

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, December 10, 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 6:00 p.m.

**I. ATTENDANCE:**

**PRESENT:** Mark Spisak, Ralph Dowling, Larry Chiavaroli, Dan Grether,  
Bill Courson

**EXCUSED:**

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

**II. PUBLIC APPLICATIONS:**

- A. \* **REVISED** \*  
Application SPR2-2012  
Major Site Plan Review  
3160 Barber Road – Fred Martin Superstore  
World Real Estate Services, Ltd.  
Architectural Design Studios - Agent  
Speedy Car Wash/Crosswalk  
PPN – 4603653 and 4608907  
[Crosswalk Relocation]

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. Tony Carny, 620 E. Smith Road, Medina, OH, 44256, approached the podium and stated he was from Architectural Studios and would be speaking for World Real Estate/Fred Martin Superstore. He stated Fred Martin would be

moving their crosswalk from its original position to approximately 50 feet to the North. He stated Fred Martin had a traffic study done to see if a crosswalk was necessary. He said the study came back saying that a crosswalk was warranted for the area. He said their recommendation was to use a Yield Style Crosswalk using a Light Guard System. He stated this style crosswalk has a more pronounced identification for drivers that a crosswalk is there. He stated that with the opening of Speedy Car Wash, more people will be crossing at that area and this will help control where they will be crossing. Chairman Spisak asked if the lights on the crosswalk were elevated on the road. Mr. Carny stated they were raised a bit but were ok for snowplows, etc. He stated the lights were aimed to specific locations for all to see. Mr. Dowling asked if the crosswalk would have push button activation. Mr. Carny stated it would be a push button crosswalk on both sides and could be activated for a certain amount of seconds. Mr. Dowling asked if the signs on the crosswalk would also flash. Mr. Carny stated the signs on the crosswalk would also be flashing. Mr. Carny stated that he liked the idea that a person has to stop and actually push the button to activate the crosswalk. Mr. Grether asked if the study included Highway 224 concerns. He asked if the study was done to see how far traffic could back-up in that area. Mr. Carny stated it is a low functioning ramp and their recommendation was to keep the ramp the way it is. He said the study stated the crosswalk won't have a long term effect on the area. He said the overall impact would be minimal. Mr. Grether asked if the speed limit would be changed to 25 miles per hour in that area. Mr. Arters stated that decision would be up to the Safety Committee. Mr. Carny stated the study was done at the speed limit at 35 miles per hour. Mr. Courson asked who would be using the crosswalk the most. Mr. Carny stated it would be used by employees mostly. He stated once a person pulled into a bay for an oil change, they would not be leaving their car. He stated they would not need to use the crosswalk. He said it would be used the most by employees. Chairman Spisak stated he reviewed memos presented to the Board from the Police Department, Fire Department, Service Department and the City Engineer on the crosswalk. He stated none of these departments had any issues or comments with the crosswalk relocation. Mr. Grether asked if this Application would go to Council for review. Mr. Arters stated the only reason this Application came back to the Planning Commission, was because the crosswalk was moved and the Application was revised. He stated a Site Plan Review stays with the Planning Commission. Chairman Spisak stated a Site Plan Review is not reviewed by Council.

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. Grether moved to approve; Mr. Courson seconded the motion. ROLL CALL: Mr. Grether-Yes; Mr. Courson-Yes; Chairman Spisak-Yes; Mr. Dowling-Yes; Mr. Chiavaroli-Yes. The motion carried 5 - 0.**

Chairman Spisak thanked the Agent for his presentation.

- B. PC Application CUP15-2013  
For a Conditional Use Permit  
4437 Greenwich Road  
Chasin Sevens Entertainment  
Paul Haywood – Property/Building Owner  
Roscoe Blankenship – President  
PPN – 4604341  
[New Skill Arcade – SPR14-2013]**

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

Mr. Ross Blankenship, Clinton, OH, approached the podium and stated he was the President for Chasin Sevens Entertainment. He stated Columbus had changed the rules to which his company follows. He stated his company has developed new software to comply with the new rules and regulations from Columbus. Chairman Spisak asked how many employees were at this location. Mr. Blankenship stated there were three now, but would anticipate a total of six employees. Mr. Arters stated that the Internet Café Sweepstakes Ordinance has been in effect since 2007. He stated to comply; they went to Skill-Based Arcades. He stated they had also resubmitted an Application to continue their licenses and are located in a B-2 Zoned areas. He stated the Planning Commission will need to look at set backs for these uses in the future. Chairman Spisak asked if this still entitles the City to collect fees from these businesses. Mr. Arters stated that the City will be collecting fees. Mr. Grether asked if Mr. Blankenship had his application processed before the Moratorium was issued by Council. Mr. Arters stated that the Application was processed before the Moratorium was issued. There was general discussion on the Moratorium and the Ordinance(s) applying to this Application. Mr. Arters stated he would be speaking to the City Law Director to make sure the City complies with all issues

with this application. Mr. Dowling asked what the business hours would be. Mr. Blankenship stated he would close generally at 11:00pm. He stated that generally, most of his clientele spend approximately \$20.00 a night at his business. He stated his business in Canal Fulton had shut down because of higher fees. Mr. Grether asked if any of the machines were set up in the business yet. Mr. Blankenship stated none were in the building yet. Chairman Spisak asked if the neighbors were notified of this meeting. Mr. Arters stated all neighbors and businesses had been contacted. Chairman Spisak thanked Mr. Blankenship for his presentation.

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 about the application.

Ms. Charlotte Whipkey, 4624 Albert Avenue, Norton, OH 44203, approached the podium. Ms. Whipkey stated she was a member of City Council. She stated that many are confused by these new laws from Columbus. She stated that this Application was applied for before the Moratorium was issued by Council. She stated that Council is now waiting to see what the State will do. Mr. Arters agreed that the Moratorium was issued so that 30 Applications would not open up before City Council could review the issues. Chairman Spisak thanked Ms. Whipkey.

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. Grether moved to approve; Mr. Dowling seconded the motion. ROLL CALL: Mr. Grether-Yes; Mr. Dowling-Yes; Chairman Spisak-Yes; Mr. Chiavaroli-Yes; Mr. Courson-Yes. The motion carried 5 - 0.**

Chairman Spisak thanked the Applicant for his presentation.

**C. PC Application SPR14-2013  
Major Site Plan Review  
4437 Greenwich Road  
Chasin Sevens Entertainment  
Paul Haywood – Property/Building Owner**

**Roscoe Blankenship – President**  
**PPN – 4604341**  
**[Site Plan for a New Skill Arcade]**

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

Mr. Ross Blankenship, Clinton, OH, approached the podium and stated he was the President of Chasin Sevens Entertainment. He asked if the Board had any other questions for him. Mr. Arters stated this Application is on the same site with no changes. He stated the trash dumpster is at the back of the building and they are operating at the same hours. Chairman Spisak asked if there were any changes to the building. Mr. Blankenship stated there were no changes to the building. Mr. Arters stated this Application was basically a turn-over and he wanted the Planning Commission to be aware of the situation. Mr. Dowling asked if there would be a sign out in front of the building. Mr. Blankenship stated that they have no plans for a sign to be out front. Mr. Grether asked what the warehouse space was being used as. Mr. Blankenship stated it was used for storing game machines.

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. Grether moved to approve; Mr. Chiavaroli seconded the motion. ROLL CALL: Mr. Grether-Yes; Mr. Chiavaroli-Yes; Chairman Spisak-Yes; Mr. Dowling-Yes; Mr. Courson-Yes. The motion carried 5 - 0.**

Chairman Spisak thanked the Applicant.

**III. OLD BUSINESS:**

Chairman Spisak continued to general discussion under old business. Mr. Arters stated Dollar General had completed their foundation pad and will be pouring footers. He stated Nelsen Pump will start their project in the spring. He said Ganley Ford had withdrawn their Permit. He stated Ganley Ford had a change of plans and their Application was off the books right now. He stated there was a new business going in at Wadsworth Road and Barber Road. He stated it was a

landscaping business that will be in for a Site Plan Review in the spring. Mr. Dowling asked if the Dollar General had sewer and water. Mr. Arters stated sewer and water would be run up to that area. He stated the neighbors said they would like sewer and water in that area. He stated that Councilman Conklin had initiated a water petition and got the signatures required for this Ward.

**IV. NEW BUSINESS:**

None

**IV. CONSIDERATION OF MINUTES:**

Chairman Spisak asked if there were any corrections or additions to the minutes from November 12, 2013. Being none, Chairman Spisak moved to approve minutes. Mr. Grether made a motion to approve the minutes as written. Mr. Courson seconded the motion. **ROLL CALL: Mr. Grether-Yes, Mr. Courson-Yes, Mr. Spisak-Yes, Mr. Dowling-Yes. Motion to Approve passed 4-0.**

**V. ADJOURNMENT:**

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting will be Tuesday, January 14, 2014.

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Planning Commission Chair/  
Vice-Chair

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Planning Commission Vice-Chair/  
Member

\_\_\_\_\_  
Date

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