

BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

MEETING MINUTES

Date: May 7, 2018

Time: 7:00 p.m.

Location: Burton Township Administration Building

Purpose: Regular Meeting

CALL TO ORDER

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

ROLL CALL

Commissioner(s) Present: Nick Gorris, Tim Snyder, Tim Hess, Bill Finzel, Joe Walkos.

Absent: Doug Klingman, Dan Kotek - excused.

Visitors: None.

REVIEW AND APPROVAL OF MINUTES

Minutes from March 26, 2018 regular meeting were tabled until next meeting.

PUBLIC COMMENT: None.

CURRENT BUSINESS

Fence Requirements for Above Ground Swimming Pools: Mr. Gorris provided a color-coded document (Exhibit 1), which illustrated the different Fence and Swimming Pools regulations throughout Geauga County. Burton Township zoning is illustrated in black, which matched to model zoning, while the colored sections after represent other Township's regulations to the same topics.

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Mr. Gorris concentrated on a few specific points: artificially constructed pool vs permanent open tank and inflatable pools.

Mr. Snyder & Mr. Hess provided examples of decorative fountains, koi ponds and agricultural ponds in this discussion to illustrate how specific the regulations could be. It was stated that the intension of the regulation is to prevent safety hazards for structures with the primary purpose of swimming. The Commission decided to leave the definition of "Swimming Pool" as is, with the three (3) feet limit.

Mr. Gorris asked if the Commission would like to regulate inflatable pools. The Commission decided not to specifically address inflatable pools at this time.

The focus was then directed to section 402.3, paragraph I subsection 3. Mr. Gorris referred to Exhibit 1 and explained that the black illustrates the current resolution, while the red represents the proposed amendment change. The highlighted yellow represents options from other townships that should be considered. Discussion on whether fencing shall be designed to withstand a horizontal concentrated load of two-hundred (200) pounds ensues. The enforcement and how to measure this regulation was a concern, however as a whole the Commission deemed the regulation necessary.

The Commission continued to review the proposed amendment changes in red and agreed with the proposed changes with minimal discussion, with the exception of above ground pools. The Commission referred to Russell Township's regulation C and decided to add this into the proposed amendment changes, under subsection 3. The Commission further decided to omit the allowance of an automatic pool cover and add "that the protective structure shall not be less than six (6) feet from the perimeter of the pool."

The Commission then discussed how to ensure that above ground pools with a platform or ladder also required the regulations set forth in subsection 3. To clarify the interpretation of above ground pool safety the Commission decided to add the following to the proposed amended changes under subsection 4:

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“Where an above ground pool structure is used as a barrier and the means of entry is a ladder or steps;

A. the ladder or steps shall be capable of being secured locked or removed when the pool is not in use.

B. when the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four (4) inch diameter sphere.

C. If there is a deck around the pool, it must be at least four (4) feet off the ground with the opening secured.”

With those changes, Mr. Gorris stated that a draft amendment will be sent to GCPC for informal review. With no further discussion, the Commission concluded Current Business.

FUTURE BUSINESS

Working Amendment: Definition of Building Frontage – Article VI has been tracked. Commission needs to set a minimum setback and address Table 403.3. O.R.C vs RC vs ORC – needs to be consistent throughout the Zoning Resolution.

NEW BUSINESS: None.

NEXT MEETING

The next regular meeting is scheduled for Monday June 25, 2018 at 7:00 p.m.

ADJOURNMENT

With no further business, this meeting adjourned at 8:32 p.m. by a motion from Mr. Snyder seconded by Mr. Finzel. The vote was unanimous.

Chairman, Nick Gorris Date

Secretary, Katie O’Neill Date