

City of Norton
PLANNING COMMISSION
Tuesday, August 26, 2014

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, Marion Peterson, Bill Courson,
Larry Chiavaroli

EXCUSED:

ALSO PRESENT: Russ Arters, Superintendent of Building & Zoning

II. PUBLIC APPLICATIONS

- A. PC Application SPD12-2014**
Major Site Plan Review
Wolf Creek Dam Intake Extension
3120 Summit road
City of Barberton – Owner
Burgess & Niple, Inc. – Agent
[Utility Building to House a Reservoir Oxygenation System]

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. Bob Schreiner, 3720 Treetop Dr, Copley, OH, approached the podium and stated he was the representative for Burgess & Niple, Inc. He stated the City of Barberton has had issues with the pipe and water at this location. He stated this new system will deliver pure oxygen into the water and will eliminate any spikes that occur in the water treatment process. Chairman Spisak asked if they were

actually treating the water. Mr. Schreiner stated they were in a way. He stated the water is being oxygenated and distributed back into the dam. He said oxygen is actually dissolved into the water. Chairman Spisak asked if this was being done with a compressor. Mr. Schreiner stated it would use a compressor. He stated the compressor was a low decibel level and would not have an impact on the neighbors in the area. Mr. Dowling stated since there were a few houses in the area is the compressor electric or diesel. He asked what the decibel level was outside the building. Mr. Schreiner stated the levels were normal outside the building. He stated there would also be a stand by generator at the site in case of a power outage. Mr. Chiavaroli asked if the company did test runs weekly or monthly. Mr. Schreiner stated that was to be determined at a later date. Mr. Dowling asked if the compressor was enclosed and fenced. Mr. Schreiner stated it would have both. Chairman Spisak asked if there would be landscaping around the building. Mr. Schreiner stated they could have discussions with the City on landscaping for the front of the building. Mr. Courson stated he would suggest getting the neighbors together and coordinating a time of when the generator would go off. Mr. Schreiner stated there would only be approximately three neighbors to speak with in regards to the generator test cycle. Mr. Courson suggested they could also build a wall around the generator to cut down on the noise level. Mr. Schreiner stated they would look into the issue. Mr. Dennis Gutshal, 3125 Summit Road, Copley, OH, 44321, approached the podium. He stated he lives across the street from the area. He stated he has lived there 27 years and enjoys the natural view of the reservoir. He stated there was a business truck parked on his property as well as his neighbor's property while servicing the dam. He also asked if the company has provided an environmental study to show impact on the septic and wells in the area. He asked if risk management had been discussed on the site. He stated there are other locations around the Dam that could be used. He stated for these reasons, he is speaking against the application tonight. Mr. Dowling asked what the zoning was on both sides of the street. Mr. Arters stated the area was zoned residential. Mr. Dowling asked if there were plans for water or sanitary sewer in the building. Mr. Schreiner stated there were no plans. He stated no septic is required for an unmanned building. Mr. Arters stated the building would be a block building to house equipment. Mr. Courson asked when they expected to break ground. Mr. Schreiner stated it would be in the fall. Mr. Schreiner stated the system would not impact the wells and that the site was studied for the best proximity of when to have the oxygen injected into the water. He stated this site is the best fit to minimize cost. Mr. Courson asked if the business carried risk insurance. Mr. Schreiner stated they did carry insurance and would be responsible. Mr. Peterson asked if the primary concerns from the neighbor were well and water issues. Mr. Gutshal stated those reasons plus the natural view would go away. Mr. Peterson asked if Mr. Gutshal was more concerned with the autistics. Mr. Gutshal stated yes, there are other locations available for the site away from the residences. Mr. Schreiner stated this was really the best site for the building. Chairman Spisak asked if the Board had any questions for the Applicant.

Chairman Spisak thanked the Applicant 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 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. Mr. Courson moved to approve; Mr. Dowling seconded the motion. ROLL CALL: Mr. Courson-Yes; Mr. Dowling-Yes; Mr. Spisak-Yes, Mr. Chiavaroli-Yes, Mr. Peterson-Yes. The motion carried 5-0.

**B. PC Application SPD11-2014
Norton City School District
(TBD) S. Cleveland-Massillon Road
Norton Board of Education – Owner
MKC Associates, Inc. – Agent
Ken Caldwell – Business Manager
[New High School Complex]**

Mr. Todd Wroblewski, MKC Associates, Agent, approached the podium and stated he was the agent for the Norton City Schools. He stated he would like to walk the Board through the site plan for the new High School. He stated the High School will house grades 9 thru 12 and will hold close to 800 students. He stated the south side is the track field and will be the new athletic complex. He stated the football stadium which is now located at Greenwich and Cleveland-Massillon Road, will also move to this area. He said as you enter the complex, the staff parking will be on the right side. He stated the property purchased on Easton Road will be a possible secondary entrance. He stated a traffic study was done and a traffic signal will be placed on Cleveland-Massillon Road at the entrance. He stated the east side will be the band area and west side will be the soccer area. He stated around the athletic complex will be the concession area and locker room facility. He said the site does have some wetlands on it which are near the student event parking area. He stated the site also has proper drainage and a water retention area. He stated storm water would go into a number of basins on the site. He said most the water will go south into two basins. He

stated there is also a gas well at the softball field area. He said they are staying clear of this area. He said the school could actually capture some of this energy at some time to help with their costs. He stated the school floor plan is on sheet A-001. He stated the package in front of the Board members also includes larger pictures of the football stadium which seats 2000 on the home side and 1000 on the visitor side. Mr. Dowling asked if there were any predictions on the parking area. Mr. Wroblewski stated there was plenty of parking for the complex. Mr. Dowling asked if there was a grass area for the possibility of overflow parking. Mr. Wroblewski stated they had a study done and the parking is adequate for the site. Mr. Dowling asked where the catch basin drains to on the site. Mr. Wroblewski stated sheet C-401 shows exactly where the storm water exits. Mr. Arters stated the site and paperwork all needs to be reviewed by Summit Soil. Mr. Dowling asked if the tree line was staying at the Shellhart Road area. Mr. Wroblewski stated it would stay. He stated there was also a paved area around the school site for emergency vehicles. He stated the traffic signal at the front entrance would have turn lanes into the site. Mr. Dowling asked if these lights could be controlled during school hours, etc. Mr. Wroblewski stated they could be. Mr. Wroblewski stated the bus drop-off site would be by the Performing Arts area. Mr. Dowling asked if there was handicap parking for the site. Mr. Wroblewski stated there was. Mr. Dowling asked if this site was built consistent with the Ohio Guidelines. Mr. Wroblewski stated they followed the guidelines. Mr. Rick Blair, 3160 Shellhart, Norton, OH, 44203, approached the podium. He stated his biggest concern is that he would like to keep the tree line because of the noise level. He stated there is only 100 feet of tree line and that is where the band practices. He stated the neighbors greatest concern is to keep the trees.

Chairman Spisak asked if the Board had any questions for the Applicant.

Chairman Spisak thanked the Applicant 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 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. Mr. Dowling moved to approve; Mr. Peterson seconded the motion. **ROLL CALL: Mr. Dowling-Yes; Mr. Peterson-Yes; Mr. Spisak-Yes, Mr. Chiavaroli-Yes, Mr. Courson-Abstain.** The motion carried 4-0.

III. OLD BUSINESS:

Chairman Spisak asked if there was any new business. There was none.

IV. NEW BUSINESS:

Chairman Spisak asked if there was any business to discuss. He stated he would not be able to attend the September 9th meeting.

IV. CONSIDERATION OF MINUTES:

Chairman Spisak asked if there were any corrections or additions to the minutes from July 22, 2014. Being none, Mr. Courson made a motion to approve the minutes as written. Mr. Dowling seconded the motion. **ROLL CALL: Mr. Courson-Yes, Mr. Dowling-Yes, Mr. Spisak-Yes, Mr. Chiavaroli-Yes, Mr. Peterson-Yes. Motion to Approve passed 5-0.**

V. ADJOURNMENT:

With no further business before the Commission, Chairman Spisak announced the next scheduled meeting will be Tuesday, September 9, 2014.

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

Date

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