



Mayor Mike Zita

CITY OF NORTON

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BZA MINUTES

Tuesday, July 18, 2023

Mr. Pekarek called the meeting to order at 6:01 p.m. and read the directions for the procedures for the Board of Zoning and Building Appeals.

Roll Call:

Sandy Chrisant, Chair (Excused)
James Pekarek, Vice Chair
Andrew Mullins
Tom Neilson (Excused)
Joshua Smith
John Sidoti (Excused)

Also Present:

Kristen Brett, Secretary
Bill Braman, Zoning Inspector
Charlotte Whipkey

I. BZA A5-2023, Seth Rauscher, 4679 Albert St. (PPN 4604493 and PPN 4604175) (1296.05)

The applicant explained the project. He wants to build a 30x40x12 structure, two 10x10 garage door, and one door in the back on the lot he owns behind his home. He wants to build it for storage for his boats, motorcycles, tools, etc. Mr. Mullins asked him how far back from the road he was. The applicant said he thought it was 200 or 150 ft. away. Mr. Mullins explained his reasoning for the question. Mr. Mullins and Mr. Braman asked if he was going to join the properties. The applicant said he is looking to join the properties. Mr. Pekarek clarified that if they grant him this that the applicant will join the properties. The applicant answered yes. The applicant explained where his driveways are for the properties. The board discussed the application.

Mr. Smith made a motion to approve the application upon combining the two properties in 2023. Mr. Mullins seconded.

Roll Call: Yes: Smith, Mullins, Pekarek,

No: None

The motion passed.

II. BZA A6-2023, Tracy Ratta, 4041 and 4023 Johnson Rd. (PPNS 4605272,73,74) (1254.04)

The applicant explained the project. They would like to use the property as a family run event center. She explained that the current zoning is for 30 people and she needs more than

that for it to be used as an event center. Mr. Smith asked about the size of the building and occupancy. The applicant was not sure. Mr. Braman explained the process on obtaining the occupancy permit. Mr. Braman explained the zoning and how their use would be permitted. He said the only part they are asking for is an increase to the dining number. Mr. Pekarek asked about the location. The applicant said where it was located. Mr. Mullins asked about the buildings on the property. The applicant explained there is the main building, parking lot, and the old parsonage. The board spoke about the noise levels. Mr. Mullins asked if they are going to make any changes to the outside of the building. The applicant said they may eventually paint it. She spoke about a few changes they may make. Mr. Pekarek and the applicant spoke about the area surrounding the property.

Ms. Whipkey asked if it is just a variance and asked about rezoning etc. Mr. Braman and Mr. Mullins clarified it is not a zoning change. Mr. Pekarek and Mr. Braman clarified it is a B-2 and this is for a variance.

Patricia Breitenstein, 4765 Hametown Rd.

She said she didn't know if the septic system worked in the parsonage building. She had concerns about the septic.

Mr. Braman explained this is not something for the Board to decide. He explained it would be up to the buyer's to make sure it is operational. Mr. Pekarek said it would fall on the buyers. Mr. Mullins further explained the board's duties and what they will be looking at.

The board discussed the application further.

Mr. Pekarek made a motion to approve the application. Mr. Smith seconded.

Roll Call: Yes: Pekarek, Smith, Mullins

No: None

The motion passed.

MINUTES – June 20, 2023

Mr. Pekarek moved to table the minutes until to the next meeting.

Adjourn

The meeting was adjourned.

Respectfully submitted,

Approved:

Kristen Brett, Secretary

James Pekarek, Vice Chair Date

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