

PC Minutes

Tuesday, May 24, 2016

Chairman Spisak called the meeting to order at 6:04 and took roll call. A quorum was met with Mr. Spisak, Mr. Dowling, Mr. Lada and Mr. Peterson.

After announcing the public hearing on PC Application CUP 3-2016, Chairman Spisak asked the applicant to sign in, state his name and address, and explain the proposal.

Dean McGonagle stated it is his intention to convert the existing property to a used car dealership, thus the need for the CUP. His business plan is to ultimately have 10 to 20 cars on the lot in the \$3,000 to \$15,000 range. He plans to open with 2 employees and grow to 4. The cars would be purchased at local auto auctions, cleaned and detailed on the property, and have any minor mechanical issues addressed. The applicant intends to have any major auto repairs done off premises by other auto repair shops.

Mr. Lada inquired about the configuration of the "L" shaped lot and it would be used. Mr. McGonagle said the grass area would not be used. There is currently enough parking for 28 cars. There will not be any additional asphalt. With permit approval, he will begin cleaning the area of dumping and debris and will be adding lighting and security cameras to deter further trespass. He believes a neat business appearance is critical to a viable business in that the lot's image helps sell cars.

Mr. McGonagle explained he will not be brokering the cars and will not have a financial "floor plan". All repairs would be done inside the building. An oil change disposal pick up will be used. The dumpster will be in the back of the building. A target opening date is August 1st. This will allow time to clean up the premises and paint the building.

Chairman Spisak asked if anyone wished to speak for or against the application.

Mr. Ron Smith felt that a used car lot would not be good for the area. He pointed to the dumping already there, plus the thievery and crime already being reported nearby. He felt the property has been neglected and wouldn't be a good place for a used car lot. He feels the lot is not conducive for properly displaying the cars.

Mr. Brian Hockenberger identified his interest in the Woodbine Buildings. He saw the neighborhood as more residential. He foresaw a carnival atmosphere being displayed on Cleve-Mass Rd. to attract attention to the car lot.

Dr. Loren Raymond pointed to his investment in the Woodbine Buildings as an upgrading of the area. He felt the lot did not conform to the proposed business type. He also worried about the nature of the repairs that would be done on site. Dr. Raymond stated that car lots do not fit the image of that area of Norton. He also said that with the new school and Cleve-Mass road improvements, the City has an opportunity to redefine and rebound our central area. He sees the enterprise as a bad investment.

Mr. McGonagle restated that he will not be conducting any major repairs on site and that he does not want to be a repair shop. His business insurance doesn't cover any work performed for outside owners' cars. All fluids will be captured as according to state law.

The property does not include the abandoned gas station to the south, but the applicant said he would probably mow it to keep the area neat. He also intends on making it part of the area and develop and reputable reputation in business. He stated he understands the concerns raised and offered to respond to any issues they may have in the future. He feels his efforts will improve the site from what it is now.

Mr. Dowling asked about hours of operation and if there are any plans for additional lighting. The applicant responded that the existing poles would be improved and used. The hours of operation will be 9 to 6 Monday through Friday; 9 to 2 on Saturday; closed Sunday. During closed hours the drives will be blocked with cars. Mr. McGonagle commented the property suffers more from trash dumping than vandalism. He feels this activity will be deterred by the cameras, lighting and blocked drives.

Mr. Lada commented the business fits with the ordinances sighted and state law helps oversee this type of business. A good appearance will help attract trade.

Mr. Peterson discussed the ill image many car dealerships have. Having some experience in the business, he has seen them come and go, often too quickly. His observation is those who pay attention to the looks of their lot reap a better reputation. He feels for the concerns raised, but they are of the unknown.

Anthony Jabar, the property owner, stated that no one has leased the building for years. An opportunity is finally here to put a business in an empty building. He commented that crime is everywhere and that with the property being maintained and occupied, the local dumping might stop.

After further discussion among the Commission the application was moved for approval by Mr. Lada and seconded by Mr. Peterson.

Mr. Lada – Yea. Mr. Peterson – Yea. Mr. Dowling – Ney. Mr. Spisak – Yea.

Old Business:

All old business was briefly discussed and will no new information compiled, was continued to further meetings.

New Business: Mr. Spisak reported a cell tower to be built on city property will be applying for a permit.

Consideration of Minutes from Tuesday, February 23, 2016:

Moved for approval with minor changes by Mr. Dowling, seconded by Mr. Peterson.:

Vote 3 – 0 - 1

Consideration of Minutes from Tuesday, April 12, 2016:

Moved for approval with minor changes by Mr. Lada, seconded by Mr. Peterson:

Vote 3-0-1

Meeting adjourned 7:15 pm.



Chair/Vice-Chair
PLANNING COMMISSION
11/8/16
Date



Vice-Chair/Member
PLANNING COMMISSION

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

AUDIENCE ATTENDANCE

The following individuals were present and wished to speak at the Meeting of the Planning Commission, BZA, Park and/or Civil Service Board held on:

TUESDAY, MAY 24, 2016
(Date - Year)

PC BZA PARK CIVIL SVC.

PLEASE PRINT:

NAME:

STREET ADDRESS:
(NO P.O. BOX)

CITY & ZIP CODE:

Tom [unclear] 648 NW 28ST MASSILLON 44647

RON SMITH 4351 CLEVE-MASS NORTON 44203

Brian HICKENBERRY 4322 CLEVE-MASS NORTON 44203

LORNO [unclear] 4322 CLEVE-MASS NORTON 44203

Arthur JACO 560 NORTON AVE NORTON 44203

* A SIGNED ORIGINAL OF THIS DOCUMENTATION SHALL BE FILED WITH THE CLERK OF COUNCIL *