



Mayor Mike Zita

# CITY OF NORTON

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## PLANNING COMMISSION MINUTES Tuesday, June 6, 2023

Chair Dowling called the Planning Commission meeting to order and requested a roll call:

**Roll Call:**

Ralph Dowling  
John Conklin  
Marion Peterson  
Jim Lada  
Ruth Stimac

**Also Present:**

Kristen Brett, Secretary  
Charlotte Whipkey

Mr. Dowling discussed what happened at the last meeting and noted there was a sound issue with the online streaming. He said that at the last meeting the Commission discussed making changes to the 1287 Mixed Used District (MUD) of the zoning code. He said he presented a draft to the Commission members of which they edited. He discussed options they are considering with the MUD and that they will be sending a letter to administration.

### Old Business

#### **A. Mixed Use District (MUD) Review**

Mr. Dowling discussed the letter he drafted and distributed to the other Commission members. Mr. Lada read his letter that he sent to the other Commission members. A copy of this letter is in the minutes. He explained his letter further. Mr. Dowling discussed that there are advantages to a MUD. He stated other places it is a downtown block, not 10 acres of vacant land.

The members further discussed the MUD.

Mr. Conklin said even though this is going to administration he would like Council cc'ed. He discussed the problem with a long term moratorium. He said we should rewrite it or kill it. Mr. Lada said we need a legal review. He discussed the problem if we just remove the MUD chapter.

The members discussed the options of removing it, having a long term moratorium, rewriting it and having legal, a professional planner and an engineer look into it.

Mr. Conklin suggested that the MUD be in place until completion of Brookside greens and then at that point cease to exist.

The members discussed what they are sending to the city administrator and law director.

Mr. Conklin made a motion to send the four proposed options to administration and CC Council. Mr. Dowling amended it to add leaving the MUD in place until Brookside is complete. Ms. Stimac seconded.

**Deb Pfeiffer, 3764 Golf Course Drive**

Ms. Pfeiffer asked about the TIF money and ramifications.

Mr. Dowling said that is why they're asking the administration and legal for clarity on the four options.

Ms. Stimac asked if the current situation needed a MUD. Mr. Dowling said that probably the way it is now no. They discussed how the project started out.

**Roll Call: Yes:** Conklin, Stimac, Dowling, Lada, Peterson

**No:** None

The motion passed unanimously.

Mr. Dowling said he will put together the letter to be sent to administration and Council. Mr. Dowling said he would email the letter to the board.


Ms. Whipkey said she shared the Planning Commissions MUD discussion with Council. She and Ms. Pfeiffer discussed Brookside.

Mr. Dowling discussed Barberton's zoning map. He discussed doing something similar with Norton.

**ADJOURNMENT:**


With no further business coming before the Planning Commission, the meeting was adjourned at 6:42 p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Kristen Brett, Secretary

7/11/23  
\_\_\_\_\_  
Date

Approved:

  
\_\_\_\_\_  
Ralph Dowling,  
Planning Commission Chairperson

7/11/23  
\_\_\_\_\_  
Date

Note: These minutes are not verbatim. A full recording is available on the city website.