

BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

MEETING MINUTES

Date: March 12, 2019

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

On February 18, 2019, the Trustees appointed Greg Rinehart to fill the 2nd Alternate position. His term will end December 31, 2019

Commissioner(s) Present: Nick Gorris, Tim Hess, Bill Finzel, Dan Kotek, Joe Walkos, Mark Sturm, Greg Rinehart.

Absent: None.

Visitors: None.

REVIEW AND APPROVAL OF MINUTES

Minutes from February 5, 2019 administrative/organizational meeting were reviewed. Commission discussed the meaning "Article VI has been tracked." on page four (4) under Future Business, Working Amendment. Since the Commission could not clarify with certainty, Mr. Gorris suggested to strike it from the minutes. With no further discussion, Mr. Finzel made a motion to approve the minutes as rewritten. The motion was seconded by Mr. Kotek. All in favor. None opposed. Motion carried.

PUBLIC COMMENT: None.

BURTON TOWNSHIP

ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

MEETING MINUTES

CURRENT BUSINESS

Township Directory: The Commission reviewed the 2019 Roster. Mr. Hess recommended one change, to add “2nd Alternate” to Greg Rinehart’s name. With no further discussion, the 2019 Roster was finalized.

Institutional District Discussion (Hillside Village): The Commission had little feedback to provide on research. Mr. Hess asked about a timeline for this item. Mr. Gorris explained that an official amendment request had not been submitted yet. He stated that a conditional use is not applicable for this type of project, therefore an amendment request would be needed to proceed.

Mr. Gorris referred to Exhibit 1, The Munson Township Zoning Resolution. He focused on Munson’s Institutional District, pointing out the specifics on continuing care facilities. Three (3) areas, elderly care, education and places of worship are included in Institutional District within model zoning. It was suggested that Munson, Chester, Bainbridge and Russell Townships’ should be reviewed for ideas on Institutional Districts for next meeting.

It was suggested that Kent State be reclassified into an Institutional District to reflect the current use of the property. A brief discussion on the Agape and existing Berkshire School property ensues. It is determined that those properties would need to be researched and discussed further with the zoning inspector and property owners in case of any restrictions that would prevent rezoning.

Commission discussed the differences in Independent Living vs Assisted Living and how it applies to Hillside Village along with renting vs purchasing the townhomes. Points of ingress and egress were discussed, possibly using old Bigelow as emergency access and who would be responsible for maintaining it owner vs. township.

BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

MEETING MINUTES

It was decided to continue this discussion until next meeting where the Commission hopes to have specifics and parameters for a possible institutional district within the township.

FUTURE BUSINESS

Amendment 2019-01: Commission will review the 2019-01 Amendment Draft at the next meeting and discuss timing of official submission to the GCPC.

Working Amendment: Definition of Building Frontage – Article VI has been tracked. Commission needs to set a minimum setback, and it was decided to table this and research the setback from a road centerline perspective opposed to a rear or side yard lot line.

NEXT MEETING

The next meeting is scheduled for Tuesday April 9, 2019 at 7:00 p.m.

ADJOURNMENT

With no further business, this meeting adjourned at 8:00 p.m. by a motion from Mr. Hess seconded by Mr. Finzel. The vote was unanimous.



Chairman, Nick Gorris Date 4/9/2019



Secretary, Katie O'Neill Date 4/9/19

