

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, October 8, 2013**

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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, Larry Chiavaroli, Bill Courson

**EXCUSED:** Dan Grether

**ALSO PRESENT:** Russ Arters, Superintendent of Building & Zoning

**II. PUBLIC APPLICATIONS:**

- A. Application SPR9-2013  
Eddie's Auto Body, LLC.  
Major Site Plan Review  
4508 S. Hametown Road  
Ed Shockley – Owner  
Dana Zimmer – Agent  
PPN – 4605872  
[Site Plan for an Addition]**

Chairman Spisak 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.

Chairman Spisak asked the applicant to stand at the podium, state his name and address the Commission.

Mr. Dana Zimmer, 5259 Lynd Avenue, Lyndhurst, OH, 44124, approached the podium and stated he was the Agent for Eddie's Auto Body, LLC., and would be representing this company. Mr. Zimmer stated Eddie's Auto Body would like to add an addition to the north side of the building. He stated they would also like to

add a pole barn, to use to work on vehicles. He said they would like a gable style, metal roof with metal siding on the building. Chairman Spisak asked where the water drainage would be directed. Mr. Arters stated an In-house review showed water drainage would go into the existing ditches. Chairman Spisak asked what the building on Sherman Street was currently used for. Mr. Zimmer stated the building was used for storage. Mr. Courson stated the site plan showed an overhead door facing Sherman Street. Mr. Zimmer stated yes, there are two doors on that side of the building. Chairman Spisak asked if the trash dumpsters would be placed at the back of the building. Mr. Zimmer stated the trash dumpsters would be at the back of the building in a screened-in area near the employee parking lot. Mr. Dowling asked how this area was zoned. Mr. Arters stated this area was zoned B-3. Mr. Zimmer stated he had elevations of the building printed out for the Board's review. Mr. Zimmer then submitted the plan elevations to the Board for their review. Mr. Zimmer stated the lowest elevation was by the Sherman Road area. He stated there was a catch basin there for drainage. Mr. Dowling asked if the grade would be changed from what it is now. Mr. Zimmer said there would be no grade change. Chairman Spisak thanked Mr. Zimmer.

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

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

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

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

**Chairman Spisak asked for a motion to recommend. Mr. Dowling moved to approve; Mr. Courson seconded the motion. ROLL CALL: Mr. Dowling - Yes; Mr. Courson - Yes; Chairman Spisak - Yes; Mr. Chiavaroli - Yes. The motion carried 4 - 0.**

Chairman Spisak thanked the Agent for his presentation.

**B. Application SPR10-2013  
Ganley Ford  
Major Site Plan Review  
2835 Barber Road  
The Wallace Family Limited Partnership – Owner  
Car Wash/Detail/Storage  
PPN – 4606131  
[To Construct a Building]**

Chairman Spisak asked the next applicant to stand at the podium, state his name and address the Commission.

Mr. Todd Ederer, 1986 Coal Ridge Road, Akron, OH, 44333, approached the podium and stated he was the Agent for Ganley Ford and would be representing this company. Mr. Ederer stated he prepared a site plan with elevations for the Board's review. He stated the building would be placed on a higher ground as shown on the plans submitted. Chairman Spisak asked if this area had a sewer on the lot. Mr. Arters stated the lot did have sewer on it. Mr. Ederer stated their plan is to tie into the existing sewer system that is on the lot. Mr. Dowling asked if this elevation flooded during the last rain storm that caused so much flooding. Mr. Ederer stated the south end of the property did get some water, but it didn't reach the building. Chairman Spisak asked where the trash dumpsters would be placed. Mr. Arters stated this would not be an issue. He stated the dumpsters were already placed in the back of the building. Mr. Ederer also stated that cars would enter from the west side of the building, would go toward the car detail area then exit. Mr. Dowling asked if the building would be used as a commercial use or as there own business. Mr. Ederer stated the building would be used primarily for there own business purposes only. He said there are no other plans for the building at this time to open it up to the general public. Chairman Spisak thanked Mr. Ederer.

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

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

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

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

**Chairman Spisak asked for a motion to recommend. Mr. Dowling moved to approve; Mr. Courson seconded the motion. ROLL CALL: Mr. Dowling - Yes; Mr. Courson - Yes; Chairman Spisak - Yes; Mr. Chiavaroli - Yes. The motion carried  
4 - 0.**

Chairman Spisak thanked the Agent for his presentation.

**C. PC Application SPR11-2013  
Nelsen Family Properties, LLC. – Owner  
Major Site Plan Review  
Office/Warehouse  
PPN – 4604222 and 4604229  
[To construct a Building in a Flood Zone]**

Chairman Spisak asked the next applicant to stand at the podium, state his name and address the Commission.

Mr. David Pallegra, 2231 Broad Blvd., Cuyahoga Falls, OH, 44223, approached the podium and stated he was the Agent for Nelsen Family Properties. He said this Application was started in August, 2013. He stated the owners have 44,000 square feet under roof now with their various buildings. He said this will be the fifth addition to the building. He stated they need to increase their warehouse facility. He stated the car rack person just requested two more feet on the building. He stated with the type of new car racks ordered, the business would need a few more feet added on to the back of the building. He asked the Board if this would be possible. He stated this would now make the footprint increase by a few feet. Chairman Spisak asked if there was an outside door on the new addition. Mr. Pallegra stated there would be several man doors. He stated in the future, the business may need more doors. He said the building would be built for additional doors if they are needed in the future. He stated this building is a 25 foot high masonry building. Chairman Spisak asked if the City Engineer and the Fire Chief had seen and reviewed this Application. Mr. Arters stated both had seen this Application and had no issues with the Application. Chairman Spisak thanked Mr. Pallegra.

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

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

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

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

**Chairman Spisak asked for a motion to recommend. Chairman Spisak moved to approve; Mr. Dowling seconded the motion. ROLL CALL: Mr. Spisak - Yes; Mr. Dowling - Yes; Mr. Chiavaroli – Yes, Mr. Courson - Abstain. The motion carried 3 - 1.**

### **III. OLD BUSINESS:**

Chairman Spisak continued to general discussion under old business. Mr. Dowling stated he had the final spreadsheet completed with the updates on the Zoning Code. He stated he would email it to all Board members for their review.

Mr. Arters stated the next Planning Commission meeting scheduled for Tuesday, October 22, 2013, may be cancelled due to no applications.

### **IV. NEW BUSINESS;**

Chairman Spisak asked if there was any new business.

Chairman Spisak welcomed Mr. Bill Courson to the Planning Commission. He thanked Mr. Courson for serving with the Board and stated he looked forward to using Mr. Courson's expertise on the Planning Commission.

### **IV. CONSIDERATION OF MINUTES:**

Chairman Spisak asked if there were any corrections or additions to the minutes from September 10, 2013. Being none, Chairman Spisak made a motion to approve the minutes from September 10, 2013 as written. Mr. Dowling seconded the motion. **ROLL CALL: Chairman Spisak-Yes, Mr. Dowling-Yes, Mr. Chiavaroli-Yes, Mr. Courson-Abstain. Motion to Approve passed 3-1.**

**V. ADJOURNMENT:**

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting will be November 12, 2013.

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Planning Commission Chair/  
Vice-Chair

\_\_\_\_\_  
Planning Commission Vice-Chair/  
Member

\_\_\_\_\_  
Date

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