

City of Norton
PLANNING COMMISSION
Tuesday, March 5, 2013

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Spisak called the meeting to order at 6:04 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Ralph Dowling, and Larry Chiavaroli

EXCUSED: Scott Testa and Dan Grether

ALSO EXCUSED: Russ Arters, Supt. of Bldg. & Zoning

Chairman Spisak welcomed Larry Chiavaroli, the new Ward I member, on behalf of the Planning Commission and said they appreciate his willingness to serve the City and will appreciate his help.

II. REORGANIZATION:

The Chairman said they will postpone the reorganization of their Commission until the next meeting, so that they will have all members in attendance to vote for a Chairman and Vice-Chairman.

III. PUBLIC APPLICATIONS:

- A) Application AG1-2013 - Agricultural District Classification
For the property known as
3330 Reimer Road/ PPN 4601804
Brian and Lisa Howd, Owners
[To propose a New Agricultural District Classification.]**

Chairman Spisak announced the application and said this was a public meeting for a New Agricultural District Classification. He asked the applicant to stand at the podium and address the Commission.

Mr. Brian Howd stepped forward and stated his name and address of 3330 Reimer Road, Norton, Ohio 44203.

Chairman Spisak said he saw that Mr. Howd had supplied the documentation showing that he has been operating his agricultural chicken ranch/farm for a number of years and have been qualifying by making an annual gross income of \$2,500.00. Mr. Howd said yes.

The Chairman said he drove by the property and thought it was a nice and neat operation and congratulated him; Mr. Howd thanked him. Chairman Spisak asked if any other Commission members had questions for the applicant.

Mr. Ralph Dowling asked what type of products he was selling. Mr. Howd said he sold live chickens, chicken feed and eggs. Mr. Dowling asked whether or not he was generating his own feed to sell. Mr. Howd said no. Mr. Dowling asked if the feed was trucked in and unloaded, and Mr. Howd said yes.

Chairman Spisak asked if the Commission members had any other questions for the applicant; no one spoke. Chairman Spisak thanked the applicant.

Chairman Spisak asked for the record, if anyone wanted to speak for or against the application; no one spoke.

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

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

Chairman Spisak moved to recommend approval of application AG1-2013 by PC Resolution 2-2013. Mr. Dowling seconded the motion. ROLL CALL: Chairman Spisak-Yes; Mr. Dowling – Yes; and Mr. Chiavaroli-Yes. The motion to support the New Agricultural District carried 3 - 0.

Mr. Howd was told that due to time restraints Council will have the matter on its Agenda for Monday, March 11th for a Public Hearing and 2nd Reading.

IV. OLD BUSINESS:

Chairman Spisak continued to old business, and said they would start with talk of the zoning code draft.

Chairman Spisak thanked Mr. Dowling for providing the Commission with a spreadsheet to start with the zoning changes. Those were passed out to members along with a copy of the City of Bath's zoning code.

Mr. Dowling said he used the City of Bath's and the City of Wadsworth's zoning code as a pattern to help draft the spreadsheet. He said he tried to list most of the City's uses on the left-hand side of the sheet and put the classifications in columns along the top of the page. Mr. Dowling said he preferred to look across a chart to see where a use would be

classified, instead of going to multiple places in our current code to find it; it is not in table form. He said he titled one column as classification. He will use this column to re-sort the spreadsheet once the members determine what the primary designation would be for each use, i.e. Residential, Business, and so on.

There was more discussion about the antiquated uses in our zoning code, like shoe repair, and how it will be beneficial to have a chart; the chart will be use-based. They also discussed conditional uses.

Chairman Spisak and Mr. Dowling gave Mr. Chiavaroli the history of the City's zoning code, with the 2003 Zoning Code being stopped by referendum, the deficiencies in our current code and lack of ease in using the current code. They told Mr. Chiavaroli that the City hired a consultant, D.B.Hartt, to highlight some of the deficiencies in order to help them draft a good document. The Commission will ask D.B.Hartt to attend one of their meetings after they have a drafted document for review.

A comment was made that R-5 and Public Rec Districts were not listed on Mr. Dowling's chart. Mr. Dowling commented that he has them listed as uses, but he separated public parks and public playgrounds from the ones that are private golf courses and homeowner association recreation areas.

There was further discussion on churches or religious institutions and public, parochial and private schools etc. They were discussed as being conditional in Residential Districts 1 – 4 in Bath's zoning.

V. NEW BUSINESS:

Chairman Spisak asked if there was any new business; no one spoke.

The Chairman asked if there were any pending applications. The secretary she was unaware of any at this time.

IV. CONSIDERATION OF MINUTES:

Chairman Spisak moved on to consider the minutes from January 24, 2012, that were tabled from the February 12, 2013, meeting. The Chairman asked if there were any additions or corrections to the minutes. **Chairman Spisak moved to approve the minutes; seconded by Mr. Dowling. ROLL CALL: Chairman Spisak-Yes; Mr. Dowling – Yes; and Mr. Chiavaroli - Yes. The motion carried 3 – 0 to accept the minutes.**

There was discussion about the Subdivision and Zoning books each member gets when they become a new member. Chairman Spisak stated that Ms. Janet Jacobs passed

her books on to the new Ward 2 Commission member, Daniel Grether. The secretary said she will make sure Mr. Chiavaroli has his books for the next meeting.

V. ADJOURNMENT:

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting would be March 26, 2013, and adjourned the meeting at 6:33PM



Planning Commission Chair/
Vice-Chair



Planning Commission Vice-Chair/
Member

3/26/13
Date

**RESOLUTION
PLANNING COMMISSION**

March 5, 2013

PC RESOLUTION NO.: 2 – 2013

RE: Application AG1-2013
NEW Agricultural District Classification
Brian and Lisa Howd, Owners
Regarding property known as
3330 Reimer Road/PPN 46-01804
[To propose a New Agricultural District Classification]

The Planning Commission does hereby make the following recommendations on the above Application:

RECOMMEND TO APPROVE

Vote on Motion: FOR 43 AGAINST 0 ABSTAIN —

Therefore PC Application AG1-2013 is recommended to be:

APPROVED X DENIED — TABLED —

This resolution shall be sent to:

Administration for — it's action or for X it's information, and
Council for X it's action or for — it's information.

[Signature]
Planning Commission Chair/Vice-Chair

[Signature]
Planning Commission Vice-Chair/Member

3/5/13
Date

[Signature]
Interim Secretary

