

# BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

## MEETING MINUTES

---

**Date:** March 26, 2018

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

**Location:** Burton Township Administration Building

**Purpose:** Regular Meeting

---

### CALL TO ORDER

Nick Gorris calls the meeting to order at 7:00 p.m. Members recite the Pledge of Allegiance.

### ROLL CALL

Commissioner(s) Present: Nick Gorris, Tim Hess, Dan Kotek, Joe Walkos. Dan Kotek will be filling in for absent Commissioner Bill Finzel. Joe Walkos will be filling in for absent Commissioner Doug Klingman.

Absent: Tim Snyder, Doug Klingman, Bill Finzel – all excused.

Visitors: Dave Varner, Brenda Varner.

### REVIEW AND APPROVAL OF MINUTES

Minutes from February 26, 2018 regular meeting are reviewed. Mr. Kotek suggests a grammar correction on page two (2) from Mr. to Ms. O'Neill. Mr. Gorris suggests changing roads dept to road dept. These revisions were accepted. Mr. Kotek made a motion to approve the minutes as rewritten. The motion was seconded by Mr. Hess. All in favor. Motion carried.

### PUBLIC COMMENT:

*Agriculture:* Mr. & Mrs. Varner explains that their neighbor located on the corner of Aquilla Rd. and Stanely Dr. have an alpaca farm. They state that the lot is roughly a half (1/2) acre and that there are approximately sixteen (16) alpacas

# BURTON TOWNSHIP

## ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

## MEETING MINUTES

---

and numerous dogs on the property. They explain that the owners breed and sell these animals and that they pile up and burn the manure. They are concerned with the effect that that many animals have on the water and soil near their property. They further explain that they had filed an official complaint (Exhibit 1) with Rick Gruber, the Zoning Inspector in January, and that have attended Trustee meetings to see if there was a way to restrict this kind of agricultural use from happening. Mr. Gorris explains that in the past the Commission has reviewed the agricultural regulations and have opted to not restrict due to high 4H projects in the area. Mr. Gorris states that the Commission can revisit this issue to see if there is anything that they restrict without hindering 4H. Mr. Gorris suggests that the Varner's reach out to other organizations such as the Humane Society, Health Department and Geauga Soil and Water to see if they can provide a solution. Mr. Gorris also offers to reach out to the APA for guidance as well.

### CURRENT BUSINESS

*Fence Requirements for Above Ground Swimming Pools:* Mr. Gorris provides a color-coded document (Exhibit 2), which illustrates the different Fence and Swimming Pools regulations throughout Geauga County. He states that on the first (1<sup>st</sup>) page, the Burton Township's regulation 201.0 related to "Fence" and "Swimming Pools" matches to model zoning and that the colored sections after represent other Township's regulations to the same topics. He explains that the second (2<sup>nd</sup>) page illustrates the current Burton Township's regulations on fencing (402.3C) to be used as a reference and the third (3<sup>rd</sup>) page is the current regulations regarding Swimming Pools (402.3I), which consists of three (3) restrictions. The colored sections on pages three (3) and four (4) again represent other Township's regulations regarding Swimming Pools. The Commission reviews the Russell and Munson regulations in detail. They decide to review this document more individually and discuss further at the April meeting.

# BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

## MEETING MINUTES

---

*Agriculture Complaint:* The Commission revisits the public comment portion of the meeting related to the Agriculture issue. Mr. Hess asks if the property in question could be deemed as Commercial due to the selling of animals. Mr. Gorris states that he will follow up with Rick Gruber on this matter. He also states that the Commission could also consider the frontage of the property due to it being a corner lot.

### FUTURE BUSINESS:

*Working Amendment:* Definition of Building Frontage – Article VI has been tracked. Commission needs to set a minimum setback.

### NEW BUSINESS:

*In-Law Suites:* Rick Gruber asked that the Commission review “In-Law Suites” and assign a definition and set zoning around this topic. Mr. Gorris states that an “In-Law Suite” cannot be detached from the primary residence and currently falls under “Single Family Dwelling”.

### NEXT MEETING

The next regular meeting is scheduled for Monday April 23, 2018 at 7:00 p.m.

### ADJOURNMENT

With no further business, this meeting adjourned at 8: 10 p.m. by a motion from Mr. Kotek seconded by Mr. Walkos. The vote was unanimous.

---

Chairman, Nick Gorris      Date

---

Secretary, Katie O’Neill      Date