



NORTON CITY COUNCIL  
SPECIAL COUNCIL MEETING  
MONDAY, SEPTEMBER 7, 2004

Roll Call:	John Conklin	Also Present:	Mayor Kernan
	Brenda Hlas		Claude Collins
	Bill Mowery		Jeanne Zerga
	Dennis McGlone		Jeff Pritchard
	Scott Pelot		Mike Lyons
	James Price		Karla Richards
	Mike Zita		

The Special Council Meeting convened for a meeting on Tuesday, September 7, 2004 at 8:01 PM in the Council Chambers of the Safety Administration Building. The meeting was called to order by John Conklin, President of Council. Following a salute to the flag and the pledge of allegiance, there was a moment of silent prayer.

**COMMITTEE OF THE WHOLE:**

Mr. Pelot moved to add Ordinance #104-2004 to tonight's agenda, seconded by Mr. Price.

Roll Call: Yeas: Pelot, Price, McGlone, Mowery, Zita, Hlas, Conklin  
Nays: None

Motion passed 7-0.

Mr. Pelot moved to add Ordinance #105-2004 to tonight's agenda, seconded by Mr. Price.

Roll Call: Yeas: Pelot, Price, McGlone, Mowery, Zita, Hlas, Conklin  
Nays: None

Motion passed 7-0.

**INTRODUCTION OF NEW LEGISLATION:**

**ORD #104-2004**

Mr. Pelot offered Ordinance #104-2004 for its first reading and asked the Clerk to read it:

AN ORDINANCE TENTATIVELY APPROVING THE PRELIMINARY PLAT OF THE MAJOR SUBDIVISION PROPOSED BY MESSRS. LASKO KNOWN AS LASKO'S COUNTRY ESTATES, PPN #4608001 AND PPN #4608002 AND GENERALLY LOCATED ON FAIRLAND ROAD, NORTON, OHIO.

First reading only.

**ORD # 105-2004**

Mr. Pelot offered Ordinance #105-2004 for its first reading, and asked the Clerk to read it.

AN ORDINANCE TENTATIVELY APPROVING THE PRELIMINARY PLAT OF THE MAJOR SUBDIVISION PROPOSED BY RONDY CO., INC./ROBERT SCHNEE JR., KNOWN AS BERKSHIRE GOLF COURSE COMMUNITY, PPN #4604964, PPN #4604965, PPN #4604968, PPN #4605102 AND PPN #4605103 AND GENERALLY LOCATED ON THE S. E. QUADRANT OF GREENWICH ROAD AND MEDINA LINE ROAD, NORTON, OHIO.

First reading only.

Mr. Conklin temporarily recessed the Special Council Meeting at 8:06 in order to begin the Public Hearing promptly at 8:15 PM.

At 8:15 Mr. Conklin reconvened the Special Council Meeting.

**PUBLIC HEARINGS:**

AN ORDINANCE RECLASSIFYING PROPERTY LOCATED AT FAIRLAND ROAD, FROM R-1 ONE-FAMILY RESIDENTIAL DISTRICT TO R-3 ONE-FAMILY RESIDENTIAL DISTRICT

Mr. Conklin convened the Public Hearing for Ordinance #100-2004. Mr. Conklin asked the Clerk to certify the legal notice for this Public Hearing. The Clerk certified the legal notice for this Public Hearing was published in the Barberton Herald on August 19, 2004. Mr. Conklin called for anyone in favor of the rezoning to come forward, adding that the applicant was present and has the right to speak first. Mr. Lasko was present and gave a brief presentation of the area. Mr. Lasko stated they had some issues with setbacks and getting the allotment to fit. They resubmitted the request to rezone this to R-3 and what is laid out now is exactly how it is proposed. Mr. Gilbert Adolph of 3348 Summit Road, Norton spoke in favor of this rezoning. Mr. Adolph stated that if Norton is trying to grow, we need to be a more business friendly environment, and welcome development of business. Mr. Adolph stated that we need this development, the revenues it generates for our schools, and we need the water and sewer. Mr. Conklin called two more times for anyone for this rezoning to come forward, no one else came forward. Mr. Conklin called three times for anyone against this rezoning to come forward, no one came forward. Mr. Conklin declared this public hearing closed.

AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED AT THE SOUTHEAST QUADRANT OF GREENWICH ROAD AND MEDINA LINE ROAD, FROM RU-1 RURAL RESIDENTIAL DISTRICT AND I-1 LIGHT INDUSTRIAL DISTRICT TO R-3 ONE-FAMILY RESIDENTIAL DISTRICT AND TO APPLY THE CLASSIFICATION OF R-PC PLANNED CLUSTER RESIDENCE DISTRICT AS AN OVERLAY TO THE R-3 ONE-FAMILY RESIDENTIAL DISTRICT.

Mr. Conklin convened the Public Hearing for Ordinance #101-2004. Mr. Conklin asked the Clerk to certify the legal notice for this Public Hearing. The Clerk certified the legal notice for this Public Hearing was published in the Barberton Herald on August 19, 2004. Mr. Conklin called for anyone in favor of the rezoning to come forward, adding that the applicant was present and has the right to speak first.

Mr. Ray Hanley from Alpine Development & Design Corporation, who is the developer for this project. Mr. Hanley gave a brief presentation of the proposed project for the golf course community. Ms. Anita Ondreyka, 4266 S. Medina Line Road, Wadsworth, Ohio spoke and inquired as to the definition of an RPC and why is there an exemption? Ms. Ondreyka was concerned that they would be exempt of certain requirements, and have special privileges. Mr. Pritchard explained that RPC means Residential Planned Cluster Development. Mr. Pritchard stated that the reason for this is to enable the developer to put in a golf course within a residential community. Mr. Pritchard also added that the developer would be meet the requirements of the riparian setbacks, wetlands, storm water management as well as the Ohio EPA. Mr. Don Weigand, 3520 Hemphill Road, Norton, spoke in favor of this rezoning, but also cautioned Council. Mr. Weigand stated that this is a partnership with everyone involved, delays costs money and if we don't do this correctly, and the developer has the potential to walk away. Mr. Weigand stated that the developer has gone through a great deal of expense to bring it to this point. Mr. Weigand stated that he would also like to have as much as possible in writing on this project. Mr. Conklin called two more times for anyone in favor to come forward, no one else came forward. Mr. Conklin called for anyone against this rezoning to come forward. Ms. Ondreyka, spoke about the impact this development will have on the community. Ms. Ondreyka stated that she lives directly across from the proposed development, and it saddens her to see the loss of farmland. Ms. Ondreyka also questioned the quality of life and the potential revenue, the traffic, etc. Ms. Ondreyka cautioned council to have the wisdom to take a hard look at what they are about to do here. Mr. Tim Back, 3856 Golf Course Drive, Norton had questions about the project, such as water runoff, schools, number of units and Mr. Hanley answered each question in detail. There will be 668 units, 4 levels of housing with no rental units. There will be no runoff, it cannot exceed the present capacity, which means that right now if the total runoff is 1 gallon, it must also be 1 gallon when the project is completed. There will be small lakes and retention ponds, any they will be recycling the water back onto the golf courses. They intend to sell 70-80 units per year for each of the four levels of housing. As for the traffic flow, they are conducting a study now, which should be completed by the end of this week. There will be two types of roads, public and private. The public roads will eventually be dedicated to the City of Norton. As for the impact to the schools, it would be very little. There will be some children here, however they predict a variety of lifestyle here. The golf course alone will cover 185 acres, which is over 50% of the total landmass. Twenty-nine acres of pristine wetlands will not be touched, in addition to the 50-ft. to 75-ft setbacks on the streams. Mrs. Hlas added that the School Board has discussed this, they were present at the Planning Commission meetings. They are in favor of this development, and we have this in writing from the school. Mr. Adolph stated that the schools need the revenue and the property values will bring in the revenues this city needs. Mr. Weigand discussed the Hoover Allotment, in Lake Township, which was Alpine developed, adding that they have a history in the area. Mrs. Hlas thanked her Ward 1 residents that attended the meeting tonight, she had encouraged them to come and hear about this project. Mayor Kernan spoke about this development, and stated that we need to grow to attract businesses to come here. Mayor Kernan stated that we are all sitting on old farmland, you have to live somewhere, but at the same time we also are getting sewer and water to an area of Norton that we thought we would not see for at least 20 years out. Mr. Conklin stated that he was in favor of this as well, adding that in the future we need to take a look at our master plan, and the zoning code. Mr. Conklin called twice more for anyone against this rezoning to come forward, no one came forward. Mr. Conklin declared this Public Hearing closed.

**PRIOR LEGISLATION:**

**ORD. #100-2004**

Mr. Pelot offered Ordinance #100-2004 for its third reading and asked the Clerk to read it:

AN ORDINANCE RECLASSIFYING PROPERTY LOCATED AT FAIRLAND ROAD, FROM R-1 ONE-FAMILY RESIDENTIAL DISTRICT TO R-3 ONE-FAMILY RESIDENTIAL DISTRICT.

Mr. Pelot moved to adopt Ordinance #100-2004, seconded by Mr. Price.

Roll Call: Yeas: Pelot, Price, McGlone, Mowery, Zita, Hlas, Conklin  
Nays: None

Motion passed 7-0.

**ORD #101-2004**

Mr. Pelot offered Ordinance #101-2004 for its third reading, and asked the Clerk to read it:

AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED AT THE SOUTHEAST QUADRANT OF GREENWICH ROAD AND MEDINA LINE ROAD, FROM RU-1 RURAL RESIDENTIAL DISTRICT AND I-1 LIGHT INDUSTRIAL DISTRICT TO R-3 ONE-FAMILY RESIDENTIAL DISTRICT AND TO APPLY THE CLASSIFICATION OF R-PC PLANNED CLUSTER RESIDENCE DISTRICT AS AN OVERLAY TO THE R-3 ONE-FAMILY RESIDENTIAL DISTRICT.

Mr. Pelot moved to adopt Ordinance #101-2004, seconded by Mr. Price.

Roll Call: Yeas: Pelot, Price, McGlone, Mowery, Zita, Hlas, Conklin  
Nays: None

Motion passed 7-0.

Mr. Conklin permitted one Communication from the Public from Mrs. Stamey, 4091 Summit Road, Norton. Mrs. Stamey voiced her concerns regarding the rise in utility rates from Barberton, in particular the surcharges. Mrs. Stamey also discussed the greenspace issues, and the fact that we already have two golf courses in Norton. Mrs. Stamey discussed wells going dry on Wadsworth Road when Brentwood Estates was being built. Mrs. Stamey cautioned the developer to keep this in mind.

**Adjourn:**

There being no further business to come before it, Council adjourned the meeting at 9:01 PM.

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John Conklin, President of Council

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I, Karla D. Richards, Clerk of Council of the City of Norton, do hereby certify that the foregoing minutes were approved at a Regular Meeting of Council, held on Monday, September 16, 2004.

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Karla D. Richards, Clerk of Council

**\*\*THESE MINUTES ARE NOT VERBATIM. THE AUDIOTAPE WILL BE ARCHIVED IN  
THE CLERK OF COUNCIL'S OFFICE\*\***