

City of Norton
BOARD OF ZONING & BUILDING APPEALS
Tuesday, June 16, 2015

The Board of Zoning & Building Appeals convened in Council Chambers at the Safety Administration Building. Chairman Don Welch called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: **Don Welch, Bill Helmick,
Angie Wells, Marty West, Nick Genis**

EXCUSED:

ALSO PRESENT: **Miriam Norris (Alternate)**

II. SWEARING IN:

Chairman Welch reviewed the procedural requirements for that night's hearing. Chairman Welch proceeded by stating that this was a quasi-judicial Board and asked that anyone wanting to speak needs to sign the attendance sheet and stand to be sworn in. Chairman Welch administered the oath to those intending to speak at the hearing.

III. PUBLIC HEARINGS:

Chairman Welch announced anyone wishing to speak at tonight's meeting should please sign in at the front podium.

Chairman Welch announced the Application and stated the Application was filed May 19, 2015 and letters of notification were sent via first class mail, as required, per section 6.03 of the City Charter. Chairman Welch asked the applicant/agent to come forward and be sworn in, state his name and address for the stenographer, and present pertinent information regarding the application.

Mr. Joseph Krash, 25600 Solon Road, Owner, approached the podium. He stated he was ready to answer any questions the Board would have on this issue. Chairman Welch asked if this building was being built as a pole barn. Mr. Krash stated it would be built out of masonry block. Mr. Genis asked if the contractor had furnished a plat drawing. Mr. Krash stated the contractor did furnish a plat drawing that was complete. Mr. Genis asked if this plat drawing showed elevations. Mr. Krash stated it did. Mr. Genis asked if this storage building was in a flood plain. Mr. Krash stated it was in the flood plain. Chairman Welch what was to be stored in this building. Mr. Krash stated there were many vehicles being stored on the outside of the building. He stated he would like to store some of these vehicles on the inside of the building. Mr. Genis asked if the contractor was aware of the base elevations on the property. Mr. Krash stated the contractor was aware of the issue. Mr. Genis asked if the two inlet drains near the office area were enough to collect storm water for the entire site. Mr. Krash stated there should be 8 (eight) drains on the plat drawing that will collect equal amounts of storm water. Chairman Welch asked if the building base would be asphalt or gravel. Mr. Krash stated the front of the building(s) would be a solid base like concrete, but the rest would be gravel. Mr. Helmick asked if this base met flood plain requirements. Mr. Krash stated it did. Ms. Wells

asked if this building was just being used for storage. Mr. Krash stated it was only to be used for storage. Mr. West asked if the building was to mirror the existing buildings. Mr. Krash stated it would be very similar, but would be slightly larger. He stated these building(s) would have the same placement off the property lines. Mr. Helmick asked if there were other plans to reduce the water that would go into that area – other than what is already there. Mr. Krash stated the catch basins would be on the property. He stated he could ask the contractor to address them again. Mr. Genis asked if there would be any hazardous materials stored on the site. He asked how this issue would be managed. Mr. Krash stated a signed lease is reviewed by himself and the renter that addresses the issue of no chemicals to be stored in the units. He stated they have also had the Police K-9 Unit out at the storage facility to search for chemicals. Chairman Welch asked if the facility wanted to attract RV rentals. He asked if the facility had any waste water from these vehicles. Mr. Kraus stated the facility does not want their waste water. He stated they are not a certified site. Mr. Helmick asked if the Police Department and Fire Department were able to inspect this site. Mr. Krash stated both the departments were able to inspect the facility at any time. Mr. Genis asked at what stage the plat drawing was at. Mr. Kraus stated it was at the preliminary stage. He stated if the Application is approved at tonight's meeting, they will go to the next step. Chairman Welch asked if the City of Barberton would be looking at the elevations for all building(s) on the site. He stated if this Board approved this site and it moves forward to Barberton, would this site be regulated and comply with State rules and regulation codes. Mr. Krash stated the site would be subject to the State of Ohio's rules and regulations.

Chairman Welch asked any Board members if they had any other questions.

Chairman Welch asked if anyone wanted to speak for or against the application. No one spoke.

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

Chairman Welch asked for a third and final time if anyone wanted to speak for or against the application; no one spoke

Chairman Welch closed the public portion of the meeting. **Hearing no other questions or discussion from the Board, Chairman Welch asked for a motion. Mr. Welch moved to Approve the Application: Mr. Helmick seconded the Motion. ROLL CALL: Mr. Welch-Yes, Mr. Helmick-Yes, Mr. West-Yes, Ms. Wells-Yes, Mr. Genis-Yes. Motion passed to Approve 5-0.**

IV. OLD BUSINESS:

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

V. NEW BUSINESS:

Chairman Welch asked if there was any new business. A calendar of future meeting dates was distributed to all Board members. Mr. West stated he would like to discuss the issue of another Board member assuming the position of Vice Chairman. He stated he would like to discuss this issue at the next Board meeting.

VI. CONSIDERATION OF MINUTES:

Chairman Welch asked if there were any additions or corrections to the minutes of Wednesday, April 21, 2015. **Hearing none, the Chairman called for a motion. Mr. Helmick moved to approve the minutes as written, seconded by Ms. Wells. ROLL CALL: Mr. Helmick-Yes, Ms. Wells-Yes, Mr. West-Yes, Mr. Welch-Yes, Mr. Genis-Yes. Motion carried 5-0 to accept the minutes as written.**

VII. ADJOURNMENT:

There being no other business before the Board, the Chairman adjourned the meeting at 7:22pm. The Board's next scheduled meeting will be Tuesday, July 21, 2015.

Board of Zoning & Building Appeals
Chair/Vice-Chair

Board of Zoning & Building Appeals
Vice-Chair/Member

Date

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