

Planning Commission Meeting Minutes/Public Hearing - Discussion
December 7, 2015

Mayor Fischbach called the Planning Commission meeting to order at 7:00 PM.

Roll Call: Mayor Nick Fischbach-present, Tom Blair-present, Curt Johnson-present, Karolyn Squire-present, James Koster-present

Visitors: Rick Gruber, Jim Wohlken, Jeff Corrigan, Elmer Bollinger, Bob Gross, Chuck Weikart, Joe Koziol, Mary Ann Artiman, Tom Clark, Kayleigh Cook, Kevin Cook, Pat Hauser, Ann Wishart, Rick Chambers, Trudy Opalk, Dawn Skala, Jim Croup

Mr. Corrigan and Mr. Bollinger stated that they attended the meeting to listen to an explanation of the letter that they had received regarding zoning changes.

Pat Hauser discussed Ordinance 159 and explained that the Historic Architectural Review Board with the approval of Columbus made changes and updates to their guidelines.

Mr. Gruber explained the outside maintenance code. He pointed out Chapter 523 – Junk and Junk Vehicles, Chapter 565 - Weeds, Chapter 1331 – Dangerous Buildings, Chapter 1343 – Abatement of Nuisances. He will review all the Chapters listed and present changes to the Planning Commission at the next meeting.

Mr. Gruber explained it may be helpful to have a Board of Nuisance which would include the Mayor, Fire Chief and the Zoning Inspector.

New Business:

Old Business:

Mayor Fischbach and the Planning Commission reviewed and discussed the following ordinances:

An ordinance enacting new chapter 1309 (recommended BV Chapter 1330 or 1342) and new section 1101.02 and amending existing section 1101.01 (b) (these reference Middlefield Planning Commission; the Village may need to modify BV Chapter 141 to accommodate) of the Codified Ordinances to create an Exterior Property Maintenance Code. The Village of Burton Historic District Ordinance 159.01.

Mayor opened a discussion concerning the proper zoning of a number of parcels throughout the Village.

1. The Veterinary Clinic at 13625 West Center Street is currently zoned R-2 Residence but not being used in a manner consistent with that zoning. The Commission discussed and recommended making Parcels 05-049400 and 05-049300 B-2 Highway Business.

2. The property at 14576 West Park Street is currently zoned S-1 Special. In the past it was used as a business and residence. When the business closed and the occupants moved out over a year ago the property reverted to S-1 Special zoning. If the owner wants to sell as a business or residential property will depend upon a change in zoning. The Commission discussed and recommended rezoning parcel 05-002570 to B-1 Central Business.
3. The Burton Welton Cemetery annex on the parcel next door to 13970 Goodwin Avenue is zoned R-2 Residence and is recommended to be zoned S-1 Special to match the adjoining Cemetery property. The Commission discussed and recommended rezoning parcel 05-707012 to S-1 Special.
4. The property on Rapids Road at or near 14750 Rapids Road and owned by the Burton Developers is once again being considered for development. According to records in the Village office the settlement agreement with the property owners allowing them to build more homes than allowed by current zoning of parcels 05-045308, 05-006730, 05-003645, 05-006750, and 05-006740 expired one year after the developer failed to go forward with plans to start building in the time stipulated. The owners have been advised by the Mayor that they need to resubmit plan meeting the R-1 Suburban Residence zoning or obtain a change to allow for higher density housing. The Commission discussed and decided not to pursue any changes at this time.
5. The condominium development of Shannon Court is listed as R-2 Residence but should actually be R-3 or R-4 (Multiple Residence). Mayor Fischbach recalled that the R-4 zoning type had been discontinued as repetitive of R-3 Multiple Residence. The Commission agreed and made a recommendation to remove the R-4 Multiple Residence code from the Zoning Ordinance. The Commission also recommended that the following parcels in Shannon Court Condominiums be rezoned from R-2 Residence to R-3 Multiple Residence. Parcels:
 - a. 05-003669
 - b. 05-003670
 - c. 05-003671
 - d. 05-003672
 - e. 05-003686
 - f. 05-003687
 - g. 05-003688
 - h. 05-003689
 - i. 05-003674
 - j. 05-003675
 - k. 05-003690
 - l. 05-003691
 - m. 05-003676
 - n. 05-003677
 - o. 05-003678
 - p. 05-003693
 - q. 05-003692
 - r. 05-003668
 - s. 05-003667
 - t. 05-003682
 - u. 05-003683
 - v. 05-003684
 - w. 05-003685
6. The property at 14624 West Center Street is zoned R-1 Suburban Residence but is effectively built for and being used as B-2 Highway Business and has been for many years. The Commission recommended that parcel 05-038170 be rezoned to B-2 Highway Business to match its intended and current use.

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Mr. Chamber and Mr. Bollinger asked about Shannon Court being rezoned from R-2 to R-3. The Mayor explained that Shannon Court is Multiple Residence which in Burton Village is R-3 zoning. Mr. Gruber explained that R-2 is Single Residence and R-3 is Multiple Residence.

Ms. Hauser explained the protected area that surrounds the Historic District. Mr. Croup gave an example of a District in Pittsburgh, he explained that they and many others that he worked with over the years felt that it was very crucial to have a Historic District with a protected area. This allows the Board to review changes that residents would like to make to their homes. Mr. Croup explained that if the Village would like to continue and keep Burton Village Historic that a Historic District should be in place to approve changes.

Approval of the October 27, 2015 Minutes. Mr. Johnson made a motion to accept the October 27, 2015 minutes and Mr. Koster seconded. Roll Call: Curt Johnson – yes, Jim Koster – yes, Mayor Fischbach – yes, Karolyn Squire – yes. By voice all agreed.

The Planning Commission did not schedule a meeting for 2016 at this time.
Mr. Blair moved to adjourn and Ms. Squire seconded. Meeting adjourned at 7:45 PM.

Mayor Fischbach

Clerk