

BURTON TOWNSHIP ZONING COMMISSION

14821 Rapids Road | Burton, Ohio 44021 | 440.834.1500

MEETING MINUTES

Date: October 11, 2021

Time: 7:00 p.m.

Location: Burton Township Administration Building

Purpose: Regular Meeting

CALL TO ORDER

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

ROLL CALL

Commissioner(s) Present: Nick Gorris, Tim Hess, Greg Rinehart, Katie O'Neill - Secretary.

Absent: Mark Sturm, Dan Kotek, Joe Walkos - Excused.

Visitors: Rick Gruber, Zoning Inspector.

REVIEW AND APPROVAL OF MINUTES

Minutes from the September 13, 2021 regular meeting are reviewed. One minor spelling correction was made on page 2. Mr. Hess moved to approve the minutes as rewritten. Mr. Rinehart seconded the motion. Voice vote: All in favor. None opposed. Motion passed.

PUBLIC COMMENT: None.

CURRENT BUSINESS

Entertainment Use & Vacant Land: Mr. Rinehart provided three (3) documents (here in attached as Attachment A, B & C) related to noise ordinances. He was unable to find any noise ordinance restrictions in Geauga County area zoning. However, Attachment C provided examples of what could be adopted into the zoning resolution. Specifically Section 6 pertaining to night disturbances that exceed a stated decibel level between certain hours (i.e. 70 decibels between the hours of 8:00 p.m. and 8:00 a.m.).

The Commission discussed the enforcement of such regulation, stating that Burton Township would be responsible for training, using and maintaining the equipment to enforce this.

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Rick Gruber entered the meeting at 7:12 p.m. and commented on the difficulty of policing all prohibited uses. Unfortunately, unless he is approached with the issue before hand, action is taken after the event takes place.

Guidance from the Planning Commission stated that additions to the “prohibited use” listing opens the door for more interpretation. The Commission discussed reviewing the listing in an effort to reduce any interpretation and increase the ability to enforce.

After further discussion, the Commission decided it would be beneficial to start a conversation with the Sheriff’s Department on procedures to handle zoning issues for the future. Stating that if noise becomes an issue, the Commission can reevaluate and adjust.

Inspector Gruber explained a situation on Patriot Drive, where the owner is living in a motor vehicle on the property. He has spoken with the Health Department, they state the issue is out of their scope. The Commission discussed vacant land uses and the length of time owners can live on the property in temporary settings.

NEW BUSINESS

Legal Non-conforming Business: Inspector Gruber asked the Commission if a legal non-conforming business can continue operating if the property is sold to a new owner. The Commission interpreted the continuation of the business as long as it stayed status quo, can not expand or change. They advised that the new owner should be aware of the risk to continue the non-conforming business as it violates zoning.

NEXT MEETING

The next meeting is scheduled for Monday, November 8th, 2021 at 7:00 p.m. for a regular meeting.

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:10 p.m. by a motion from Mr. Hess seconded by Mr. Gorris. Voice vote: All in favor. None opposed. Motion passed.

Chairman, Nick Gorris Date

Secretary, Katie O’Neill Date