

City of Norton
PLANNING COMMISSION
Tuesday, April 09, 2019

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Dowling called the meeting to order at 6:02 p.m.

I. ATTENDANCE:

PRESENT: Ralph Dowling, John Conklin, James Lada, Ruth Stimac, and Marion Peterson

EXCUSED:

ALSO PRESENT: Bill Braman-Zoning Inspector; Shannon Szittai- Administrative Assistant

II. OLD BUSINESS:

C-1

Mr. Dowling stated he had provided comments to the Administration and to the Board members about a week or so. He understood those comments were going to Council now and hopefully they had resolved those on the conflicts.

III. NEW BUSINESS:

PC Application R7-2019
Jim Kun, Kun Properties – Owner
3128 Pleasant St. & 4020 Cleveland Massillon Rd. PPN 4606218/4606219
Robert Deitz, BFW Engineering & Testing, Inc. - Agent
[Proposing to Rezone Parcels from B2 to B3]

Mr. Dowling explained we were considering a rezone for the two parcels.

Mr. Dowling invited the applicant or agent to come forward and speak.

Mr. Robert Deitz, of BFW Engineering, stated he was the civil engineer for O'Reilly Auto Parts. The reason for the rezone is the B2 does not allow for retail sales on the property. O'Reilly's is buying the property on Cleveland Massillon and the other lots on Pleasant Drive and rezoning all three parcels to B3.

We are not expecting to ask for any variances; we only want a rezone.

Mr. Dowling asked if there were services for water and sewer to the front and he understood there was a septic system on the back parcels.

Mr. Dietz responded there was city sewer and water to the front and the septic was going to be demolished.

Mr. Dowling asked if anyone on the Committee had a question.

Mr. Braman stated he wanted to add to Mr. Deitz's explanation. Our B3 district says auto parts and our B2 says automobile accessories. I tend to think of our today's auto parts as a retail store, but until our zoning ordinances catch up with today's times I think it is a law within the Code.

Mr. Dowling stated that it was probably better to err on the safe side and rezone it as B3 for the time being. If we get through the C-1, it will probably change to something else.

Mr. Tim Crawford, 3990 S. Cleveland Massillon Road, stated he was speaking on behalf of himself and his wife. We are very much in favor of the rezoning of this property. We own approximately 380 feet adjacent north of this property. We are the predominant property owner to this property so any impact would be basically on us. The parcels 4608690 and 4608688 are adjacent to the parcels up for rezoning. We have lived here since October of 1976 and when we moved there it was Wenner's Tavern. There is a discrepancy with the County as they already have this zoned as highway business. I am not sure if you have updated your zoning with Summit County, but they have it under code 605, which is highway business and has been on the books for as far back as he could trace. Back in the day, he had no issue with letting the kids go get candy or cookies over at Wenner's. Jim Kun has been a tremendous neighbor and a good friend. We are sorry to see him sell, but it is progress and progress is needed in the City of Norton. Mr. Crawford thanked the Board members for the time and effort serving as he knows it is a thankless job.

Mr. Jim Kun, agreed with what Mr. Crawford just said and that he thought it would be a win-win for everyone. He's been there for 26 years and just hoping to get this done and make it nicer.

Mr. Dowling asked if there was a motion.

Mr. Lada stated he would make a motion to approve application R7-2019 and Mr. Conklin seconded.

Mr. Ralph Dowling asked for a roll call to approve application R7-2019. ROLL CALL: Mr. Lada-Yes; Mr. Conklin-Yes; Mr. Peterson -Yes; Mr. Dowling _Yes; Ms. Stimac-Yes Motion 5-0...Approved

Mr. Dowling stated he would sign it and pass it on to Administration and Council.

Mr. Braman asked Mr. Deitz when they may see a site plan come.

Mr. Deitz stated it would be soon as they were already done and the architect was ready to submit building plans. How many readings before Council?

Mr. Braman stated there are 3 readings and the next meeting is a work session. We need to make sure the zone change goes through Council before submitting the plans.

Mr. Deitz stated they can submit elevation and everything when they submit.

Mr. Dowling stated we could likely look at it as a final then.

Ms. Whipkey stated we have to get in public hearing in which takes 15 days notice for that and we do have to do the three readings. We would not address it before an actual meeting. All the adjacent property owners have to be notified through mail.

V. ADJOURNMENT:

Council has the C-1 in front of them and will be discussing it. With no further business before the commission, Chairman Dowling announced the next scheduled meeting will be May 28, 2019. The meeting adjourned at 6:18 PM.



Planning Commission Chair/
Vice-Chair

11/22/19
Date



Planning Commission Vice-Chair/
Member

Meeting adjourned at 6:18pm

*** ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF COUNCIL ***