

# BURTON TOWNSHIP ZONING COMMISSION

## MEETING MINUTES

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

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**Date:** September 13, 2016

**Time:** 7:00 p.m.

**Location:** Burton Township Administration Building

**Purpose:** Monthly Board Meeting

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### 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, Bill Finzel, Tim Hess, 1<sup>st</sup> Alternate Dan Kotek.

**Absent:** Doug Klingman

**Visitors:** None.

### REVIEW AND APPROVAL OF MINUTES

The August 9<sup>th</sup> minutes were provided and reviewed. There were several minor corrections suggested by Board Member Kotek, Vice Chairman Snyder and Chairman Gorris. These revisions were manually made to the minutes and Vice Chairman Snyder moved to approve the minutes as rewritten, Board Member Finzel seconded the motion. All Board Members in favor. None opposed. The motion was passed.

### CURRENT BUSINESS

*Definition of Building Frontage:* Chairman Gorris opens the discussion by asking for any updates or findings from the Board. He refers to the definition of Article VI Section 600.0K of the Current 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". Chairman Gorris states that the definition does not specifically address overhead or garage doors placed in front, just the actual space for loading/unloading. He then refers to Article II Section 201.0 Page 7 of 20 the definition of loading/unloading spaces, which is defined as "space provided for pick-ups and deliveries for commercial and industrial uses". Chairman Gorris continues with his findings from his Newbury and Munson Township research. He states that Section 11K of Newbury's Zoning Regulations allows the loading/unloading space to be located in the front, side or rear of the lot. However, Munson Township's Regulations state that the loading/unloading space shall not be located in the minimum setback for

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front, side, rear yard and that the loading/unloading space shall be located to the side or rear of the building they serve and shall not be in the front yard.

Chairman Gorris uses the white board to illustrate his interpretation of Burton Township's Current Resolution (please refer to Exhibit A). He then explains that in his opinion after his research that a garage door can be located on the front of the building while the actual loading/unloading space can be located to the side and/or rear and that the material can enter the building through the front. Chairman Gorris clarifies that this is his interpretation and opens to the Board for discussion.

Board Member Hess asks for a clarification of frontage. Chairman Gorris cites Article II Section 201.0 Page 8 of 20 "lot line, front or frontage means the boundary of a lot which abuts a public or private road".

Vice Chairman Snyder inquires if the Board foresees issues with this situation, which initiates some background information. In a past Board Meeting, Trustee Dan Whiting and a representative from Engineered Endeavors came to a monthly Board Meeting to inquire about frontage zoning to ensure that their model would fit the zoning regulations. Based on this information Vice Chairman Snyder comments that his thought is that the Engineered Endeavors building is a specific use, and in an average building the front would be used as office space and the storage would be in the back. He goes on to state that he believes this would be a rare issue, and is not particularly inclined to be concerned at this time. Board Member Hess agreed, due to the fact that the above situation rendered a successful decision and execution. Board Member Finzel also agreed, but stated that he was still struggling with the restriction of garage doors in the front. Board Member Kotek wanted to ensure that an exception was not being made for this specific situation. Chairman Gorris responds with a statement made by Board Member Klingman from the August meeting, that if you consider the buildings located in the Industrial Parkway, many of them have the loading/unloading spaces in the front of the building.

As a whole the Board feels that the Current Zoning Resolution is adequate in relation to the definition of building frontage and therefore no change is needed to the Resolution.

### OLD BUSINESS

*Definition of Storage Building:* Chairman Gorris stated that he supplied Dave Dietrich, the Director of the Geauga County Planning Commission with copies of the information from the Hershberger Case, so he would have more basis to provide clarification on the definition of a storage shed. He further states that in his research of other Townships there is nothing specific to storage sheds, just accessory structures and their uses, which does not really provide any more guidance. Chairman Gorris states that Director Dietrich will review the information and determine if a change is needed from a County standpoint which will provide a better guideline for the Townships.

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*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.

*Education Outreach:* Secretary O'Neill will provide the approved August Minutes to the Trustees with emphasis on this issue.

### PENDING BUSINESS

*Administrative Tasks:* There is one last name plate needed for Board Member Hess, which will be made by the next meeting. The topic of a budget came up once again, and Secretary O'Neill stated that she would follow-up with the Trustees on this item. Secretary O'Neill inquired about posting the Current and Prior Resolutions on the Township Website. The Board agreed that they could be posted but wanted feedback from the Trustees prior to doing so.

### PUBLIC COMMENT

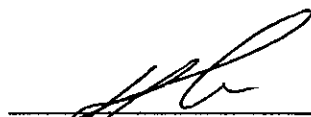
None.

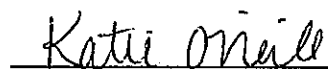
### NEXT MEETING

The next meeting is scheduled for Tuesday, October 11, 2016 at 7:00 p.m., however if no new business exists then the October Meeting could be cancelled. Chairman Gorris and Secretary O'Neill to collaborate around October 4<sup>th</sup> to determine if a meeting is needed.

### ADJOURNMENT

Chairman Gorris asks for a motion to adjourn. Vice Chairman Snyder moved to adjourn, Board Member Hess seconded the motion. All in favor. None opposed. Meeting adjourned at 7:40 p.m.

  
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Chairman, Nick Gorris                      Date                      10.11.16

  
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Secretary, Katie O'Neill                      Date                      10/11/16

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EXHIBIT A

