

City of Norton
PLANNING COMMISSION
Tuesday, February 11, 2020

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 6:00 p.m.

I. ATTENDANCE:

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

EXCUSED: Marion Peterson

ALSO PRESENT: Bill Braman-Zoning Inspector; Shannon Szittai- Administrative Assistant; Jack Gainer- Ward One Councilman; Charlotte Whipkey-Council at Large;

II. OLD BUSINESS:

Chairman Dowling stated that there was no old business.

III. NEW BUSINESS:

PC Application SPR4-2020
Timothy Enterprise – Owner
3985 Eastern Rd.
PPN # – 46-06089
TGC Engineering - Agent
[Final Site Plan]

Mr. Dowling stated PC Application SPR4-2020 at 3985 Eastern Road for Timothy Enterprises was before them tonight for a final site plan and invited the applicant to speak.

Mr. Mathew Duncan, agent and with TGC Engineering, stated they started back in November with a preliminary site plan. The site plan is still basically the same as when you saw it back in November with the two commercial buildings, 82 parking spaces, 2 detention basins, 2 water laterals, and one sanitary lateral. The City and City engineer is comfortable with the plan and has a couple small comments left that I am addressing. The City of Barberton has approved the sanitary and water. That's about it.

Mr. Dowling stated he had not actually seen any comments but had noticed the emails going back and forth. Were there any issues there?

Mr. Duncan responded there wasn't anything that he wasn't already addressing. Mr. Dowling responded they would put in the wording for pending issues if approved and Mr. Duncan agreed.

Mr. Conklin asked what those issues were and Mr. Duncan responded: 1) The City requires sidewalks and the two options are for the contractor to either install the sidewalk or the developer can pay a fee into escrow for construction at a later date. He believed that had been resolved. It was his understanding that sidewalk would be required along the frontage of Eastern and Hametown. They had not decided which they would do - escrow or construct the sidewalk as yet. 2) They were to provide the approval papers from Barberton and EPA NOI. This is basically if they were going to disturb more than one acre you have to get a Notice of Intent from the EPA. That is no problem as it can be done on line and takes a couple of days. 3) The third item concerns the culvert at Eastern Road; he just wants some elevations verified. 4) Relates to pond one, that the effluents aren't flowing into a neighboring ditch. We worked through that and they see no problem with it as long as the pond is maintained properly. And he wants some elevations on one of the pond details.

Mr. Lada asked if there was going to be any landscaping.

Mr. Duncan responded that he believed the most of it was going to be grass. The front of the building will have some shrubbery; he believed the colored rendering that had been passed out shows some shrubs and they usually use type-4 gravel between the building and the sidewalk.

Mr. Lada asked about the second building on the drawing that had no details and Mr. Duncan answered that was for a future building.

Mr. Lada asked if there would be an initial plan for the paving and then just leave that area grass or stone in preparation for the second building.

Mr. Duncan stated that all of the pavement will go in he imagines for the building pad and planting grass there.

Mr. Conklin asked if they had a tenant for the building and Mr. Duncan stated that the proposed 12000 sq. ft building has an auto body shop tenant.

Mr. Dowling asked if they planned on putting external signs up and Mr. Duncan responded they did not at this time, but had spoken to Zoning and knew they would have to go through the proper steps if they did so in the future.

Mr. Dowling asked about free-standing lights in the parking lot and the response was they would not at this time.

Mr. Dowling suggested going back and looking at the signature requirements on 1 of 19 as that was sometimes overlooked. He believed it was where Barberton had to sign off on utilities as well as Norton's Engineer and he had to sign also. It is in the plan requirements somewhere. Mr. Dowling stated that was all the questions he had and added it was nice site plan and would be a good addition to that area.

Mr. Dowling asked if Council had any questions and Mr. Jack Gainer, Ward One Councilman had a couple.

Mr. Gainer stated the address was 3985 Eastern and asked if that was the only entrance to the property.

Mr. Pete Prosser, responded that currently it was listed as five different parcels and they had done a lot consolidation so he was not sure.

Mr. Gainer stated it appears there are two entrances; one off of Eastern and one on 585. Mr. Prosser responded there are actually three.

Mr. Gainer asked if all the property was addressed as 3985 and Mr. Prosser stated he did not know if they would be issued a new address once the lot consolidation was in place. He is guessing it would be coming off of Eastern.

Mr. Gainer inquired on the sidewalk and how far it would extend.

Mr. Prosser stated it would just run the property frontage length.

Mr. Gainer asked about the use of the other two entrances and Mr. Prosser stated they would be installed when the pavement goes in and will be available for use.

Mr. Gainer inquired again on the sidewalks and Mr. Braman clarified they were not sure if they were going to install them now or just pay the escrow right now.

Mr. Dowling asked about the application to combine the parcels.

Mr. Prosser stated it had been approved; the City had already signed off on it.

It was stated it had to go to Council and Ms. Whipkey, Council at Large, responded that lot consolidations did not come to Council, only the site plan.

Mr. Prosser asked for clarification on the consolidation and the difference between preliminary and final plans going to Council. It was explained that lot consolidation and preliminary plans do not go before Council and it was unlikely the final plans, if Planning approved, would be in front of Council for a vote before February 24th.

Mr. Dowling stated if there were no further questions, could he have a motion

Mr. Lada made a motion to approve PC Application SPR4-2020 subject to the engineering comments and Ms. Stimac seconded.

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

Mr. Dowling stated this would go on to Council for their action.

It was decided that next month they would need to have an organizational meeting.

IV. CONSIDERATION OF MINUTES:

Mr. Dowling noted they had meeting minutes from November 26, 2019 and January 14th. As they were late in going out, no one except Mr. Dowling had read them, so they would be available at the next meeting.

Mr. Lada stated the November 26th meeting was on the preliminary meeting for the Eastern Road and was very short and there were no issues with the minutes so perhaps we could approve those.

Mr. Dowling asked for a motion to approve November 26, 2019 minutes.

Mr. Lada motioned for approval and Mr. Conklin seconded.

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

January 14, 2020 would be held for the next meeting.

V. ADJOURNMENT:

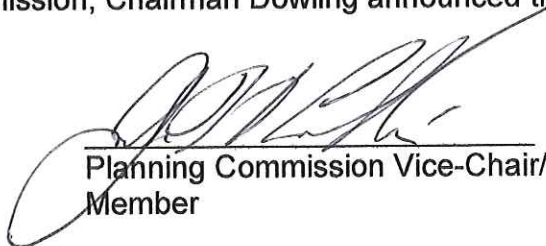
With no further business before the commission, Chairman Dowling announced the meeting adjourned at 6:27 PM.



Planning Commission Chair/
Vice-Chair

5/27/20

Date



Planning Commission Vice-Chair/
Member

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