

Planning Commission
July 13th, 2020

Mayor Spanos called the meeting to order at 5:00 P.M.

Roll Call: Thomas Blair – present, Ruth Spanos – present, Curt Johnson – present, Karolyn Squire –present.

Visitors: Rick Gruber, Christina Piotrowski, Dennis Ibold, Todd Hicks, Ann Wishart, John & Jen Vinecourt, Skip & Cindi Boehnlein, Edward Durman Jr, John Stoffard, John Manfredi, Pat Preston, Jen Puhalsky, Rob Sperling, Dan Demko, and Robert Kokohak

New Business:

Demko Property Zoning:

Mayor Spanos said that the Demko property has been annexed and Planning Commission will decide what zoning it will be for the Village of Burton. Before the Planning Commission wanted to approve the zoning for Mr. Demko and Mr. Preston, Mayor Spanos suggested public participation is necessary before approving the motion. Mr. Hicks informed Planning Commission board members under there annexation agreement Mr. Demko and the Village that there was term that it will be zoned R-3 subject to any variances to the Board of Zoning appeals.

Mr. Ed Durman Jr lives on the West side of Rapids where the new construction of Mr. Preston lot has started. Mr. Ed Durman Jr was concerned about any additional taxes that may be affected with the residents. Mr. Hicks clarified to Mr. Ed Durman Jr. that zoning will not be changing with their properties, or in real estate taxes. Mr. Hicks confirmed that the Mr. Preston's property once it is rezoned it will be used anything that is listed under B-2.

Ms. Puhalsky had concerns about Mr. Preston lot being zoned as commercial, since she lives across from that land, which she thought was not meant to be zoned commercial or she would have not bought that property. Mr. Ed Durman Jr had concerns on what his backyard will look like since they have cut down their trees. Mr. Pat Preston said the four houses that are affected by their backyard, Mr. Preston could put in trees, a hill, any landscape they want, just let Mr. Preston know. Mr. Preston made it clear that he has talked to all property owners that are affected by this lot split and willingly to make the transition into a beautiful landscape. Mr. Preston stated that the Middlefield Village is willingly to move his business there with no problem, instead of staying in the Village of Burton. Mr. Preston stated the Village of Burton would lose out on his tax dollars and made it clear to the Planning Commission that either approve his expansion and rezone or Mr. Preston will move his business.

Mr. Hicks mentioned that the Planning Commission has to decide on the buffering plan or let council see the buffering plan to approve it. Ms. Puhalsky recommends to the Planning Commission that the residents would like to see the buffering plan before it is approved, so the residents have a say on how the landscape will turn out.

Mr. Johnson approved the lot split to split off 5 acres of Demko parcel that is described in the application, seconded by Mr. Blair. Roll Call: Curt Johnson – yes, Tom Blair- yes, Ruth Spanos – yes, Karolyn Squire - yes. Motion passed.

Mr. Hicks suggested to Ms. Squire for the next motion when we get to recommendation on the rezoning on the 5 acres, are you recommend council to subject to there being to a specific buffering to their plan.

Mr. Blair made a motion for a recommendation to council that the property to be rezoning subject to there being to a specific buffering plan, second by Mr. Johnson. Roll Call: Tom Blair-yes, Curt Johnson – yes, Ruth Spanos – yes, Karolyn Squire – yes, Motion passed.

Ms. Squire made a motion inverting parcel 05-038170 to be rezoned B-2 commercial instead of R-1 subject specific buffering landscaping plan presented, seconded by Mr. Johnson. Roll Call: Karolyn Squire – yes, Curt Johnson – yes, Ruth Spanos – yes, Tom Blair – yes. Motion passed.

Mr. Blair made a motion inverting parcel 05-012250 to be rezoned B-2 commercial instead of R-1 subject specific buffering landscaping plan presented, seconded by Mr. Johnson. Roll Call: Tom Blair – yes, Curt Johnson – yes, Ruth Spanos – yes, Karolyn Squire – yes. Motion passed.

Mr. Johnson made a motion 5-acre parcel that was split from the Demko property to be zoned B-2 Highway Business that it would be properly landscaped and buffered as part as rezoning, seconded by Mr. Blair. Roll Call: Curt Johnson – yes, Tom Blair – yes, Ruth Spanos – yes, Karolyn Squire – yes. Motion passed.

Mr. Blair made a motion rezone 05-025800 to be B-2 Highway Business instead of R-1, seconded by Mr. Johnson. Roll Call Tom Blair- yes, Curt Johnson – yes, Ruth Spanos – yes, Karolyn Squire –yes. Motion passed.

Berkshire Board:

Mr. Manfredi informed the Planning Commission members for the Berkshire School lot split in half and the parking lot East is one lot and the grass is the West lot where they split in the middle. Mr. Manfredi wanted to have it under Berkshire Board of Education, instead of having multiple owners.

Mr. Blair made a motion to approve the Berkshire Board of Education lot split, seconded by Ms. Squire. Roll Call: Tom Blair – yes, Karolyn Squire – yes, Curt Johnson – yes, Ruth Spanos – yes. Motion passed.

Additional Business:

Mr. Blair made a motion to approve February 25th, 2020 minutes, seconded by Ms. Squire. All in favor.

Mayor Spanos would like the Planning Commission to go through the Strategic Plan.

Adjourn:

Mayor Spanos made a motion to adjourn at 6:20PM. All in favor.

Mayor

Clerk