

BURTON TOWNSHIP ZONING COMMISSION

MEETING MINUTES

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

Date: August 9, 2016

Time: 7:00 p.m.

Location: Burton Township Administration Building

Purpose: Monthly Board Meeting

CALL TO ORDER

Chairman Gorris called the meeting to order at 7:00 p.m. Members recited the Pledge of Allegiance.

ROLL CALL

Board Member(s) Present: Chairman Gorris, Vice Chairman Timothy Snyder, Doug Klingman, Bill Finzel, Tim Hess, Dan Kotek 1st Alternate.

Absent: None.

Visitors: None.

REVIEW AND APPROVAL OF MINUTES

The April 12th minutes were provided and reviewed. Vice Chairman Snyder noted some minor grammar and typo changes. Board Member Hess stated that he attended the April meeting in place of Board Member Skowran, who is no longer on the Board. The stated revisions were manually made and Board Member Finzel moved to approve the minutes as rewritten, Vice Chairman Snyder seconded the motion. All in favor. None opposed. The motion was approved.

The June 14th minutes were provided and reviewed. Vice Chairman Snyder noted a grammar error, which was manually changed. Vice Chairman Snyder then made a motion to approve the revised minutes and Chairman Gorris seconded the motion. All in favor. None opposed. The motion was approved.

CURRENT BUSINESS

Court Judgment-Storage Building: Chairman Gorris began the discussion by referencing the Hershberger Court Ruling set forth by The Court of Common Pleas Geauga County, Ohio. He stated that the definition of storage building or shed is lacking in the current regulations and that it is unclear whether storage buildings or sheds fall under the definition of an accessory structure. Chairman Gorris further explained the conclusion to the Hershberger Hearing as discussed with the Chairman of the Board of Zoning Appeals, David Zeigler. It was suggested by Chairman Zeigler that the Commission examine the regulations to provide clarification of storage buildings and sheds. Chairman Gorris then opened to the

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Board for discussion on this matter. It was determined after a short discussion that a full review of the Current Resolution for storage buildings and sheds should be conducted, however this could be done at a later date. It was also suggested that the Board investigate how other townships deal with these types of structures. In the meantime, Chairman Gorris will contact Dave Dietrich, the Director of the Geauga County Planning Commission for more information on this subject.

Board Member Klingman refers back to the Court Ruling to clarify why the variance was originally denied by the Board of Appeals. This begins a discussion covering the history of the case, which focuses around section 402.6 Minimum Lot Width & 402.7 Minimum Yard Setbacks of both the current and prior Resolutions. The Board also discusses the prior setback revisions made to the Resolution and they touch on the use of accessory buildings as defined in the Resolution. Chairman Gorris concludes the discussion, with the intention of the Board to look into the clarification of storage buildings and sheds and their use.

Definition of Building Frontage and Loading Zones: Board Member Kotek begins by stating his findings from other townships. Newbury and Russell Townships were the only ones to have pertinent information available on this subject matter. He states that Newbury Township does not address loading dock placement as to the front, side or rear, however Newbury Township did address the setback requirements for such. Board Member Klingman recalls in a previous meeting a drawing that the Board made, to which Chairman Gorris segways into the original question posed by Inspector Gruber “as to what is the definition of building frontage”? Board Member Klingman indicates that most industrial buildings he notices have the office that sits forward, but the garage door also faces forward. He asks if that is considered as “on the side”. Chairman Gorris states in his opinion it is anything that fronts the building, however, that is why a definition for the frontage of the building is needed. Chairman Gorris confirms with Board Member Kotek that there was no further information that addressed frontage of the building. Board Member Kotek confirms.

Chairman Gorris refers to section 600.OK of the Burton Township Zoning Resolution which states that “Commercial loading/unloading spaces shall be located to the side or rear of the building or structure they serve, and shall not be in front,” this is why a clarification for the building frontage was suggested. The Board discusses existing industrial and commercial buildings within Burton Township and other townships as a gauge to a definition. *It should be noted that Agricultural Buildings were disregarded as they are exempt from this regulation.* The Board determines that many of the commercial buildings have the garage door loading zone in the front of the building, offset to one side in order to meet the side lot width requirements, however the BASETOK building stood out as a good example.

There is further discussion amongst the Board on what action is needed to address the frontage clarification. It was decided that the Board would research more on commercial and industrial parks and buildings around the area and Chairman Gorris will reach out to Director Dietrich of the Geauga County Planning Commission for guidelines to define building frontage.

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Education Outreach: Chairman Gorris kicked off by listing the types of communication previously discussed in the effort to inform the Burton Township Community of the zoning regulations. Board Member Klingman stated that education and enforcement of the zoning regulations would be beneficial as it seems more and more barns, fences, decks, etc., are built without the proper permits. The Board feels that with better education and communication of the zoning regulations and expectations this issue will greatly improve. Chairman Gorris suggested several ways to reach out to the mass of Burton Township Residents such as the following:

- Email blast
- Move-in welcome letter
- Education section on the township website (www.burtontownship.org)
- Spring newsletter
- Ad in local newspapers

OLD BUSINESS

Outdoor Wood Boilers: Chairman Gorris announced the status of this amendment, which is currently in approved draft form awaiting formal submission to the Geauga County Planning Commission. The Board will review the language of the approved draft prior to the submission.

Zoning Resolution Amendment: Chairman Gorris uses this as a place holder. At this time there is no business to address and in September the Board can revisit any issues.

NEW BUSINESS

Administrative Tasks: Secretary O'Neill stated that she was working on name plates for the new members. She had not made much headway so far, but would follow-up on this matter. The topic of a budget was brought up. Vice Chairman Snyder recalled having a conversation where the Zoning Commission had a small budget in the past for instances such as this and Chairman Gorris had also recalled the budget covering training classes for the Board related to zoning.

Chairman Gorris touched on the topic of DropBox with the Board. He explained that DropBox is a storage tool that could be utilized in the future for all Zoning Commission documents.

PUBLIC COMMENT

None.

NEXT MEETING

The next meeting is scheduled for Tuesday, September 13, 2016 at 7:00 p.m. The Zoning Commission meets the second Tuesday of the month at 7:00 p.m., unless otherwise stated.

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ADJOURNMENT

Vice Chairman Snyder moved to adjourn. All in favor. None opposed. Meeting adjourned at 8:13 p.m.

Chairman, Nick Gorris

Date

Secretary, Katie O'Neill

Date