

City of Norton
PLANNING COMMISSION
WEDNESDAY, September 9, 2015

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, Marion Peterson,
Larry Chiavaroli, Ruth Stimac

EXCUSED: Ralph Dowling

ALSO PRESENT:

II. PUBLIC APPLICATIONS

- A. PC Application – SPR4-2015
Major Site Plan Review
Summit Metro Parks - Owner
Silver Creek Metro Park
North Cross Country Course – Phase II
Charles Hauber – Construction Supervisor
4325 S. Medina Line Road
Parcel Number – 4604964 / 4604965
[Proposed Parking Lots and Connecting Walks]**

Chairman Spisak stated he would have to excuse himself from this Application because of conflict of interest. He stated he would be leaving the Chambers and Mr. Chiavaroli would take control of tonight's meeting.

Mr. Chiavaroli 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.

Mr. Chiavaroli asked the applicant to stand at the podium, state his name and address the Commission.

Mr. Charles Hauber, Summit Metro Parks, Construction Supervisor, approached the podium and stated he was asking the Board for site plan approval. He stated the Metro Parks would like to construct Phase II of their Cross Country Course. He said the packages presented to the Board had color plat maps showing the drafts of parking, walkways, landscaping, etc. He stated these Cross Country Course events would have teams that arrive by bus. He said they would either park at the Metro Park Swim area or at the Wadsworth High School. Mr. Chiavaroli asked if a landscaping buffer would be along the parking area. Mr. Hauber stated a draft plat had been prepared to meet City Codes. He stated another plat could be prepared if the Board wanted a buffer. Ms. Stimac stated the concern was from the Medina Line Road neighbor area. Mr. Hauber stated teams would only be at the Park during the day because there is no course running at night. He said there should be no headlights, etc. to disturb anyone. Ms. Stimac asked if Norton would be using this course. Mr. Hauber stated the Parks would be coordinating with all local high schools. Mr. Chiavaroli stated the package presented to the Board had a letter of approval from the City Engineer for the Metro Parks Course.

Mr. Chiavaroli asked if the Board had any questions on the application.

Mr. Chiavaroli asked if anyone would like to speak for or against the application.

Mr. Vince Greczanik, 4600 S. Medina Line Road, Norton, OH, 44203, approached the podium. He stated he spoke with Mr. Hauber and they had discussed the Parks plan across the street from him. He stated the neighbors would like a landscaping buffer of the parking lot. He said if you drive by some of these parks, you would never know they have parking, swimming, etc. He said they are pleasing to the eye and no one would even know they are there. He stated he had a drawing to present to the Board of an alternate parking area. He stated it presents more woods in the front of the parking area so the cars aren't as visible. He stated the neighbors had concerns with traffic. He stated the neighbors ask the Board to review the landscaping plan. He said they all ask for the Board consideration of a landscaping buffer. He stated he felt they were the only voices to make this design benefit both parties. There was general discussion on alternative placement of the parking lot and landscaping concerns.

Mr. Chiavaroli thanked him for his comments.

Mr. Chiavaroli asked if anyone wanted to speak for or against the application.

Mr. Wayne Clark, 4524 S. Medina Line Road, Norton, OH, 44203, approached the podium. He stated this new Cross Country Course was across the street from his driveway. He stated his concern was the gravel walkways that open up for tents. He asked the Board to consider how busy the Park area would be for the neighbors.

Mr. Chiavaroli thanked him for his comments.

Mr. Chiavaroli asked if anyone wanted to speak for or against the application.

Mr. Jerry Casalinova, 4620 S. Medina Line Road, Norton, OH, 44203, approached the podium. He stated he didn't want a Circus across from them. He stated they definitely need a buffer of trees. He stated this Cross Country Course would be generating a lot of traffic. He asked the Board to consider a landscaping buffer.

Mr. Chiavaroli thanked him for his comments.

Mr. Chiavaroli asked if anyone wanted to speak for or against the application.

Mr. Chiavaroli asked for the second time if anyone wanted to speak for the application; no one spoke.

Mr. Chiavaroli asked for the third and final time if anyone wanted to speak for the application; no one spoke.

Mr. Chiavaroli asked for a motion. Ms. Stimac moved to approve with conditions stated on the Resolution; Mr. Peterson seconded the motion. ROLL CALL: Ms. Stimac-Yes; Mr. Peterson-Yes; Mr. Chiavaroli-Yes. The motion carried 3-0.

Chairman Spisak entered Chambers and continued the meeting.

III. OLD BUSINESS:

Chairman Spisak asked if there was any old business.

He stated the Board had not yet received a report from the City Attorney on swimming pools.

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 28, 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, Ms. Stimac-Abstain. Motion to Approve passed 3-0.**

V. ADJOURNMENT:

With no further business before the Commission, Chairman Spisak adjourned the meeting at 7:23pm.

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

Date

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