



CITY OF NORTON

4060 Columbia Woods Drive
Norton, Ohio 44203

Offices: 330-825-7815 Fax: 330-825-3104
Website: www.cityofnorton.org

Mayor Mike Zita

PLANNING COMMISSION AGENDA

Tuesday, January 13, 2026

- I. **ROLL CALL**
- II. **Statement from Zoning Administrator**
- III. **PC APPLICATION PC-2**
Final Replat of a Major Subdivision
3879 Brookside Drive
PPN 46-02112
Property Owner – Catherine George
Surveyor – Jeffrey Cordi
- IV. **OLD BUSINESS**
- V. **NEW BUSINESS**
- VI. **CONSIDERATION OF MINUTES**
December 9, 2025
- VII. **ADJOURNMENT**

Record No: PC-2

*Planning Commission

Status: Active

Submitted On: 1/2/2026




Primary Location

3879 BROOKSIDE
Norton, OH 44203

Owner

GEORGE CATHERINE R
TRUSTEE
3879 BROOKSIDE DR
BARBERTON, OH 44203


Applicant

 Catherine George
 330-825-4225
 george.catherine@yahoo.com
 3879 Brookside Dr.
Norton, OH 44203

Control Panel

 Engineering Fees (\$)

—

 Sent to Council

☐

Application Type

Application Type*

Major Subdivision (Engineering Review
Required)

Type of Applicant*

Authorized Agent

Code for Minor Subdivision & Major Subdivision

Zoning Application

Acreage*

1.343

Project Cost Estimate\$*

200000

Project Description:*

Miscellaneous

Please describe*

Splitting Lot

Property Type*

Residential

Zoning Classification:

Site Plan Review Application

Project Narrative (Description of Project):*

This parcel is being split for the purpose of a family member's home to be built on the new parcel due to health issues and needing more help from family members.

Is there a Special Planned Development Zoning existing on this land*


Yes

If yes, please explain the use

Nash Heights

I hereby certify that all statements contained in my supporting data transmitted herewith are true and accurate to the best of my knowledge:

Applicant Signature

 Samantha Owen on behalf of Catherine George
Jan 2, 2026

Surveyor Information (if applicable)

Surveyor Name

Jeffrey Cordi

Contact

330-388-8146

Agent or Attorney Information (if applicable)

Agent/Attorney Name	Agent/Attorney Phone
Samantha Owen	

Agent/Attorney Address

Form filled out on behalf of Catherine George

Preparer of Sketch Plat

Preparer of Sketch Plat Name*	Preparer of Sketch Plat Phone*
Jeffrey Cordi	330-388-8146

Preparer of Sketch Plat Address*

Cordisurvey@gmail.com
Jeffrey Cordi

Planning Review Notes

 Pros & Cons of Project / Internal Notes

Office Use Only

🗳 Meeting Date

01/13/2026

🗳 Meeting Time

06:00PM

🗳 Meeting Results

—

Record Activity

Samantha Owen started a draft Record	01/02/2026 at 1:53 pm
Samantha Owen added file BZA Agenda Packet 11-18-25.doc	01/02/2026 at 2:01 pm
Samantha Owen added file 3879 Brookside Replat 11 7 25 (1).pdf	01/02/2026 at 2:02 pm
Samantha Owen added file Image (2).jpg	01/02/2026 at 2:02 pm
Samantha Owen added file Image (5).jpg	01/02/2026 at 2:03 pm
Samantha Owen added file Fw_ Splitting land ay 3879 Brookside Dr_.msg	01/02/2026 at 2:05 pm
Samantha Owen added file Image (4).jpg	01/02/2026 at 2:05 pm
Samantha Owen submitted Record PC-2	01/02/2026 at 2:08 pm
OpenGov system altered approval step Administrative Review, changed status from Inactive to Active on Record PC-2	01/02/2026 at 2:08 pm
OpenGov system assigned approval step Administrative Review to Samantha Owen on Record PC-2	01/02/2026 at 2:08 pm
Samantha Owen altered payment step Engineering Fees, changed status from Inactive to Skipped on Record PC-2	01/02/2026 at 2:08 pm
Samantha Owen altered approval step Engineering Review, changed status from Inactive to Complete on Record PC-2	01/02/2026 at 2:08 pm

Samantha Owen altered payment step Engineering Fees, changed status from Skipped to Complete on Record PC-2	01/02/2026 at 2:09 pm
Samantha Owen approved approval step Administrative Review on Record PC-2	01/02/2026 at 2:09 pm
OpenGov system altered approval step Planning Review, changed status from Inactive to Active on Record PC-2	01/02/2026 at 2:09 pm
OpenGov system altered payment step Planning Fees , changed status from Inactive to Active on Record PC-2	01/02/2026 at 2:09 pm
OpenGov system assigned approval step Planning Review to Bill Braman on Record PC-2	01/02/2026 at 2:09 pm
Samantha Owen waived payment step Planning Fees on Record PC-2	01/02/2026 at 2:09 pm
Samantha Owen changed form field entry Contact from "" to "330-388-8146" on Record PC-2	01/02/2026 at 2:33 pm
Samantha Owen changed form field entry Surveyor Name from "" to "Jeffrey Cordi" on Record PC-2	01/02/2026 at 2:33 pm
Samantha Owen changed form field entry Meeting Date from "" to "01/13/2026" on Record PC-2	01/02/2026 at 2:34 pm
Samantha Owen changed form field entry Meeting Time from "" to "06:00PM" on Record PC-2	01/02/2026 at 2:34 pm

9627 6/3/22
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
\$ 286.00 \$ 711,600
Fee Consideration
☒ Transferred
☐ Transfer Not Necessary
by [Signature] Deputy Fiscal Officer
In Compliance with ORC 219.202

No 1278
Descriptions Approved by Tax Map
Approval Good for 30 Days From: 6-1-22

QUITCLAIM DEED

Know all Men by these Presents that Catherine R. George, an unmarried woman, and Richard J. George, a married man (collectively as "Grantors"), for valuable consideration paid from Catherine R. George, Trustee of the Catherine R. George Revocable Trust Dated April 22, 2022, and any amendments thereto ("Grantee"), whose tax-mailing address is 3879 Brookside Drive, Barberton, Ohio 44203, have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto Grantee, her successors and assigns forever, all such right and title as Grantors have in and to the following described real property:

Situated in the City of Norton, County of Summit and State of Ohio: And known as being Lot 59 in Nash Heights Estates as shown in the recorded plat of said allotment in Plat Book 35, Pages 64-72, Summit County Records. [Signature]

Parcel No.: 46-02112, Routing No.: NO-00278-04-007.000

Also known as: 3879 Brookside Drive, Barberton, Ohio 44203

Prior Instrument Reference: Instrument No.: 55459295 of the Summit County, Ohio Official Records.

Subject to (i) taxes and assessments, both general and special, which are not yet due and payable; (ii) all applicable restrictions, covenants, conditions, limitations, leases, easements and reservations of record; (iii) zoning and use ordinances; and (iv) all legal highways.

I, Kathleen R. George, wife of Richard J. George, do hereby release all rights of dower in the above described premises.

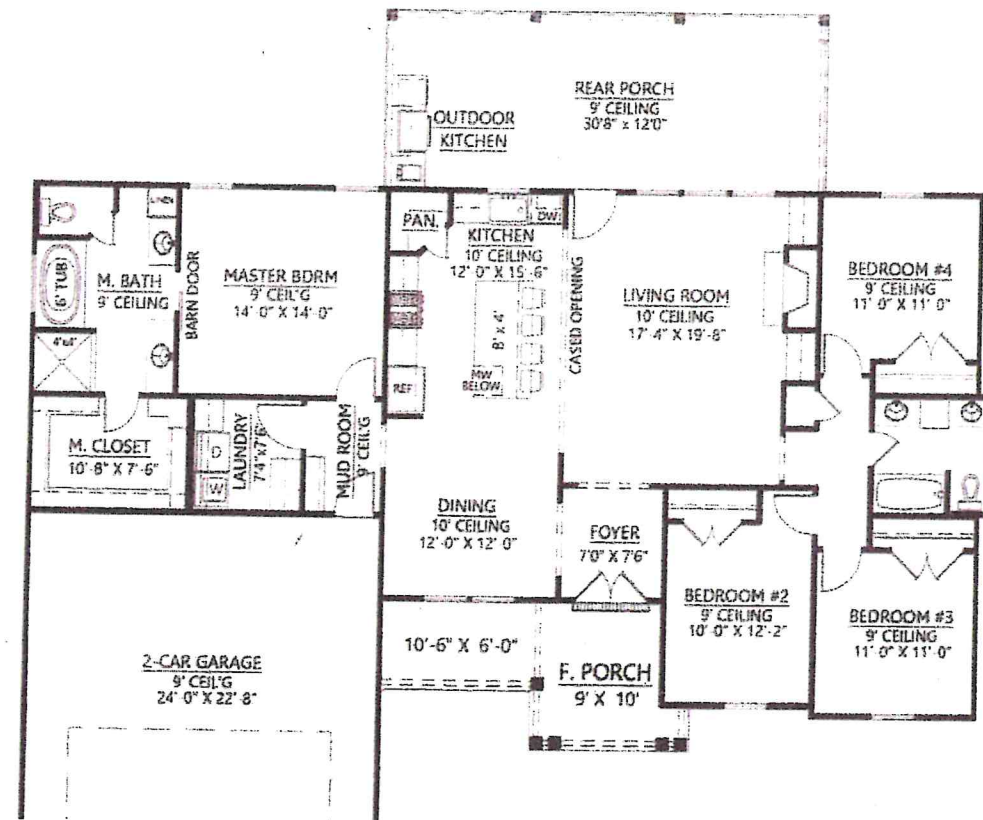
Witness our hands this 22nd day of April, 2022.

[Signature]
Catherine R. George
[Signature]
Richard J. George
[Signature]
Kathleen R. George

STATE OF OHIO

}
cc.

We currently live in a raised ranch at 3394 Mark Lane, Norton, Ohio which has 12-13 steps to enter the house from any direction. My husband has Parkinson and balance is an issue. We need to find a one level ranch home and we want to stay in Norton. This piece of land would be ideal because we will also be close to family. Below is an idea of what we would like to build. The well would be in the front of the house. Thank you for your consideration.



**BOARD OF BUILDING AND ZONING APPEALS
RESOLUTION**

BZA RESOLUTION NO.: ¹⁴~~A13~~-2025

RE: BZA APPLICATION A13-2025
3879 Brookside Drive, PPN 46-02112
PPN 46-02112
Property Owner – Catherine George
Proposing variance for Lot Area Requirements

BZA does hereby make the following recommendation(s) on the above:

a motion was made to accept the application for
the lot sizes listed on the survey provided
as submitted.

Vote on Motion: FOR ☒ AGAINST ☐ ABSTAIN ☐

Therefore, BZA Resolution No. ¹⁴~~A13~~-2025 is:

APPROVED ☒ DENIED ☐ TABLED ☐

This resolution shall be sent to:
Administration for ☒ its action or
for ☐ its information, and

Council for ☐ its action or
for ☐ its information.


BZA Chairman


BZA Vice Chairman

Date 9-18-2025

APPROVALS:

CITY OF NORTON PLANNING COMMISSION

This Plat has been approved by the Planning Commission of the City of Norton, Ohio this ____ day of _____, 2____.

Print _____ Sign _____

CITY OF NORTON CITY COUNCIL

This Plat as been approved by the Council of the City of Norton, Ohio this ____ day of _____, 2____.

Resolution _____

Print _____ Sign _____

CITY OF NORTON ENGINEER

This Plat as been approved by the Engineer of the City of Norton, Ohio this ____ day of _____, 2____.

Print _____ Sign _____

CITY OF NORTON MAYOR

This Plat as been approved by the Mayor of the City of Norton, Ohio this ____ day of _____, 2____.

Print _____ Sign _____

Owner's Dedication and Consent

I, the undersigned owner of the land shown on this Replat do hereby certify this Replat correctly represents the division of Lot 59 inclusive, do hereby accept this Replat of same, authorize recording of same and dedicate to the use of the adjoining property owners and the public forever, all parts of the roads shown herein and not heretofore dedicated.

In Witness thereof this ____ day _____, 2____.

Signed (owner) _____

Witness _____

Witness _____

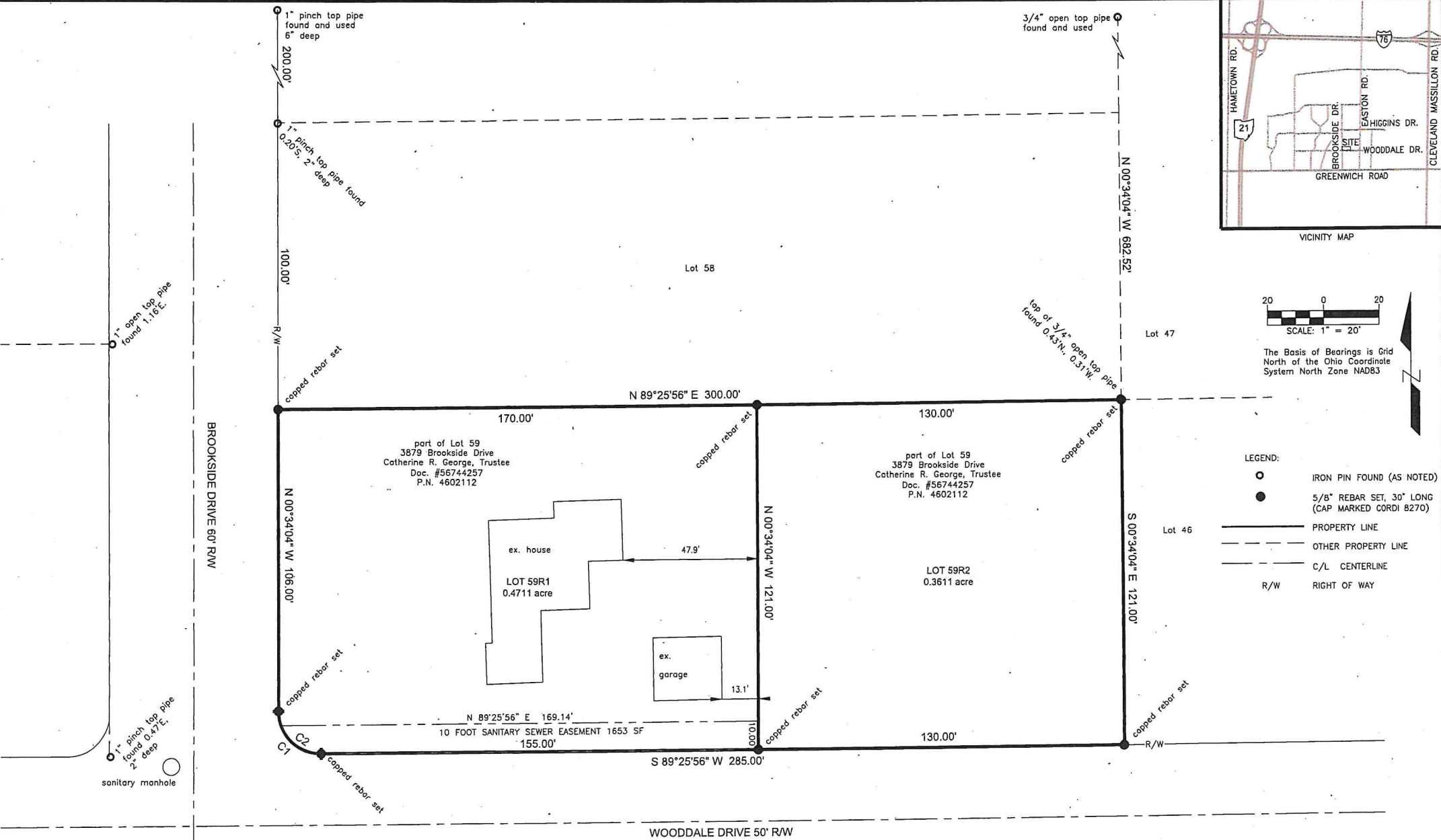
Notarial Acknowledgement

STATE OF OHIO, _____ COUNTY

Before me, a Notary Public in and for said county and state, personally appeared the above-named _____ who acknowledged the signing of the foregoing instrument and that the same is their free act and deed.

In TESTIMONY WHEREOF I have set my hand and seal this ____ day of _____, 2____.

Notary Public _____



CURVE	RAD.	ARC	CH. BRG.	CHORD	DELTA	TAN.
C1	15.00'	23.56'	N 45°34'04\" W	21.21'	90°00'00\"	15.00'
C2	15.00'	18.46'	N 55°18'12\" W	17.32'	70°31'44\"	10.61'

I certify that this survey was made in accordance with Chapter 4733-37 of the Ohio Administrative code governing minimum standards for boundary surveys. Dimensions on this Plat are expressed in feet and decimal parts thereof. All Monuments were found or set.



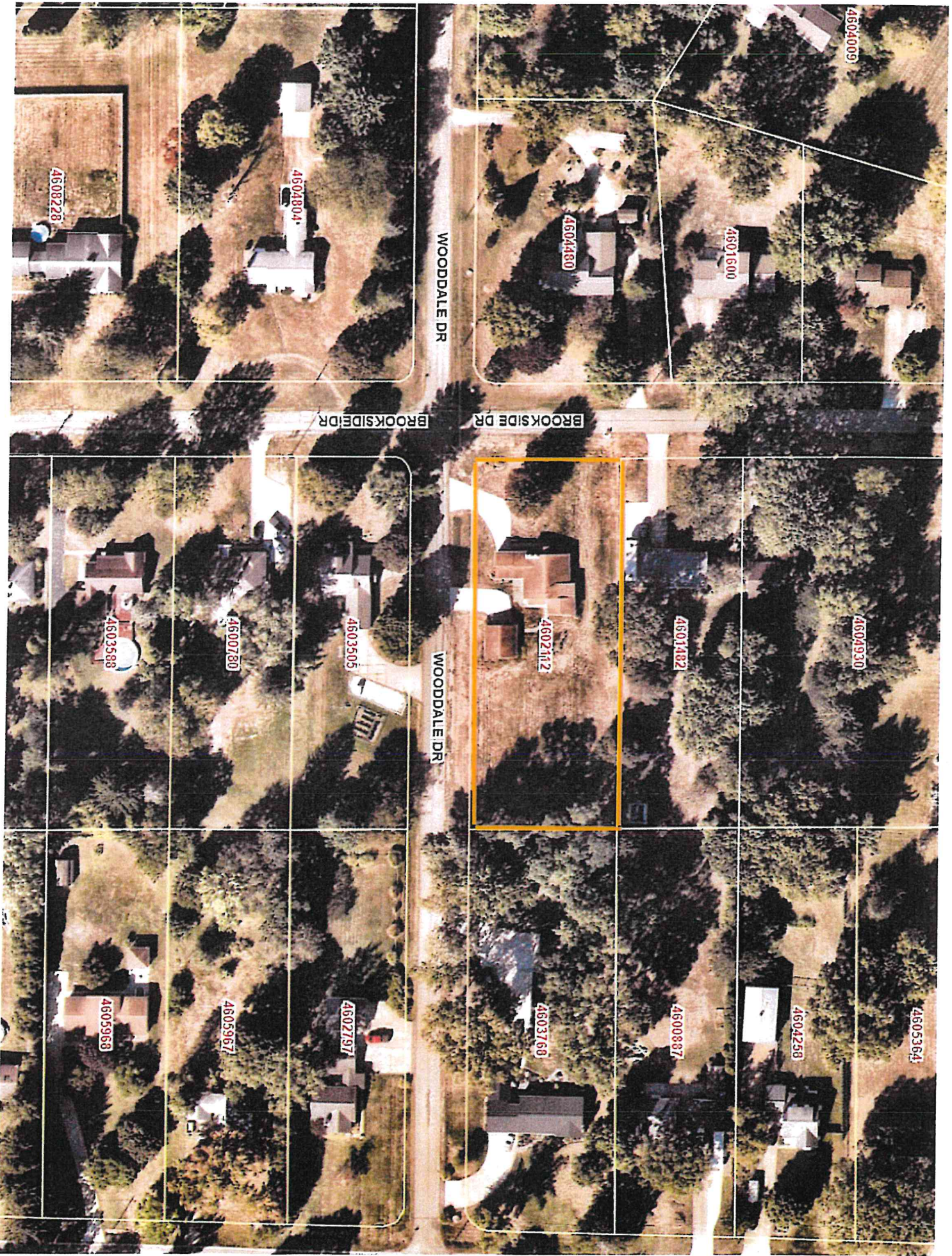
Jeffrey A. Cordi, P.S. 8270 date
170 Hazel Drive
Northfield, Ohio 44067
330-388-8146
CordiSurvey@gmail.com

NASH HEIGHTS ESTATES REPLAT
OF LOT 59 CREATING
LOT 59R1 AND LOT 59R2

SITUATED IN THE CITY OF NORTON, SUMMIT COUNTY, OHIO
AND KNOWN AS BEING ALL OF LOT 59
OF THE NASH HEIGHTS ESTATES RECORDED IN
PLAT BOOK 35, PAGES 64 TO 71
OF THE SUMMIT COUNTY RECORDS

SCALE: 1" = 20' DATE: NOVEMBER, 2025

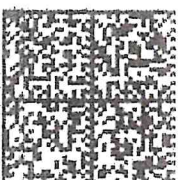
LOT 59R1 = 0.4711 acre
LOT 59R2 = 0.3611 acre
TOTAL = 0.8322 acre






CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Catherine George
3879 Brookside Dr.
Norton, OH 44203

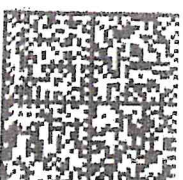



FP  **US POSTAGE**
\$000.74⁹
First-Class - NM
01/02/2026 ZIP 44203
0368 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Gena Powers
3864 Easton Rd.
Norton, OH 44203

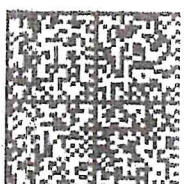


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01/02/2026 ZIP 44203
0368 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Donald Calvert
3900 Brookside
Norton, OH 44203

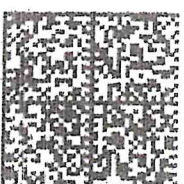



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CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Sara Emmerlings
3884 Easton Rd.
Norton, OH 44203



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ZIP 44203
01/02/2026
0368 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Andrew Myers
3895 Brookside Dr.
Norton, OH 44203

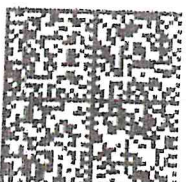


FP **US POSTAGE**
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ZIP 44203
01/02/2026
0365 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Dennis Haas
3872 Brookside Dr.
Norton, OH 44203

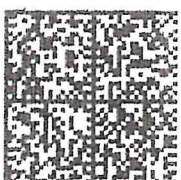


FP **US POSTAGE**
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First-Class - MM
ZIP 44203
01/02/2026
0365 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Timothy Carneal
3874 Easton Rd.
Norton, OH 44203

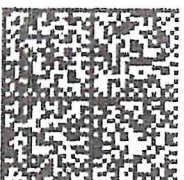


FP  **US POSTAGE**
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ZIP 44203
01/02/2026
036B 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Norman Diamond
3869 Brookside Dr.
Norton, OH 44203

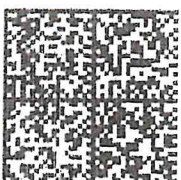



FP  **US POSTAGE**
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First-Class - IMI
ZIP 44203
01/02/2026
036B 0011823224



CITY OF NORTON
4060 COLUMBIA WOODS DR.
NORTON, OH 44203

Anita Eby
3862 Brookside Dr.
Norton, OH 44203



FP  **US POSTAGE**
\$000.74⁹
First-Class - JM
ZIP 44203
01/02/2026
036B 0011823224



City of Norton Planning Commission

4060 Columbia Woods Drive
Norton Ohio 44203-5708
Phone (330) 825-7815 Ext. #335

Notice is hereby given that City of Norton Planning Commission will hold a meeting in the Council Chambers of the Norton Safety & Administration Building, located at 4060 Columbia Woods Drive, Norton, Ohio, on **Tuesday, January 13, 2026 at 6:00 p.m.** The meeting will include a Final Replat of a Major Subdivision which is required for a lot split to take place in the Nash Heights Allotment.

Any person may appear in person, by agent, or attorney to speak for or against this application. The application and other reports are on file in the office of the Department of Zoning for inspection during business hours prior to the meeting.



Samantha Owen, Office Manager
Zoning Department



CITY OF NORTON

4060 Columbia Woods Drive
Norton, Ohio 44203

Offices: 330-825-7815 Fax: 330-825-3104
Website: www.cityofnorton.org

PLANNING COMMISSION MINUTES

Tuesday, December 9, 2025 - 6:15 pm

Roll Call:

Ralph Dowling
Marion Peterson
James Lada

Also Present:

Lisa Snyder, Secretary
Samantha Owen, Secretary
Bill Braman

Mr. Dowling called the meeting to order at 6:17 pm.

I. PC APPLICATION SPR 15-2025

Preliminary Plan Review

2835 Barber Road, PPN 46-06131

Property Owner – KG Real Estate Investments, Norton, LLC.

Agent & Sketch Plan Preparer - Vocon

Mr. Braman explained that Ken Ganley Ford wants to expand their service center and build a separate building on their property. The property is zoned as I1 and zoned properly for this type of building. He went on to explain the biggest hurdle is the wetland and flood plain issues that the property has. "Our site plan review through our engineering department indicates a long list of hoops that they will have to encounter to make this project complete" he said.

Paul Sierko of 3142 Prospect Avenue in Cleveland presented to the Planning Commission the preliminary plan for a brand-new service garage for Ken Ganley Ford. It was explained that they plan to raise the entire site out of the flood plain. He acknowledged that the pavement or parking lot that is being proposed is being proposed over the wetland which approvals are in process right now. Mr. Sierko stated the hope is to expedite this process, if possible, by splitting the project into two separate projects or two separate phases. Doing two phases would not affect the wetlands and start with building the building itself and the rest of the site while the wetlands approvals are being finalized. He also stated "we're proposing an extension basin in the rear of the property as well as new lighting across the entire site and additional parking behind the existing building".

Mr. Dowling confirmed the parcel number where the second phase would be taking place was parcel number 46-02004. Mr. Dowling went on to state that the new building is actually on the 46-06131 parcel. The building is within the existing parcel that the existing building is and most of the wetlands are on the south side and the north corner. Mr. Sierko agreed and stated "if council is willing to approve perhaps this whole project into two phases that would be preferable just to expedite this process".

Mr. Dowling explained that would need to be something to address with the city engineer and Mr. Braman agreed. Mr. Braman added, "Once the wetlands and everything is established, if you want to proceed on one part of a project of that, we'll need a final site plan for that particular one. We can come back to planning commission which is a two-week span so we wouldn't be holding you up too much. If the engineer can sign off on a portion of that, that would be fine. I don't see where that would be a possibility for two phases because those two parcels would need to be consolidated unless easements are provided in between those two buildings. There's a lot of communication that you'll need to do with our engineer. And if it would come to where there's a portion of it that can be a phase one, we would need that site plan, a finished site plan approved by our engineer that we could bring back in front of the commission for approval. I don't know that we would necessarily hold anything up if that was a possibility since they meet twice a month. I wouldn't think two weeks would put any undue stress on your project."

Mr. Dowling verified that the project would theoretically just delay until all that straightened away and on the other parcel here you would just delay doing anything and putting asphalt there. He went on to explain that Mr. Sierko could theoretically buy credit. To which Mr. Sierko said, "That's the idea as well. Buy the credits. Yes. We were informed by our civil attorney. Yeah."

Mr. Dowling went on to say that the parcel is kind of interesting as it's all flat. There isn't more than a couple foot elevation either way. Mr. Sierko agreed that yes, the land is rather flat and is a flood plain, but over the years that Ken Ganley has been at this location it's never flooded.

Mr. Conklin asked where the fill will be brought in from. Mr. Sierko did not know that yet, but, yes, it's going to have to be brought from sites. Mr. Conklin asked how much fill would need to be brought in. He asked, "How much of an elevation change are you going to have to bring fill in? Are you going to have to raise it another foot or two or..." Mr. Sierko said that the parcel would need to be raised a couple feet across the south side of the property; about two feet average.

Mr. Lada asked if the plan would include a perimeter fence on the east side where the wooded area is currently because the pavement is showing pretty close to the property line. He advised that Mr. Sierko be cautious of that as to not be too close to the property line so there wouldn't be problems with neighbors or the city. Mr. Sierko assured that they will double check that and there was no discussion about a fence. Mr. Lada said, "I'm just assuming there will be some kind of security fencing around the property". Mr. Sierko and Mr. Braman explained that as of now there is no fencing around the entire property but possibly on the north side of the property.

Mr. Dowling stated "This is I2 zoned, but then when you go back and look at the parcel description, it actually talks about commercial retail car sales in the classification with Summit County's GIS site, but it's actually I2. I2 says that you have to have a side yard of 30 feet, but 30 feet would be to the building, not to the edge of the asphalt." Mr. Dowling said that a fence is a good point due to theft and probably a good question for Ken Ganley. Mr. Dowling explained he looked if I1 or I2 permits retail car sales and it doesn't, but that probably was in place many years ago and the partial description does say commercial. Mr. Braman expressed that he thought that was all rezoned I1, but if it is I2, he missed that. However, it would still encumber the I1 classification as well. Mr. Dowling said that it's hard to know and he doesn't have the latest map but I1 and I2 are interchangeable as far as if it's an I1, I1 can be an I2. Mr. Braman agreed.

Mr. Dowling asked if anybody on the board sees any problem with breaking this off into two separate phases and allowing the first one to go so that we can get that through the city engineer. "We can talk to Brian about that, but I don't think that would be an issue", he said. Bill agreed and said, "I think that would be the initial idea if the planning commission is comfortable with that. If he chooses later on to be able to have a portion of it to start with engineering approval there's a lot of work to be done with some water issues and the parcel consolidation, easements, etc. The applicant should try to get a lot of things buttoned up with the engineer first before coming back for a final on either total final or a phase. It wouldn't be much of a big deal at all to come back for a phase versus a final for the whole project. I would like to see more of the engineer approval before we come back with a phase though, my personal opinion". Mr. Lada added, "that would spell out what the first phase involves and then it would delineate between the two phases. We need that defined." To which Mr. Braman said, "Correct. I wouldn't think we'd want to start a phase partially with some open ends on what potentially could happen or not happen. I would think we would just like to be able to be sure for your (Mr. Sierko) benefit and ours that everybody's on the same page and if a phase is permitted that we have all loops closed with that phase versus leaving something open for potential down the road."

Mr. Dowling said, "I would think all the wetlands approvals is not going to move forward very fast.". Mr. Sierko said, "It's a very slow process. That's why it would be great to split into separate phases." Mr. Braman added, "If the engineer is willing to sign off on something like that and not put us in a bad situation, I think that's perfectly fine. But I would like his input on that separately." Mr. Dowling summarized that the planning commission is receptive to two phases - One for the building and one for wetlands. Other comments on the resolution would be addressing engineering comments related to both those phases. And a long-term comment would be we recommend to combine those two parcels together into one. Mr. Braman explained that this can be two separate parcels, but they need easements for them or combine them to one where there would be no easement needed. If that was done, that would take care of itself per the engineer's comments. Combining of two parcels does not require council's approval - just the engineer's.

Mr. Dowling summarized the resolution would include the planning commission is receptive to two phases - one for the building and one for wetlands. The comments provided by the city engineer would need addressing. And down the road addressing a combination of parcels which is already in the engineering evaluation.

Mr. Dowling invited the only member of the audience to come up to provide his comments and/or questions. Tom Dunn with Fred Martin Superstore at 3195 Barber Road asked Mr. Sierko what kind of garage is it going to be - A body shop or a service department? Mr. Sierko said it would be a service department. Mr. Dunn then asked if the original service department they are working at now will be part of a new showroom. Mr. Sierko explained that this is just an expansion of our.... (inaudible)... Mr. Dunn then asked if this is for just the Ford store or are you going to bring cars in from all your others? Mr. Sierko stated that it was just for Ford for heavy duty. Mr. Dunn went on to mention that he's been with Fred Martin for 31 years and has experienced five major floods and they (Ken Ganley) never had one drop of water standing on their property. "We were taking our cars to the mall. They were dry as a bone and I mean the whole property.", he said. Mr. Sierko stated that he doesn't personally have any history with that, but based on the feedback we all know there was no thoughts on that that however that is why

his clients want everything raised. Mr. Dowling said "The land is just low enough on your (Fred Martin) side that it flows towards the stream actually backs up I guess.". Mr. Dunn corrected him and stated that the flooding on their lots come from the sewers backing up down below.

II. Old Business

None

III. Minutes

Mr. Peterson made a motion to accept the meeting minutes from the September 9th meeting. Mr. Lada seconded the motion. The minutes were approved 3-0. Mr. Conklin abstained.

Jr. Lada mad a motion to accept the meeting minutes from August 12th. Mr. Conklin seconded. The motion passed 4-0.

III. New Business

Discussion was had about the organizational meeting taking place on January 5th, 2026 at 6PM. Mr. Conklin suggested the meeting time be pushed back to 6PM since all members can be there at that time now. Mr. Lada agreed.

Meeting was adjourned at 6:49PM

Respectfully submitted:

Samantha Owen, Secretary

Date _____

Approved:

Ralph Dowling, Chairman

Date _____

Note: These minutes are not verbatim. A full recording is available on the city website.