

City of Norton
PLANNING COMMISSION
Tuesday, June 12, 2018

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, Marion Peterson,
John Conklin, James Lada and Ruth Stimac

EXCUSED:

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

II. PUBLIC APPLICATIONS

Chairman Dowling stated this was a public hearing and asked if the neighbors were notified via first class mail as required per section 6.03 of the City Charter; the stenographer replied yes.

III. OLD BUSINESS:

Chairman Dowling asked if there was any old business. None at this time to discuss.

IV. NEW BUSINESS:

- A. PC Application SPR2-2018
Major Subdivision - Preliminary Plat
Clark Mill Road
PPN #'s- TBD
JLP Development - Owner
GBC Design – Agent

[Major Subdivision Site Plan Review]

B. Robert Fowler - Board Training

C. Robert Fowler - Introduction New Boards and Commissions Assistant
Shannon Szittai

Mr. Ralph Dowling- asked for a roll call. ROLL CALL: Mr. Dowling-Yes; Mr. Lada-Yes; Mr. Conklin-Yes, Mr. Peterson-Yes. Ms. Stimac-Yes.

Chairman Dowling asked John Walsh with GBC to stand at the podium, state their plan to the Commission.

Mr. John Walsh- stated they are pleased to present a project on Clark Mill Road. It involves almost 40 acres, it does comprise 3 separate property owners. We are asking for a preliminary plan and also a planned residential district. We are proposing 108 single family homes for the access off of Clark Mill Road. All the streets, lot sizes and cul-de-sacs comply with the cluster resident district. There is an existing water line that goes through the property so there will be central water line and then the City of Barberton is currently proposing a sewer extension. I think it went out for bid today. The main trunk will be from an abandon treatment plant to the north of us and they are also going to run a leg of sewer down Clark Mill Road and that will provide sanity sewer. **Mr. Ralph Dowling-** and the developers will be putting sewer in as part of the development to hook into that? **Mr. John Walsh-** Yes it will be curb, gutter. **Mr. Ralph Dowling-** Are there gutters on the side of the road? **Mr. John Walsh-** Yes, curb and gutters. With that I would be happy to answer any questions, I also have the developer with me here, that either of us would be happy to answer any questions. We did submit another document this evening. The lay out on the plat map, all stayed the same, what was shown on plat was really the utilities, the sanitary, water management was added to that. The basic lay out, street pattern and lot sizes all stayed the same from the previous document. **Mr. Ralph Dowling-** Since you have identified this as a residential plan cluster, I think you covered between a preliminary plat and a residential cluster you covered two separate areas, because there are actually two separate sections of the code that you have to address. I have a couple questions. Do you have a plan of style of homes that will go in here? I am assuming that they won't be very big houses? **Mr. John Walsh-** Yes, probably more ranch homes, something targeted towards like the empty nester. It won't be to the point of age restricted though. **Mr. Ralph Dowling-** You have some open space but you don't have any planned recreational area? **Mr. John Walsh-** Yes, more passive open space. **Mr. Ralph Dowling-** The issue with the gas well you have identified with 100ft. setback. I

know that it's a State requirement, but I think we need to go back and look at our code because we actually say 300ft. radius. That was a requirement that we may have not changed, I think 100ft. is the new State requirement, but I will definitely make note to go back and look at this and address that separately. We will check the zoning districts on this track and adjacent tracks and I don't know whether you did that or not? The fact that you knew this was R-3 was encouraging. **Mr. John Walsh-** Pretty much all of it is R-3. I didn't bring my zoning map tonight. **Mr. Ralph Dowling-** I think that was the only thing on the plat and on the planned cluster. Some of the things can be pretty confusing because code is asking for something in the preliminary stage that will take more level of effort once you get into the final. So, some of these really aren't appropriate until you get to the final plat. One question that did come up, because I did talk to the City Engineer, he wanted to address if there is a consideration for a second entrance to the property? Mr. Dave White didn't feel necessary to do a traffic study since Clark Mill Road isn't that busy, but did say for emergency reasons in the event something would happen like a water line break, wreck or some type of emergency the ability to get out of there. Is that something that you have considered? **Mr. John Walsh-** I think part of the issue the development to the left didn't provide a whole lot of future access to anybody. We have Stonewyck to the South and I'm not sure there is a stub street provided for the whole length of the Subdivision. **Mr. Ralph Dowling-** I know off Fair Oaks Drive there is one but it doesn't connect into your property very straight forward. **Mr. John Walsh-** Heading to the North, we are into some wet land areas. I think that is the back end into the gravel pit up there. With the topography and stuff I am not sure we can go that way with the street. We do show a stub to the South in case the neighbor wants to develop the back portion. This brings a second street out to Clark Mill Road along the North, I am looking at our North property line where it says open space "A". There is 25ft. of grade change right there. Bringing the street out there, it would be so close to the first one I am not sure that will help much. **Mr. Ralph Dowling-** Your concept there is that if you were to buy the other property is running into there. Then you could develop some more houses there and then maybe put a cul-de-sac in or a second emergency drive if you need it or something like that. **Mr. John Walsh-** We did have lay outs where the internal loop wasn't there, and we kind of put that back so once you get to that point there was some internal circulation. **Mr. Ralph Dowling-** I did go back and see the other parcels on there, but I concluded those were the well and mineral rights. **Mr. John Walsh-** The website, I don't know when it started, but it started to list a whole lot of things other than property owners these days. **Mr. Ralph Dowling-** I notice that as well. It's still showing up on the site with Summit County, but I didn't go back and open up every one of those to see what they were. Just to make sure there were no other lot splits. That was the only other comments I had. Everything else seemed to be addressed. Actually, you have addressed it all with this new map. Anyone else have any questions? **Mr. John Conklin-** I do. Are you going to start development of the property immediately or are you going to wait to see if Barborton does move forward on putting the Clark

Mill extension in the trunk to take out I would imagine the Norton Acres package plan. **Mr. John Walsh-** We would have to wait until that extension was under construction or committed. That is only way to provide sewer to our project at this point. **Mr. John Conklin-** You currently have water on the site though correct? **Mr. John Walsh-** Yes, that is correct. **Mr. John Conklin-** Are you going to build each of the structures on these lots or are you going to sell some of these lots to other developers to put the units on or will it all be somewhat of a package deal? **Mr. John Walsh-** Our developer typically just builds on the lots and sells them. **Mr. Jim Little-** Preference would be, to one person to keep all the homes consistent. **Mr. John Conklin-** So you are going to develop the property, but not necessarily build the structures. Okay, that's all the question I have at this time.

Chairman Dowling asked if anyone wanted to speak for the application; no one spoke.

Chairman Dowling asked for the second time if anyone wanted to speak for the application; no one spoke.

Chairman Dowling asked for the third and final time if anyone wanted to speak for the application; no one spoke.

Mr. Ralph Dowling- I did have a chance to speak to the City Engineer. I didn't know if Mr. Bill Braman would be here tonight or not. When I did talk to Mr. Dave White, his only comment was about the secondary street was possible. I didn't know, if maybe you had any other comments or concerns? I hadn't received anything formally.

Mr. Bill Braman- No comments, I would think based on his record in the past, with our City, the standard of building will be well above adequate. I think this is just a preliminary plat, so I think, as we move forward, if we see something we want to change or add we can recommend that throughout the process. He has always been very open to work with us. I see no obstacles.

Chairman Dowling asked for a motion to approve SPR2-2018. Mr. Conklin moved to approve; Ms. Stimac seconded the motion. ROLL CALL: Mr. Conklin-Yes; Ms. Stimac-Yes; Mr. Dowling-Yes, Mr. Peterson-Yes. Mr. Lada-Yes. The motion carried 5-0.

Chairman Dowling asked Mr. Robert Fowler with the City of Norton to stand at the podium, **Mr. Robert Fowler-** Introduced Ms. Shannon Szittai as the new Boards and Commissions Assistant and went into his discussion on the Board Training. Attached you will find a copy of training pamphlet.

IV. CONSIDERATION OF MINUTES:

Chairman Dowling stated no minutes to approve at this time. **ROLL CALL: Mr. Lada-Yes; Mr. Peterson-Yes, Mr. Dowling-Yes Mr. Conklin-Yes, Ms. Stimac, Yes**

V. ADJOURNMENT:

With no further business before the Commission, Chairman Dowling announced the next scheduled meeting will be Tuesday, June 26, 2018.



Planning Commission Chair/
Vice-Chair

10/23/18

Date



Planning Commission Vice-Chair/
Member

Meeting adjourned at 7:46pm

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