Major Site Plan Review for Fred Martin Superstore, 3261 Barber Road, and another PC Member seconded.

ROLL CALL: John Conklin-Yes; Ralph Dowling-Yes; Mr. Easterling-Yes; Mr. Spisak-Yes. Motion carried 5-0.

- 2) **Application R2010 – Rezoning Continuation
Proposing Rezoning for Multiple Properties from Various Zoning Districts to B2 Neighboring Business Allowing for Orderly Developments of Cleveland-Massillon Road Corridor from Greenwich Grove North to I-76 US 224 Freeway**

It was acknowledged that this was tabled on December 14, 2010 and suggested that it be retabled since Russ was not in attendance at this meeting. It was acknowledged that Commission is really wrestling with some of this as far as setbacks and also the uses for the zoning. (inaudible). Motion is made to retable by PC Member and is seconded by the Chairman.

ROLL CALL: John Conklin-Yes; Mark Spisak-Yes; Ralph Dowling-Yes; Richard Easterling-Yes; Jan Jacobs-Yes. Motion carried 5-0 to retable. This is Resolution 9 and decided it would be retabled for April 26.

IV. OLD BUSINESS

- 1) **Continuation of Discussion on Setbacks for Residential Requirements and Landscaping**

Commission advised that Russ brought up about the auto repair in B1, B2, and B3. Chairman believed that discussion should be pushed to the next meeting so information can be obtained for Mr. Easterling and also a lot of input from Russ.

Discussion had among members about difficulty in scanning documents and converting Adobe Professional document to Word document. It was decided that Russ would probably know the whereabouts of the computer used by "Pat."

V. NEW BUSINESS

Chairman advised that he had some communication with the President of Council and Vice President of Council regarding the moratorium on the arcades. It is believed that issue will come back to the

Commission for resolution, as well as possibly the sewer plan for Nash Heights. That needs a resolution from the Planning Commission so that it can go forward.

A brief discussion was had over the dumpster issue and the fact that Council is rethinking their initial plan concerning recycles.

Also discussion had about consideration for minutes from November 9 meeting. As most members did not have a chance to review them, it was agreed to table this for the next meeting.

IV. MINUTES:

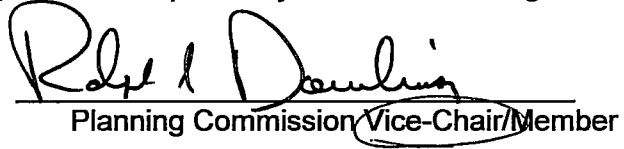
~~Mr. Spisak made a motion for consideration of minutes from November 9, 2010. to approve the minutes from August 24, 2010. Mr. Dowling seconded. ROLL CALL: Mr. Conklin-Yes, Ms. Jacobs-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes. Motion passed 4-0.~~ MAS

V. ADJOURNMENT:

Chairman Spisak said this meeting was adjourned until Tuesday, March 22. 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

9/13/11
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 8, 2011**

PLEASE PRINT:

NAME:

STREET ADDRESS (NO P.O. BOX):

CITY & ZIP CODE:

Tony CERNY

620 E. Smith Rd.

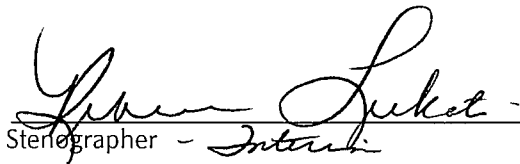
MEDINA 44256

DUANE HUFF

3195 BARBER RD.

NORTON, OH 44203

Signed: _____


Stenographer - *Interim*

PLANNING COMMISSION RESOLUTION

March 8, 2011

PC RESOLUTION NO.: 8 - 2011

RE: Application SPR1-2011
Major Site Plan Review
World Real Estate Service Ltd., Owner
Architectural Design Studios, Agent
Regarding property known as:
3261 Barber Rd/PPN 4700204
[Proposing construction of a new auto sales
facility]

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

NONE

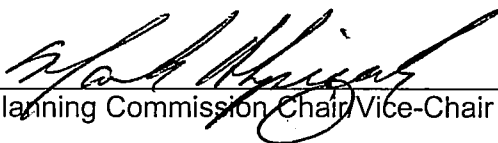
Vote on Motion: FOR 5 AGAINST 0 ABSTAIN 0

Therefore PC Resolution No. 8 - 2011 has been:

APPROVED X DENIED 0 TABLED 0

This resolution shall be sent to:

Administration for 0 it's action or for X it's information, and
Council for 0 it's action or for X it's information.



Planning Commission Chair/Vice-Chair



Planning Commission Vice-Chair/Member

3/8/11

Date

PLANNING COMMISSION RESOLUTION

March 8, 2011

PC RESOLUTION NO.: 9 - 2011

RE: Application R2-2010
Map Amendment
Proposing rezoning for multiple parcels, or portion
of parcels, from various zoning districts to
B-2 Neighborhood Business to allow for the orderly
development of the Cleveland Massillon corridor from
Greenwich Road north to the I-76/US224 Freeway.

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

Recommend tabling until 4/26/2011

Vote on Motion: FOR 5 AGAINST 0 ABSTAIN

Therefore PC Resolution No. 9-2011 has been:

APPROVED DENIED TABLED X

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

3/8/11
Date



The City of Norton - Inter Office Memo

TO: Norton Planning Commission

FROM: David White, P.E., Municipal Engineer

DATE: March 8, 2011

SUBJECT: Application SPR1-2011 – Major Site Plan Review

COPY: Russ Arters

Our primary concern for this site is the chronic flooding that occurs within and around the entire Fred Martin site. The site designers for the proposed Fred Martin new Fiat dealership have recently met with us. They have given us adequate assurance that the proposed site will properly address flooding issues.

The new facility is totally within a hard-surfaced area currently used to store automobiles. There is a proposed new building that will be constructed above the base flood elevation (BFE),

The Fred Martin staff is experienced in managing flood conditions. Their biggest challenge occurs when Wolf Creek reaches a level at which it forces storm drains to flow in reverse. Fred Martin staff has indicators that show when the creek is reaching a critical level. At that point, they block the flow in the storm sewers and pump local drainage to Wolf Creek.

Provisions are designed into the proposed site plans that are consistent with the overall flood control activities of the Fred Martin facilities.