

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, May 11, 2021**

The Planning Commission of the City of Norton, Ohio was convened on Tuesday, May 11, 2021 as a remote meeting, pursuant to H.B. #197. Chairman Dowling called the meeting to order at 6:02 p.m.

**I. ATTENDANCE:**

**PRESENT:** Ralph Dowling, John Conklin, Ruth Stimac, and Jim Lada

**EXCUSED:** Marion Peterson

**ALSO PRESENT:** Robert Fowler- Administrative Officer, Bill Braman-Zoning Inspector; Shannon Szittai- Administrative Assistant;

**II. OLD BUSINESS:**

Chairman Dowling stated that there was no old business.

**III. NEW BUSINESS:**

**PC Application SPR7-2021**  
**Husni Halasa/Mario Halasa – Owner**  
**Behrs Builders- Contractor**  
**1904 Wadsworth Rd.**  
**PPN # 46-08986/46-01324**  
**[Final Site Plan- 1234.05]**

Mr. Dowling called the meeting to order.

Mr. Dowling stated for New Business we have Mario Halasa on to discuss plans for the application he sent in. Can you go over the plans that you do Have Mario?

Mr. Halasa said we have owned the property for a while. It's right there on Wadsworth Rd. I run Akron's Finest Mulch on Copley Rd. We have a lot of equipment, I have a boat it would just be nice to store some stuff over here. Right now the property is pretty much vacant. I have topsoil dome there. We fixed up the front by the street, we kind of fence it off, landscaped by the street and I was just trying to turn a piece of property that I had into a more usable and better looking piece of property.

Mr. Dowling asked are there two separate parcels right now?

Mr. Halasa said yes there are two separate parcels. There is a front parcel and then there is a parcel behind it.

Mr. Dowling Your buildings are going to go on the front parcel on the right hand side.

Mr. Halasa Correct.

Mr. Dowling In looking at this as I understand there is no septic or water to the buildings?

Mr. Halasa Correct.

Mr. Dowling You will have electrical?

Mr. Halasa Yes. I was hoping for it.

Mr. Dowling I looked at the code there, I didn't see any limitations. Everything looked pretty straight forward. You are going to put crushed stone or something in the entrance way?

Mr. Halasa Oh yeah. I am going to put some trees down there, landscape and landscape around the building. I own a landscape company so I was hoping to make it look pretty good.

Mr. Dowling I know in your area when I come through there by the landfill there a lot of dirt comes in and out of there so having some crushed stone will keep the amount of dirt and stuff that gets tracked out onto the road.

Mr. Halasa I know when I first bought the property it was a nightmare, but it's come along way and I want to go even further with it. So I am honestly hoping to pave around the buildings when it's all said and done and get these up and going. I was going to pave right away but we are in the flood zone so I had to have an engineer and then I had to have a flood expert and then I had to have all this, I mean it cost me more money for all the permits than it did to build the buildings.

Mr. Dowling Right now you are going to have a dirt floor?

Mr. Halasa No I will be pouring a cement pad floor. It will be a cement foundation. So they will be pretty nice when it's all said and done.

Mr. Dowling Did the City have any comments? Bill? Mr. Fowler?

Mr. Braman As far as it goes we don't see any problems with it. He spent the time and extra money being it was in a flood zone to get the extra engineering done for the property and I know it's very expensive to do that. They're just basically storage buildings so, It's an I-1 district. We have no issues with them.

Mr. Dowling Anybody from the Planning Commission have any questions?

Mr. Lada Just one. I don't have any problems with the plans I just have a question on what you're calling out as a compensatory storage excavation from an elevation of 965 maintain two percent slope so is that a retention basin for your runoff water to the west of your new buildings?

Mr. Halasa I believe that's what they want in there. I mean the back of the property does get a little wet but the front of the property it's never really been a problem out here, but yes we can ultimately put that in. Whatever they called for we'll put in.

Mr. Lada I am just curious what the drawings are saying. I am not telling you what to do or dictating what you should do. You're are going to have some runoff, you know from the buildings and the pavement. You're not going to want it in your building. You're going to want to control it on your property somehow and then hopefully Mother Nature will let it dissipate away.

Mr. Dowling It looks like there is maybe a 4ft. drop between the buildings and the edge of the property. That whole area is classified as a zone AE FEMA flood plain. So you're just going to feed a little more back in there it's probably not going to change much from where you are right now other than maybe improving surfaces on the roof coming off.

Mr. Dowling asked for a motion.

Mr. Lada made a motion to approve the application and Mr. Conklin seconded.

Mr. Dowling asked for a roll call.

ROLL CALL: Mr. Lada -Yes; Mr. Conklin – Yes; Mr. Dowling -Yes; Ms. Stimac -Yes;  
Motion 4-0...Approved

**PC Application SPR8-2021**

**Addison Norton Investment Co. – Owner**

**Redwood USA LLC- Contractor**

**3727 Golf Course Dr.**

**PPN # 46-00259/46-04166**

**[Final Site Plan- 1279.16]**

Mr. Dowling introduced the next applicant. This is for an area they're going to do approximately 174 single family apartment type homes all one floor. Would someone from Addison Investment Company or Engineer like to speak on this application?.

Mr. Batt I am with Redwood. We started business in 1991. The thing about that is we have never built anything and sold it. We're long term holders we are committed to the community we are committed to our residents and we think that is a main feature of what we do. We feel it is important that people know that we're here and we're here to stay. We take our core values very seriously. Probably most important to you guys, we deliver more than expected, we communicate open and honestly, we demonstrate integrity and authenticity and we like to have fun. We are a great Cleveland success story. I started with Redwood 10 years ago and when I started with Redwood we had 1200 units. We now have 15,000 units and it's all a tribute to the product. It's all a tribute to the single-story ranch attached two-bedroom, two-bath, two car attached garage, a private driveway and private patio it's all attributable to that. We have 400 employees it's probably up to like 440 now. We have 50 jobs open so if anyone knows of anyone looking for a job we are looking for employees. Who are our residents? Are residents are people who value peace and quiet. We don't do amenities and we don't do amenities intentionally. Majority of our residents come from within a 3 mile circle of our neighborhoods and because of that if there's exercise at YMCA, LA Fitness or wherever they go, a lot of times they go with a neighbor, a relative or a friend. They're not looking for that from us they're looking for a safe, nice living space from us in a great setting and great landscaping from us. The amenities because they're already ingrained in the community so the things they would like to participate they're already participating in. Normally around 70 percent of our residents are empty nesters it varies a little bit from neighborhood to neighborhood. The rest of them are young professionals that are looking to rent at this point in their life. We do really well with the medical field. The average age of Redwood neighbors is 50.6. Per 100 units we average 11 school-age children. That statistic is really important to the schools. We are a net gain to the schools. Our taxes are far in access with what it takes them to service those 11 additional students. We average 1.5 cars per unit. Again in recognition the fact the majority of residents are empty nesters which is far less than a single family home or condominium neighborhood. Couple things that are really important to us, we have a full-time on-site neighborhood manager and we have a full-time on-site neighborhood service technician. The office on-site will be staffed 6 or 7 days a week. We do background checks on ever resident. We do credit checks on anyone over 18 that will

be living in the apartment as well. If there are blemishes on peoples records we won't lease to them. We have a very restrictive lease. We control our sites. If you would talk to people in other neighborhoods you would hear that police calls to our neighborhoods is pretty much non-existent. Most of the homes are 1296 sq. ft. some are up to 1600 sq. ft. Site location we are the top part/north part of the Golf Course and we back up to I-76. We landscape to a higher standard. We take care of our residents. Especially our empty nesters. If they have a package too heavy to lift we will get it for them, Use a walker and need help getting your trash to curb we will come do it for you. Just a couple examples. All sites are FHA accessible and ADA compliant. If anyone has any questions please ask.

Mr. Lada Just curios what is the average range of rental fees. Is it a standard rental like monthly?

Mr. Batt It will be between \$1600-\$1800 depending on which unit it is. We do one year leases and we also if two and three year leases if people wish to make that commitment. We do not take government subsidies as a company policy there's no vouchers.

Ms. Stimac I have a question. Where are the accesses in and out of the properties?

Mr. Batt there are two accesses one that comes out Shellhart and there is a second emergency access that goes out through the new single-family neighborhood

Mr. Dowling are you intending on that one not being a primary inlet access or an emergency one.

Mr. Batt We could probably have that conversation either way.

Mr. Dowling Do you know roughly how many apartments are back there behind Walmart in Wadsworth?

Ms. Karolczak I will look that up

Mr. Dowling I talked to the city about this, you are going to do the plowing and maintenance of the roads? My understanding is it's a private facility so the city will not plow any of the streets?

Mr. Batt That is correct. No offense to any city, our residents being empty nesters they like things plowed to a higher standard that what the city is accustomed to and so we take care of our own site.

Mr. Dowling one of our other issues we addressed before in the past is that we would normally have curbs or something with the drains on the outside edge for the runoff and you actually have one in the center, and that isn't a big problem as long as the city doesn't have to plow it.

Mr. Batt That's right. Actually there is a purpose to that and it is because we are ADA and Fair Housing FHA accessible that our driveways go on a flat surface to the road and there's not a curb for somebody to go over with a walker. It's that way intentionally.

Ms. Karolczak Real quick, there are 150 units at the Wadsworth location.

Mr. Dowling I know this is looking to the future but you will have some storm water management areas in this and they're going to run into the next development I assume.

Mr. Batt We have two retention basins I think the intention is for those who have water and they will outlet through the other development. That is something that your engineer will have his hands in.

Mr. Schmidt I am with Davey Resource Group I am the Civil Engineer for the project. As part of the first Phase for Brookside Greens we've analyzed the whole area. The drainage area that's been accounted for already.

Mr. Dowling I think we talked about this during their site plan about just slowing the water down so it's slower than the runoff that they're getting right now. You just may not have all that infrastructure done before this development is complete, so there'll have to be some transition there.

Mr. Schmidt for this portion of the project it's going to be its own area. So we are going to have to analyze this area and make sure that we meet all the city and the EPA regulations.

Mr. Dowling the outlet I understand where you are going to put a Cul-da-sec will be put in by Barber Greens?

Mr. Schmidt That is correct. That will be in before this project starts.

Mr. Dowling We were talking a little bit about a traffic study because it looks like most of the traffic here would probably exit there and go right down Shellhart to Cleve- Mass Rd. Was there any plan to do a traffic study from your stand point? I know the City has talked about that. I wasn't sure if they passed that on to you or not.

Mr. Batt we have not discussed that issue but then again our traffic is fairly minimal because of who our residents are. Typically we rely on the city to ask for it. A lot depends on residents or if you believe there is enough to create a problem. So we have not done one at this point.

Mr. Fowler- Ralph, the traffic study that was done by Brookside Greens Incorporated initially incorporated 380 units at this location and they have since reworked the study and resubmitted with the 174 units.

Mr. Dowling Because these roads don't meet the standards of the City of Norton you know normally we would have Cul-de-sacs with minimum radius and everything Just concerned with the Fire Departments equipment and vehicles getting in and out of there. I don't think the ambulances would have any problems just if you would have to have the major fire equipment in there.

Mr. Batt that is not an unusual comment, I would say in this particular situation it is configured in what I call two race tracks the only issue would be the three small stub streets. Those are actually very short. I would think those buildings could be serviced from the main road from like the race track without even using those stub streets.

Mr. Dowling I believe this is the type of project we need in Norton, let's say like upgraded empty nester type apartments.

Mr. Lada Chris, can you explain to me a little bit more clearly, we have two pieces of property one for the Brookside Greens development and one for the proposed Redwood development is there a legal or some kind of binding agreement between Redwood and Brookside to assure that your storm water system is taken care of, because I understand you said it's okay we got agreement and Ryan Homes is going to do what they need to do. What if they come back and say no we are not going to do that. So is there some kind of legal bind between the two developments to assure Norton that we're not going to have a problem with storm water drainage from your property.

Mr. Schmidt I have not been in any talks. That would be more between Redwoods lawyers and Jason's lawyers I would think between those two entities. What we are doing is making sure there is no more run off from the pre-state to the post-state.

Mr. Batt I actually think this is resolved by the single-family development having dedicated improvements.

Mr. Fowler So all the utilities in the development, which includes storm water, water and sanitary sewer will be accepted by the city. Much like Stonewyck. Not the same as Stonewyck but Stonewyck has a storm water retention pond that they are obligated to maintain through the agreement when they developed with the city, It will be similar with the Brookside greens. There is an agreement with the city and Brookside Greens which incorporates this other parcel which includes all the utilities that are approved prior to acceptance by the city engineer.

Mr. Lada So there is a legal binding agreement it just happens to include the city as well as the two developers.

Mr. Fowler That is correct.

Mr. Dowling really anything that this development has for run off has to be included in the calculations that Jason has for his development and all reviewed by the city engineer.

Mr. Dowling really anything that this development has for run off has to be included in the calculations that Jason has for his development and all reviewed by the city engineer.

Mr. Batt Yes that is correct. Reviewed and approved.

Mr. Conklin Quick question, are any of the parcels to the west of development landlocked?

Mr. Fowler those parcels have an access agreement. Similar to the one Golf Course Drive residents have. That will be incumbent on Jason to make sure they still have access to their property.

Mr. Dowling asked for a motion.

Mr. Lada made a motion to approve the application and Mr. Conklin seconded.

Mr. Dowling asked for a roll call.

ROLL CALL: Mr. Conklin – Yes; Ms. Stimac -Yes; Mr. Dowling -Yes; Mr. Lada -No; Motion 3- 1...Approved

**IV. CONSIDERATION OF MINUTES:**

There were none.

**V. ADJOURNMENT:**

With no further business before the commission, Chairman Dowling announced the meeting adjourned at 7:02 PM.



Planning Commission Chair/  
Vice-Chair

6/22/21  
Date



Planning Commission Vice-Chair/  
Member

**\* ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF BOARDS \***