

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: January 18, 2010

Time: 7:00 pm

Place: Burton Township Administration Building

Purpose: Organizational/Quarterly Meeting

Board Members: Sean Thompson – present, Ron Weese – present, Steve Patterson – present, Tim Snyder – absent, Tony Slak, – present, Scott Ronyak, alternate – absent, Nick Gorris – alternate, present.

The meeting was called to order by Thompson at 7:02 pm.

Minutes of October 12, 2009:

Patterson made a motion to approve the minutes as written. Slak seconded. No discussion. All in favor. None opposed.

Thompson introduced Nick Gorris as a new alternate to the Board and updated him on the work the Zoning Commission had done on the Amendment to the Zoning Resolution. The Amendment was passed by the Trustees in December, with modifications and went into effect on January 15th 2010.

Future topics to be addressed by the Zoning Commission:

Weese suggested focusing attention on windmill zoning for the upcoming year. This met with the approval of the rest of the Board. Gorris mentioned issues that need to be considered are the proximity of the Geauga County airport and the noise generated by wind turbines. Gorris will check with Kenston about their windmill project.

Weese asked if there was an updated Model Plan put out by the Planning Commission and if the Planning Commission has any information on windmills. Varga said she would inquire.

Thompson opened the nominations for Chairman.

Patterson nominated Thompson for Chair. Weese seconded. Nominations closed. No discussion. All in favor. None opposed.

Thompson opened the nominations for Vice-Chairman.

Weese nominated Snyder for Vice-Chair. Patterson seconded. Slak nominated Patterson. Weese seconded. Slate of two. Nominations were closed. Patterson voted for Snyder. Weese, Slak and Thompson voted for Patterson. Patterson was elected Vice-Chair.

Patterson made a motion to retain Carol Varga as Secretary at the same rate of pay as 2009. At a later date, compensation may be addressed again. Slak seconded. All in favor. None opposed.

Meeting day and time:

Slak made a motion to meet on Monday evenings at 7:30 pm. Patterson seconded. All in favor. None opposed. Discussion ensued regarding summer meetings to be held at possibly at 8 pm, as in the past.

Budget:

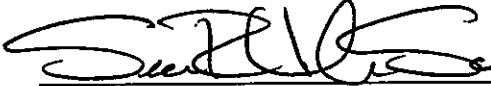
A budget was set at \$600.00. Thompson will follow up with the Trustees.

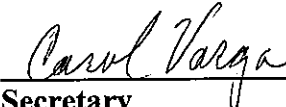
In other business: Varga, informed the Board that the Prosecutor's Office is having a seminar on 'Conditional Variances & the Role of the BZA in Township Zoning' to be held on Tuesday, January 26th.

Next meeting is set for Monday, April 12th at 7:30 pm.

Thompson asked if there was any other business. There being none, Weese made a motion to adjourn. Slak seconded.

The meeting was adjourned at 7:40 pm.

 4/19/10
Chair Date

 4-19-10
Secretary Date

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: April 19, 2010

Time: 7:30 pm

Place: Burton Township Administration Building

Purpose: Quarterly Meeting/Work Session

Board Members: Sean Thompson – present, Ron Weese – present, Steve Patterson – present, Tim Snyder – absent, Tony Slak, – present, Scott Ronyak, alternate – absent, Nick Gorris – alternate, present.

The meeting was called to order by Thompson at 7:33 pm.

Minutes of January 18, 2010:

Patterson made a motion to approve the minutes as written. Slak seconded. No discussion. All in favor. None opposed.

Weese has studied the Geauga County Planning Commission's Model Plan regarding wind and solar energy. He reported that the information about windmills did not cover decibels. Wind farms are also mentioned in the Model Plan.

Gorris arrived at 7:40 pm. He will look into noise levels. Height regulations depend on airports in the area. Guy wires should be built within setback limits. He also reported that Kenston might put up a wind turbine.

Slak said that Blaine Kaufmann has a wind turbine.

Weese commented that it is just an aerator.

Thompson suggested that a local installer be contacted.

Gorris and Thompson will see if a vendor would come in to talk to the Commission.

Patterson raised the question of radio towers.

Thompson said that they are regulated by the state.

Gorris commented that setbacks and height are addressed in the manufacturer's instructions.

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: June 14, 2010

Time: 8:30 pm

Place: Burton Township Administration Building

Purpose: Work Session

Board Members: Sean Thompson – present, Steve Patterson – present, Ron Weese – present, Tim Snyder – present, Tony Slak, – present, Scott Ronyak, alternate – absent, Nick Gorris – alternate, absent.

Also in attendance were: Jim Dvorak, Trustee Chair; Rob Pealer, Zoning Inspector; Joanne George, Assistant Zoning Inspector.

The meeting was called to order by Thompson at 8:34 pm.

Minutes of April 19, 2010:

Snyder made a motion to approve the minutes as written. Patterson seconded. No discussion. All in favor. None opposed.

Alternative energy was briefly discussed, primarily in regard to noise. Thompson referred to the township Zoning Amendment, stating that in the Commercial district, the limit is 55 decibels at the property line. There is no reference in Residential. This issue will be discussed further at the next meeting.

Rob Pealer apprised the Board that he had received a formal complaint in writing, from John Richer, 14482 Broadwood Drive, regarding a commercial vehicle that is parked on occasion in a driveway in the Broadwood subdivision. Mr. Richer asked that the Zoning Commission address this issue since there is nothing in the present code pertaining to commercial vehicle parking in a Residential zone.

Pealer stated that it is only the semi-tractor and not the full rig which has been parked there – and then, not on a regular basis.

Joanne George researched prior zoning and produced a section (see attached) that was in force in 1998 and amended in 2000, citing special requirements for off-street vehicle parking, including the types of vehicles that are permitted.

Thompson suggested that the Zoning Commission consider adding text to the present amendment regarding this issue.

Pealer also asked the Board to consider re-evaluating the Fences and Lighting sections in the Residential code. Discussion ensued.

For Fences, Pealer suggested having parameters to a certain spec; also, it is important to know where the property line is. A fence should be self-supporting with no bracing.

Weese commented that fences need to be sturdy. Thompson added that the good side should be facing out; also a 3 ft setback. He is not in favor of height restrictions.

Jim Dvorak suggested that the structure needs to be dealt with; that specs should be drawn up and any fence over six ft should be designed by a structural engineer.

Pealer said Lighting in present code prohibits lights shining on adjacent properties, but asked how can that be addressed in a common-sense way.

Thompson suggested one foot candle at the property line, as a possible guideline.

Wrapping up the discussion, Pealer will get the Munson code and check online for information. The Geauga County Model Plan will also be consulted.

Weese asked about junk cars.

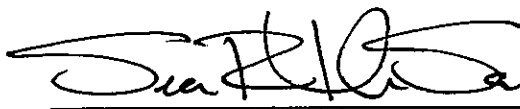
Pealer cited Ohio Revised Code regulations. He will be inspecting a parking lot.

Weese asked him to report back to the Board.

The next meeting was set for Monday, September 13th at 7:30 pm.

There being no further business, Patterson moved to adjourn the meeting. Weese seconded. All in favor. None opposed.

Meeting adjourned at 9:41 pm.


Chair _____ Date 9/13/10


Secretary _____ Date 9-13-10

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: September 13, 2010

Time: 8:00 pm

Place: Burton Township Administration Building

Purpose: Quarterly Meeting/Work Session

**Board Members: Sean Thompson – present, Steve Patterson – present, Ron Weese – present, Tim Snyder – present, Tony Slak, – present, Scott Ronyak, alternate – absent,
Nick Gorris – alternate, present.**

Also in attendance were: Jim Dvorak, Trustee Chair; Joanne George, Assistant Zoning Inspector.

The meeting was called to order by Thompson at 8:00 pm.

Minutes of June 14, 2010:

Gorris made a motion to approve the minutes as written. Patterson seconded. All in favor. None opposed.

Thompson stated that he will not be seeking reappointment to the Zoning Commission when his term is up at the end of the year. He will be taking on a bigger role in the Berkshire Community Planning Association, of which he has been a member for a long time.

Dvorak presented a handout regarding Fences, taken from the Burton Township Zoning Resolution.

Going over the list of issues from the last meeting, Thompson said that the provision on junk cars is hard to enforce.

George gave the criteria, as listed in the township regulations: a vehicle must be at least three years old, inoperable, and unlicensed. The vehicle could be found to be in violation under one or all of the criteria.

Thompson referred to Section 401.0 D which states that ‘No junk vehicle.... shall be stored or located outside of a fully enclosed fence or building which would completely conceal it from view.’

George cited Prinkey, as an example of how difficult it is to enforce this section. He had a permit to operate a repair shop/garage. Now he says he's only repairing his own cars. He has not renewed his permit in the last five years. At present, he has campers sitting on his lot.

Thompson said that there are eight outstanding issues to look into. He suggested that each board member take one of the issues and prepare a one paragraph summary of what is in the present zoning and an action that you would recommend.

Patterson will take wind/solar energy; Snyder – commercial parking in a residential area; Weese – signs and fences; Slak – junk cars; Gorris – setbacks; and Thompson – lighting.

14372 Broadwood Dr.

Robert Johnson of ~~14821 Rapids Rd.~~ has written a letter to the Zoning Commission, listing a number of the issues mentioned above. His concern about having a single community billboard sign for service organizations was discussed and will be considered with other matters concerning Signs.

George suggested a bigger sign coming into town.

Gorris said that location and size would need to be specified. At present, some of the entities' signs (Burton Village; Middlefield Township) are outside of their specified boundaries.

Thompson cited Section 705.0.A: Signs Permitted in the Residential Zoning District. He suggested that in the future, types of signs (messages) and designs, be listed. Bob Johnson could come to the next meeting and elaborate on his ideas.

The next meeting is set for Monday, October 11th at 8 pm.


Thompson informed the Board about a new BCPA initiative. The Geauga Growth Partnership will bring business people in Geauga together to attract and retain businesses. The Cleveland Foundation is lending support to the group.

Dvorak said that there is discussion about upgrading the sewers for the Commercial district as a cooperative effort between the Village and the Township.

Thompson read through the preliminary schedule of sessions of a Planning & Zoning Workshop to be held Friday, October 29th in Westlake. He asked that anyone who would like to attend get in touch with the secretary.

There being no further business, Weese made a motion to adjourn. Patterson seconded.

The meeting was adjourned at 8:45 pm.


Chair 10/11/10
Date


Secretary 10-11-10
Date

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: October 11, 2010

Time: 8:00 pm

Place: Burton Township Administration Building

Purpose: Quarterly Meeting/Work Session

Board Members: Sean Thompson – present, Steve Patterson – present, Ron Weese – present, Tim Snyder – present, Tony Slak, – present, Scott Ronyak, alternate – absent, Nick Gorris – alternate, present.

Also in attendance: Joanne George, Assistant Zoning Inspector.

The meeting was called to order by Thompson at 8:00 pm.

Minutes of September 13, 2010:

Snyder made a motion to approve the minutes as amended. Patterson seconded. All in favor. None opposed.

The issues as delineated at the last meeting were then taken up.

Slak made the first presentation regarding junk cars. He cited current township zoning and then recounted what some of the other townships do. He finished up with recommendations that might be included in a revision to the township regulations. Discussion ensued.

Gorris discussed zoning setback requirements for existing residential lots of less than three acres. Discussion followed.

Snyder tackled commercial parking in residential areas, citing primarily the City of Mentor's ordinances. Discussion followed.

Thompson dealt with lighting. There was discussion, especially concerning measurement of light spillage at the lot line between residences and the issue of glare.

Patterson spoke on wind turbines and solar panels citing the need for height restrictions. Snyder suggested adding a clause about homeowners insurance to the zoning regulations to protect neighbors from possible damage.


Weese finished up with a presentation on fences, followed by discussion. Weese will email Bainbridge's plan to zoning commission members, that addresses this issue. He will review signs for the next meeting.

Thompson set the next meeting for Monday, November 8th at 8 pm.

Ronyak's term on the board is up at the end of the year and Thompson will send a recommendation to the Trustees regarding an appointment.

There being no further business, Weese made a motion to adjourn. Patterson seconded.

The meeting was adjourned at 9:30 pm.

 11/8/10
Chair Date

 11-8-10
Secretary Date

**MINUTES BURTON TOWNSHIP
ZONING COMMISSION**

Date: November 8, 2010

Time: 8:00 pm

Place: Burton Township Administration Building

Purpose: Work Session

Board Members: Sean Thompson – present, Steve Patterson – absent, Ron Weese – present, Tim Snyder – present, Tony Slak, – present, Scott Ronyak, alternate – absent, Nick Gorris – alternate, absent.

Also in attendance: Rob Pealer, Zoning Inspector; Joanne George, Assistant Zoning Inspector; Bob Johnson, Broadwood resident.

The meeting was called to order by Thompson at 8:00 pm.

Minutes of October 13, 2010:

Weese made a motion to approve the minutes as written. Snyder seconded. All in favor. None opposed.

Slak handed out an article entitled 'Inside Wind Power', with illustrations as well as facts and figures. The secretary did not receive an attachment that he sent before the meeting regarding definition of 'collector's vehicle'. He will resend.

Gorris emailed revisions for Residential Zoning for existing lots of less than 3 acres, including an R-1 designation. He indicated that front yard setbacks should match bordering lots. If there is no bordering lot, then the setback would be 120 ft. Side and rear yard setbacks would be 15 ft.

Thompson made the observation that the Zoning Resolution does not have an R-1 district. Discussion ensued about possible language that could designate setbacks for lots of less than 3 acres.

Gorris also added a reference to wind system devices, in accordance with Section 402.8. 'Such devices shall have a Clear Zone (CZ) from the lot line not less than $CZ=1.10*HT$, where HT is the height of the wind system device at its highest reaching point.'

Snyder raised the question of proof of insurance. Also, the issue of noise was raised.

Thompson said that lots smaller than five acres would not have enough property to install such a device.

Snyder addressed the issue of commercial vehicles in residential districts. He said that they would have to be parked on an improved surface. Discussion then followed regarding size and weight of these vehicles.

Thompson asked Bob Johnson if he felt the concerns he had raised in a letter addressed to the Trustees regarding setbacks had been addressed.

Johnson replied that he was pleased with Gorris's setback recommendations. He then said that junk vehicles could still be an unsightly problem since there are 75 homes in the Broadwood development.

Pealer stated current township zoning requires that in order to be designated a junk vehicle it must meet three criteria, as specified under the definition of Junk Vehicle in the Zoning Regulations.

Thompson said that the issue of whether the township can make a stiffer requirement could be discussed with the Prosecutor.

Lighting was the next topic discussed. Thompson proposed that sources of illumination should be located such that light spillage at the property line not be greater than 0.1 lumens (which is 1 ft. candle). This can be checked with a light meter. Discussion followed and Thompson suggested that the right illumination requirements should be researched.

Weese discussed the design and types of signs that are permitted in the township, clarifying some definitions and adding sections on illuminated and freestanding signs. There is no reference at all to service organizations in the present code. The consensus, after much discussion, was that the sign ordinance should be totally redone.

Weese also dealt with fences. He deleted the language in the present code and added language that was more specific regarding what is required. It was decided to eliminate No. 6 because it relates only to the Industrial District.

Thompson asked if the Ohio Building Code addresses fences.

Pealer stated that there is nothing about residential in the Ohio code.

Thompson asked about setbacks.

Weese commented that 36 inches all around the fence is reasonable.

Pealer said that it would make sense to have the setback such that a pushable mower could go all around the fence and not be on the neighbor's property line.


Thompson thanked the Board members for all their hard work over the last several years. He is leaving the Board at the end of this year.


Weese spoke on behalf of the other board members, thanking Sean for his dedication and wishing him well.

The next meeting was set for January 10th, 2011 at 8 pm.

There being no further business, Weese made a motion to adjourn. Slak seconded.

The meeting was adjourned at 9:20 pm.


Chair 2-14-11
Date


Secretary 1-24-11
Date