

City of Norton
PLANNING COMMISSION
Tuesday, October 28, 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,
Larry Chiavaroli

EXCUSED: Bill Courson, Russ Arters, Superintendent of Building
& Zoning

ALSO PRESENT: -

II. PUBLIC APPLICATIONS

- A. PC Application SPR18-2014**
Site Plan Review
Chassin Sevens Entertainment, Inc.
Ross Blankenship - Owner
George Winkelmann – Agent
2149 Wadsworth Road
PPN - 4607476
[Layout Approval of Building, Parking, Storm Water Area
and Trash Area]

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. George Winkelmann, 1433 Rawles Drive, Akron, OH, 44313, Agent/Architect, approached the podium and stated he was asking the Board for a preliminary approval on the layout of a lot. He stated he had spoken to City officials, Mr. Arters and Mr. White on this issue. He stated he had received preliminary engineering fees on sewer and water for the site. He stated he had discussed these preliminaries with the City officials already. He stated he would like the Planning Commission to approve the site for what they could, without him paying a high engineering fee on the site first. Mr. Dowling stated this would be done for the applicant on just the preliminary site plan, unless approved by the Board. Mr. Winkelmann stated that was correct. He stated if this was approved, it would be just for the site plan only. He stated they had no plans to change anything. Mr. Dowling stated that if a final was approved, the Board would need to see the set backs, etc. on the site. Mr. Winkelmann stated he understood, and those items would be turned into the Board for approval. There was general discussion on the site plan drawings, driveway area, construction, lot, etc. Mr. Winkelmann stated this site was not in a flood plain. Mr. Dowling stated the Board could let the applicant know what would be required, and the applicant could come back before the Board at another time. Ms. Charlotte Whipkey, 4624 Albert Avenue, Norton, OH, 44203, Council Representative, approached the podium and stated she had received several complaints on this project. She asked the Board if the applicant would need to come back in front of the Board to move forward. Chairman Spisak stated the Board could request the applicant to return if required. Ms. Whipkey asked if a study would be done on the sites well and septic systems. Chairman Spisak stated that was correct. Ms. Whipkey asked if the Army Corp of Engineers had any input on this issue. Chairman Spisak stated the Army Corp of Engineers would be doing their own study. He stated this Board would have no say in that study. He stated the well and septic systems would be reviewed by the engineer and appropriate permits would be needed through the Health Department. Mr. Dowling stated the applicant would also be required to get drainage, plumbing, elevations, etc. done and have the proper permits issued.

Chairman Spisak asked if the Board had any questions.

Chairman Spisak asked if the Commission members had any other questions on the application.

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

III. OLD BUSINESS:

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

IV. NEW BUSINESS:

Chairman Spisak stated Mr. Courson resigned from the Planning Commission. He stated the Board appreciated Mr. Courson's help and support on the Planning Commission.

IV. CONSIDERATION OF MINUTES:

Chairman Spisak asked if there were any corrections or additions to the minutes from October 21, 2014. Mr. Chiavaroli made a motion to approve the minutes as written. Mr. Peterson seconded the motion. **ROLL CALL: Mr. Chiavaroli-Yes, Mr. Peterson-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, November 11, 2014.

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

Date

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