



CITY OF NORTON

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Norton, Ohio 44203

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Mayor Mike Zita

PLANNING COMMISSION MINUTES Tuesday, August 22, 2023 - 6:00pm

Chair Dowling called the Planning Commission meeting to order at 6:00 p.m. and requested a roll call:

Roll Call:

Ralph Dowling
John Conklin (Excused)
Marion Peterson
Jim Lada
Ruth Stimac

Also Present:

Kristen Brett, Secretary
Bill Braman

I. OLD BUSINESS:

II. NEW BUSINESS:

PC APPLICATION SPR 6-2023 [Site Plan Review]

**3250 Barber Road. (PPN 4604229), Owner-Nelson Family Properties, LLC
Sheetz Inc., Attn: Ellen Selle, Future Property Owner
Langan- Sketch Preparer**

The applicant from Sheetz Inc. came forward and explained the project. She explained it is a 24 hour Sheetz location. The applicant and the Commission discussed how it flooded in the past with heavy rains. They discussed the base flood elevation and a small wetland. Mr. Lada asked about the drive coming in from the North and if it was wide enough for semis to come in. The applicant said yes. Mr. Dowling asked about the location of underground tanks. The applicant said they would go between the canopy and the road. They discussed sewer and water and detention basins. The applicant and Mr. Dowling discussed the traffic study. Mr. Dowling explained the preliminary site plan process and that the City Engineer still needs to look at it.

The applicant said there will be a minimum of two employees all night. Mr. Dowling explained the differences between the B3 and I1. Mr. Dowling explained different things in our code and how that process works. The applicant and Mr. Dowling discussed EV charging stations and that process. Mr. Dowling asked about overnight security. The applicant explained it has the same security measures 24 hours a day. She commented on the security measures they have.

Ms. Stimac made a motion to proceed with the preliminary site plan with the city engineer's approval. Mr. Lada seconded.

Roll Call: Yes: Stimac, Lada, Dowling, Peterson
No: None

The Commission discussed the zoning notification process and their proposed resolution.

Mr. Lada made a motion to recommend for consideration the changes to the code per the statement Mr. Dowling provided. Mr. Peterson seconded.

Roll Call: Yes: Lada, Peterson, Dowling, Stimac
No: None

III. CONSIDERATION OF MINUTES

July 25, 2023

Ms. Stimac made a motion to approve the minutes. Mr. Peterson seconded.

Roll Call: Yes: Stimac, Peterson, Dowling, Lada
No: None

The minutes were approved

IV. ADJOURNMENT

The meeting was adjourned at 6:29 p.m.

Respectfully submitted:




Kristen Brett, Secretary

9/26/23

Date

Approved:



Ralph Dowling,
Planning Commission Chairperson

9/26/23

Date

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