

City of Norton
PLANNING COMMISSION
Tuesday, April 14, 2020

The Planning Commission of the City of Norton, Ohio was convened on Tuesday, April 14, 2020 as a remote meeting, pursuant to H.B. #197. Chairman Dowling called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

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

EXCUSED:

ALSO PRESENT: 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 SPR6-2020
KDA Reality, LLC – Owner
5221 S. Cleveland Massillon Rd.
PPN # – 46-06132/46-08965
David Klossner - Agent
[Building Expansion/Final Plat – Ord. 1234-04]

&

PC Application SPR7-2020
KDA Reality, LLC – Owner
5221 S. Cleveland Massillon Rd.
PPN # – 46-06132/46-08965
David Klossner - Agent
[Building Expansion/Final Plat – Ord. 1234-04]

Mr. Dowling stated PC Applications SPR6-2020 and SPR7-2020 at 5221 S. Cleveland Massillon Rd. for KDA Realty were before them tonight for a building expansion/final plat and a processing center/final plat. Mr. Dowling stated that Mr. Lada had some concerns to address and also invited the applicant or agent to respond.

Mr. Lada stated his concern was that they didn't have engineer drawings on either application.

Mr. David Kossner, agent for KDA, stated he could get the drawings to the Commission in the next couple of weeks. The projects were going to be similar in nature to what he does now as the company coming in was going to take advantage of some of the attributes he already has like being able to lift a lot of weight 35 feet off the floor only they would have more employees.

Mr. Dowling asked Mr. Lada for his opinion as there wasn't a lot there to see and Mr. Lada responded that knowing that we were going to move forward and he can get the engineer drawings to us and we will have a second opportunity to look at this closer is what he was really after. If it is alright with the Commission, he would like to make a motion to approve both applications (SPR6 and SPR7-2020) unless we need further discussion.

Mr. Dowling stated one is a final and one is a preliminary. Mr. Lada stated he didn't understand the difference as he thought they were going to get engineer drawing for both of them and Mr. Klossner concurred. Mr. Lada asked about Mr. Braman's thoughts on the two.

Mr. Braman responded that he was trying to keep a timeline and at first he thought KDA was trying to move the expansion first.

Mr. Lada inquired if it wasn't the Commissions responsibility to at least look at the plans and give feedback as to what we feel needs to be included and ask questions on things we don't see or understand? Here we don't have enough information to even do that so he would like a shot at it. If he can get the drawings in the next couple of weeks it would be in line with their future applications coming up and it wouldn't delay anything.

Mr. Dowling responded that if you look at site plans there is a preliminary and a final.

Mr. Braman explained his thoughts were that he has an existing building he is adding on to. He still has to go through his building permits, inspections, and etc. He thought since he is just adding on a specific measurement to the building that the Commission could approve that.

Mr. Dowling responded that SPR7 is a different situation as that is a whole new area.

Mr. Braman agreed that the outbuilding is a different animal from the addition. He was confident the applicant would not shortcut anything and if he does it would be addressed through the building permits. If you need more information, that is fine; just ask the applicant for it.

Mr. Dowling stated he would have to go through and look again although it is far enough off the road that setbacks are not relevant; adding additional parking would have to be addressed. He does not know what we have now, but it is likely there will be more employees than parking spaces designated. Mr. Dowling asked Mr. Klossner what his timeframe was on doing this.

Mr. Klossner answered he would like to get started very soon on the current building expansion as we have someone interested in leasing the building and part of it is for them to have access to a larger building. So getting the expansion going is important.

Mr. Lada asked if there was a bidding phase or did he have a contractor.

Mr. Klossner stated it would be like the first building and he would process and do the whole building with minor jobs like concrete and such subcontracted. Mr. Klossner stated he thought this meeting was about the concept, but he can get all the other information to the Commission. He just did not expect that to all be needed at this point.

Mr. Lada asked when the Commission would have the second review of the processing building with Mr. Braman asking when more plans would be available.

Mr. Klossner responded he would have the plans for both buildings within two weeks and would have the expansion done by the end of this week. He has five or six more prints that are out for review to his engineers.

Mr. Braman asked, if technically, we could do another meeting in two weeks. Mr. Klossner agreed and Mr. Lada added it wouldn't delay anything and he liked that idea.

Mr. Klossner assured the Commission he could get a full set of plans by the next PC meeting on April 28th.

Mr. Dowling, looking at section 1257.04 of the Code, if this has to go to Council for approval. Mr. Braman stated he did not believe so unless the Commission does not act on it within 60 days. Mr. Dowling stated he did not see anything there that it goes to Council.

Mr. Dowling stated he would prefer to do a preliminary approval on both of them now and in two weeks they could have the final drawings and just do a final.

Mr. Lada stated he agreed with that and made a motion to pass both applications as preliminaries; Mr. Peterson seconded the motion.

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

ROLL CALL: Mr. Lada -Yes; Mr. Peterson – Yes; Mr. Dowling-Yes; Ms. Stimac -Yes; Mr. Conklin -Yes;

Motion 5-0...Approved

Mr. Dowling stated he would come in tomorrow morning, if Ms. Szittai could get the cover letter typed up, and get it down to get signed and back to Ms. Szittai.

Application SPR8-2020
Sharon L. and Thomas J. Petit – Owner
4749 Krancz Rd. PPN#4604525/4604524
Campbell Construction - Agent
[Rebuild Car Wash/Final Plat- Ord. 1234-04]

Mr. Dowling introduced Application SPR8-2020 and invited the agent, to discuss the application.

Mr. David Aulger, the contractor and agent for the Petits, offered that the project would basically be the same footprint as the car wash that is there only nicer, newer, and more attractive.

Mr. Dowling inquired if that was the automatic or manual area.

Mr. Aulger responded it was the manual car wash. The automatic car wash is to the east and the self serve car washes are the new model.

Mr. Dowling stated the current plan submission has a lot of detail, but wondered if they would be coming back with a document with more detail as far as foundations and things like that as this is submitted as a final plan.

Mr. Aulger confirmed they would be submitting construction documents to the City of Barberton building department.

Mr. Braman offered it was probably the city's fault again for thinking of it following the same footprint.

Mr. Dowling stated he didn't see any big problems with this one and asked the Commission if they had any thoughts.

Mr. Lada that looking at the Google view of the site and as they are an existing business that is not changing the current footprint we could push this forward. They are not changing the use, not enlarging, not changing the flow of materials off the site; it is basically just a duplicate of what is already there. He is okay for it being pushed as a final.

Mr. Dowling inquired on the area to the east of the property and if that was cars parked.

Mr. Aulger responded yes it was cars, but they would like to install vacuums there.

Mr. Dowling stated they were going to take the existing vacuums out and reinstall them in the other area and Mr. Aulger concurred.

Mr. Lada stated he felt that would give a better flow of traffic coming out of the bays and Mr. Aulger concurred. It looks like you are adding some more lighting which will add to the security and Mr. Aulger concurred.

Mr. Peterson stated the only difference is the upgrade of the vacuums and he had no problem with it.

Mr. Dowling asked if there were any more questions and upon having none, he called for a roll call.

ROLL CALL: Mr. Lada -Yes; Mr. Conklin -Yes; Mr. Dowling-Yes; Mr. Peterson – Yes; Ms. Stimac -Yes;

Motion 5-0...Approved

Mr. Dowling stated he would get this signed and taken out tomorrow. He asked Mr. Aulger on the timeline and if he was about ready to start.

Mr. Aulger responded they were not as they had a good deal of work to do first.

Mr. Braman noted that Ms. Durbin would send Mr. Aulger's permit by mail to go to Barberton with when they were ready.

IV. CONSIDERATION OF MINUTES:

Mr. Dowling noted they had no meeting minutes to be approved

It was noted that January 28, 2020 would be held for the next meeting.

V. ADJOURNMENT:

With no further business before the commission, Chairman Dowling asked for a motion for the meeting to be adjourned at 6:41 PM. Ms. Stimac so motioned and Mr. Peterson seconded. Motion passed unanimously

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

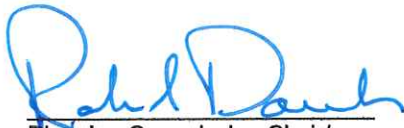
Date

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

Signed
copy Attached
LAST PAGE →

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Planning Commission Chair/
Vice-Chair

10/14/20
Date



Planning Commission Vice-Chair/
Member

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