

City of Norton
PLANNING COMMISSION
Tuesday, April 9, 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 6:03 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Ralph Dowling, Scott Testa and Larry Chiavaroli

EXCUSED: Dan Grether

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

II. PUBLIC APPLICATIONS: None

III. OLD BUSINESS:

Having no public applications or public hearings that evening, Chairman Spisak continued to general discussion under old business. The Chairman turned the meeting over to Mr. Russ Arters, Superintendent of Building and Zoning.

Mr. Arters had zoning maps of the City reproduced at the Summit County Engineer's office for each member. Mr. Arters hung his copy of the zoning map on the bulletin board and began to explain to the Commission Members where each zoning classification was located within the City. This included where the parks are located, in R-PC, all the residential areas, along with where the business and industrial zones are located; all are color-coded. There was more general discussion.

Chairman Spisak thanked Mr. Arters saying it was a big step to have a map to look at when classifying the uses. Mr. Arters said he knew they needed this tool to work with, in order to get the bigger picture of where the zoning classifications are in the City.

Mr. Arters said there a lot of R-1 and R-3 Districts in the City and that is the way it should be. Mr. Ralph Dowling said looking at the City as a whole on the map, there is not much left for business development. Mr. Arters said you have to look along the main roads for your business properties. Mr. Arters said you have all of Cleveland-Massillon Road, Wadsworth Road to State Route 21 and then Wooster Road to State Route 21; there are

many lots along those corridors for business classifications. Mr. Arters said all of the lots that face State Route 21 should be in a business classification.

Mr. Larry Chivaroli asked if those lots on Wooster Road were south of the nursery. Mr. Arters said yes; Lucas Nursery is classified as an RU-1 District.

Mr. Arters showed on the map where Dannemiller's was on Hametown Road and said it is in an I-1 District, along with pointing out many other areas along Hametown Road, Eastern Road and Wooster Road around J.R. Wheel for business classifications. He said they might want to leave the railroad track area in an I-1 District. Mr. Arters showed them where the water tower was and where there is sanitary sewer in the area.

Mr. Arters explained Heritage Parkway off of Wadsworth Road is in an I-1 District and that there is nothing big in that area land-wise now to warrant being an I-1 classification. Mr. Arters said they might want to change the whole roadway to a B classification. Mr. Arters said if someone wanted to put something big in there, they are all individual lots, and a person would have to buy 15 lots to put in something industrial. He said that is towards the higher end of the flood zone.

Mr. Dowling had a question about the classification for the farmland on the corner of Barber Road and State Route 261 at Summit Road. Mr. Arters said that is Mr. Maxim's property and it is residential; there was further discussion.

Chairman Spisak said they would continue on by discussing uses.

Mr. Arters said when they get to the residential uses, they should think about chicken and animal uses in those areas. Mr. Arters said right now the code farm animals are only allowed within an R-1 and R-3 District; there are no sales for commercial use. He said this basically means that anyone can have them in those residential areas. He gave an example of a peacock that lives on a property in the center of town now, behind a garage. Mr. Arters said he has been inundated with realtors calling to ask him if chickens are allowed in the City. Mr. Arters thinks there are certain areas that they belong in, away from the main stream of the City. Mr. Arters said he is not sure if the members could curb this by setting an acreage requirement of 1 or 2 acres or more to be allowed to have farm animals. Mr. Arters said that according to the Health Department they have to be a certain footage, like 100 or 300 feet, from the neighboring house to have chickens. He totally understands that everyone wants to have fresh eggs, but if they had enough acreage to house them it would be better; it is something to think about. Mr. Arters said maybe just allow them in an RU-1 District with the five acres or more; there was more discussion.

Mr. Arters said residential area classifications should be pretty cut and dry, except for home occupations and the farm animal situation they just discussed. Mr. Arters said he feels one should not have to jump through a lot of hoops to have a residential classification.

There was more general discussion about use classifications; and an emphasis was placed on the wording or the definitions that will come with their classifications.

Chairman Spisak asked if Day Care, Type A and B were dictated by the State. Mr. Arters said the State dictates those types and he suggested they check the City of

Wadsworth's code to see where they placed those types of businesses. More general discussion followed, including residential day care in a home with two or three children. Mr. Arters stated that day cares are in the R-5 and R-PC Districts in our code. Mr. Arters suggested Type A could be in multi-family and Type B just in residential; it is up to the members. More general discussion followed about churches that have day care centers, and Mr. Arters stated all churches are located in residential areas in the City. Discussion followed about maybe putting a conditional use for a day care in a business classification.

There was general discussion about Adult or Group Homes. Mr. Arters said they would have to go in a residential classification. Mr. Dowling commented that Bath has them in an R-4 District and it is conditional. Mr. Chivaroli asked a question about conditional use, and it was explained to him what that terminology means according to our code. Chairman Spisak said maybe they should not have that, as there may be conditions put on them by the State for a Group Home. Mr. Arters agreed just to let that go, as the City currently has only one; it is more of a police matter.

At this time, Mr. Arters had to leave the meeting for another meeting he needed to attend.

Mr. Chivaroli asked what areas they need to focus on. Mr. Arters said residential would be the easiest. Mr. Arters said he was available at anytime, if any member wants to call him or stop by.

There was more general discussion of definitions in classifications, like detached family dwellings and attached family dwellings.

Mr. Dowling said he would take our codes and the other members' suggestions and merge them onto his spreadsheet/chart for the next meeting.

IV. NEW BUSINESS;

Chairman Spisak asked if there was any new business.

Chairman Spisak asked if there were any pending applications. The secretary said none were filed, so they will only have their general discussion of the zoning draft for the next meeting.

IV. CONSIDERATION OF MINUTES:

None.

V. ADJOURNMENT:

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting will be Tuesday, April 23, 2013, and adjourned the meeting at 7:16 PM.

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

Date

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