

**City of Norton**  
**PLANNING COMMISSION**  
**Tuesday, July 28, 2015**

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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, Marion Peterson,  
Larry Chiavaroli

**EXCUSED:** Ruth Stimac

**ALSO PRESENT:** Valerie Carr, Administrative Officer

**II. PUBLIC APPLICATIONS**

- A. PC Application – SPR3-2015  
Major Site Plan Review  
M & R Construction, LLC  
KDA Manufacturing  
David Klossner – Owner/Agent  
297 31st Street and 5225 S. Cleve-Mass Road  
PPN # 4603992 and 4606132  
[Manufacturing Facility]**

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. David Klossner, 1796 Fox Hollow Lane, Akron, OH, 44203, Owner, approached the podium and stated he was asking the Board for a Site Plan approval. He stated he would like to open a new business that fabricates large components and machines them. He stated the company uses cranes to complete their various tasks and that the building is expandable if needed. He stated the Board has three building sites for the parcel in their package. He stated his company is favoring site number three. He stated he has built this type of building before and it goes up rather quickly. He stated many of the components are already purchased and he is anxious to open his company and work with the City. Chairman Spisak asked Mr. Klossner to explain the three sites listed in the Boards packet. Mr. Klossner stated the first site would probably not be used at all. He said the second site is a back-up site if there would be any issues. He stated the third site is the favored site. Chairman Spisak asked if the City Engineer had looked at these sites. Ms. Carr stated the Engineer did not review the sites as of yet. Chairman Spisak stated storm water drainage, fencing, parking, landscaping, etc, would all need to be addressed. Mr. Klossner stated the company had made no decision on the two sites yet. He stated this was because a gas line was going through site three and the site is still in the preliminary phase until all is checked out by the professionals. Mr. Dowling asked what type of truck would be at the site, and if they would be coming through the main drive. Mr. Klossner stated the trucks would be driving behind the building. He said the trucks that are shorter and smaller are the most favorable to the company. He stated these trucks are shorter than the 53 foot trucks. He said the trucks would drive into the building and be loaded by the crane on site. Mr. Dowling asked if the site would have any water retention basins. Mr. Klossner stated there would be three water retention basins on the site. He stated the company would be complying with all state rules and regulations with this site. Mr. Dowling asked if the site was connected to City water and sewer. Ms. Carr stated the site has a direct connect with the City of Barberton and is outside the JEDD area. Mr. Klossner stated the building would also have six overhead delivery doors. He stated four of the doors were very large and two doors would be smaller in size. Mr. Dowling asked if this was a first shift facility. Mr. Klossner stated it would primarily be first shirt. He stated that could change occasionally to help with customer deadlines. Mr. Klossner stated the sound decibel level had been tested at the other facilities, and the level was low. Chairman Spisak stated the Board would need to approve or disapprove this Application contingent on the various issues discussed. Mr. Klossner stated he would have no problem meeting the issues of the Board. There was general discussion on what the Board requires and the Chairman stated he would have the issues drawn up on a Resolution.

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

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

Chairman Spisak asked if there was any old business. There was general discussion on swimming pools and their rules and regulations. Chairman Spisak stated he would combine the suggestions of the Board and email it to the Board Secretary. He stated the Board could have a final review and prepare a Resolution at the next meeting. He stated the City Attorney would be able to review it.

### **IV. NEW BUSINESS:**

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

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

Chairman Spisak asked if there were any corrections or additions to the minutes from June 23, 2015. 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, August 11, 2015.

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Planning Commission Chair/  
Vice-Chair

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

\_\_\_\_\_  
Date

7:05pm

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