

City of Norton
PLANNING COMMISSION
Tuesday, August 13, 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 6:00 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Ralph Dowling, Dan Grether

EXCUSED: Larry Chiavaroli

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

II. PUBLIC APPLICATIONS:

None

III. OLD BUSINESS:

Chairman Spisak continued to general discussion under old business. Chairman Spisak started discussion on the current Zoning Data Sheet. Chairman Spisak stated he and Russ Arters had met and gone over many of the zoning definitions. He said the next step would be to submit them to Pete Kostoff, the City Law Director. Chairman Spisak stated he had a definition of a Pet Cemetery and Crematorium from Richfield Township. He stated he thought their definition defined the uses correctly. Mr. Dowling distributed his revised zoning data sheet to the Board members. He stated he had gone over many of the definitions and said he also thought the definitions were ready for the Law Director's review. Chairman Spisak asked if there was any definition listed for Hospitals. Mr. Dowling stated he didn't believe there was one listed. He asked Mr. Arters if a hospital would be a B-1 or B-2 District. Mr. Arters stated hospitals were in a B-2 District. Mr. Dowling stated there were a few uses that could be combined to make more use of a specific definition. Mr. Grether stated Mini Storages or On-site Storages were still not defined. He asked if these would need to go thru Council. Mr. Arters stated they did need to go to Council and were an I-1 District as a Conditional Use. Chairman Spisak asked under what use were Shops of Contractors and Builders. Mr. Arters stated these would be shops with offices in them. He stated this use would need to be defined and added to the list. Mr. Dowling stated he thought a Bakery needs to be better defined.

He said this item also lists 4 to 5 people as employees. Mr. Arters stated the Board could possibly drop the number of employees. He stated a major company could move in and possibly need more employees. He said in this case, it would then be in an I-1 District. Mr. Dowling stated the Board could check Leach's Bakery in Barberton and see where their zoning code places a Bakery. Mr. Grether asked if Bakeries could be separated as Retail and Commercial Districts. Mr. Arters stated they could be. Ms. Charlotte Whipkey, 4624 Albert Avenue, Norton, OH, 44203, asked to approach the podium. She suggested the Board could possibly look at 10 to 12 employees at a Bakery, the number could be changed if needed. There was general discussion with Ms. Whipkey on this subject. Chairman Spisak thanked Ms. Whipkey for her suggestions. Mr. Dowling stated he thought Ms. Whipkey's suggestion of 10 employees was useful. He said a Bakery limited to 10 or more employees could be in an I-1 District. Mr. Arters stated we could look at other areas and see how they define them. Mr. Grether stated Wireless Communications discussed earlier were in 1294.04 Code. He said the use was listed as prohibited in residential districts. Mr. Arters stated they were a Conditional Use. Mr. Dowling asked if it would limit the use to a specific area. Mr. Arters stated it would not be limited to a certain area. He stated a homeowner could benefit from this use. He said he thought it shouldn't be limited to a specific area. Chairman Spisak asked if Institutional uses should be deleted from the definition list. Mr. Arters stated they probably could be deleted. Mr. Grether asked how a Terminal Service would be defined. Mr. Arter's stated this use would be in an I-1 District or possibly a B-3 District. Chairman Spisak stated that Wadsworth has a Terminal far outside the city where trucks deliver. Mr. Arters stated USPS or Boxes Are Us type businesses are in some plazas, but are a much smaller business with no large trucks. He said this use could be limited. There was general discussion on Truck Sales, Repairs and Washing, Used Cars and Sales and their limits to possible highway areas. Chairman Spisak asked if there was any further discussion on the Zoning Data Sheet. Chairman Spisak asked if any of the Board members were interested in going to the PC Conference coming up. The members stated they would look over the information and let the Chairman know if they wanted to attend the conference.

IV. NEW BUSINESS;

Chairman Spisak stated that under new business, the Board would need to look at a Resolution of Support for the Nash Heights Sewer Project. Chairman Spisak stated in 1997 there was a Sewer Master Plan and in 2006 there was a City's Comprehensive Plan, which also addressed this issue. Mr. Grether asked if the pump stations would be necessary for the Nash Heights area and were these stations the City's responsibility. Chairman Spisak stated it was his understanding the City was responsible for them. Chairman Spisak stated the Health Department found high levels of bacteria in that area. He stated the Health Department declared Nash Heights a public health nuisance and referred the area to the Ohio Environmental Protection Agency for enforcement. Mr. Dowling stated that the City didn't want detrimental fluids in the streets. Mr. Grether stated he had some concerns that he would bring up at the next City Council meeting on this issue. He said these concerns were: 1. To answer frequently asked questions from the residents, 2. Offer a detailed outline of the project scope - separating the owner's responsibility vs. the City's responsibility. 3. Post these answers in a conspicuous place, like the City's Web-site or a City Posting Board. 4. Offer a detailed outline of the estimated cost and have it posted. 5. Offer a list of authorized contractors that can

install the sewer lines for the residents. Ms. Charlotte Whipkey, 4624 Albert Avenue, Norton, OH, 44203, asked to approach the podium. She stated she and Councilman Todd Bergstrom asked for this information to be posted on the City's website. She stated that to her knowledge, the information wasn't up on the website yet. She said the Contractor's List for a sewer install is available now for anyone needing the information. Chairman Spisak stated the Board needed to look at this Resolution as a planning review, and for the growth of the City as an Advisory Committee. There was general discussion on the issue. **Chairman Spisak called for a Motion of Support for PC Resolution 08-2013, supporting the Nash Heights East, West Sewer Improvement Project. Mr. Grether moved to support Resolution 08-2013. Mr. Dowling seconded the motion. ROLL CALL: Mr. Grether-Yes, Mr. Dowling-Yes, Chairman Spisak-Yes, Mr. Chiavaroli-Absent. Motion to Approve passed 3-0.** Chairman Spisak asked if there was any other new business. There was none.

V. CONSIDERATION OF MINUTES:

Chairman Spisak asked if there were any corrections or additions to the minutes from July 2, 2013. Being none, Chairman Spisak called for a motion. Chairman Spisak moved to approve the minutes from July 2, 2013 as written. Mr. Grether seconded the motion. **ROLL CALL: Mr. Spisak-Yes, Mr. Grether-Yes, Mr. Dowling-Yes. Mr. Chiavaroli-Absent. Motion to Approve passed 3-0.**

Chairman Spisak asked if there were any corrections or additions to the minutes from July 9, 2013. Being none, Chairman Spisak called for a motion. Chairman Spisak moved to approve the minutes from July 9, 2013 as written. Mr. Dowling seconded the motion. **ROLL CALL: Mr. Spisak-Yes, Mr. Dowling-Yes, Mr. Grether-Yes. Mr. Chiavaroli-Absent. Motion to Approve passed 3-0.**

VI. ADJOURNMENT:

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting will be Tuesday, August 27, 2013, and adjourned the meeting.

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

Date

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