

**Planning Commission**  
**August 3<sup>rd</sup>, 2020**

Mayor Spanos called the meeting to order at 7:00 P.M.

Roll Call: Thomas Blair – present, Ruth Spanos – present, Curt Johnson – present, Karolyn Squire –not present.

Visitors: Rick Gruber, Christina Piotrowski, Todd Hicks

**New Business:**

**Review Zoning Definitions:**

Mayor Spanos would like the Planning Commission to review zoning codes for future buyers that would like to purchase land in the Village of Burton. Mr. Johnson would like to review B-1, R-1, and R-2 conditional use and permitted use.

**Suburban Residential (R-1)**

Mr. Johnson had a concern with plant cultivation and garden to acknowledge the difference between the two or just have garden in the Village of Burton zoning definitions and not plant cultivation. Mr. Gruber explained plant cultivation as an agricultural use. Mayor Spanos said that plant cultivation should be moved in the conditional use. Mr. Gruber suggested that R-2 and R -3 should have plant cultivation in the permitted section and R-1 should be conditional use section.

Mr. Johnson was concerned about the cemetery under R-1 conditional use that it is unnecessary for that use to be in R-1. Mayor Spanos suggested to take the cemetery out of the residential zoning and leave it in S-1. Mr. Gruber mentioned that if someone wanted to have a cemetery in the village they would need to a use variance application.

Mr. Gruber suggested for Home Occupation should not include home auto repair and automotive engine repair shops. Mr. Hicks was looking into Mentors home occupation section for zoning and no vehicle repair service and mechanical services should not be permitted. Mr. Gruber informed the Planning Commission that the home occupation should have no more than 25% of residential structure.

Mr. Gruber suggested that the resident districts permitted uses should include residents, garages, buildings, and gardens and everything else should be conditional use that has to be approved by the board.

Mr. Gruber suggested to define animal hospitals, clinics, commercial schools in district B-1 within conditional uses, and excludes kennels. Mr. Gruber informed the Planning Commission for B-1 for semipublic uses under permitted uses such as churches, Sunday schools, colleges, and hospitals. Mr. Blair mentioned about ODOT moving out, which is zoned under M-2 and possibly

have to rezone it to B-2 for Highway Business. Planning Commission concerned with the ODOT property due to the ground that is damaged environmentally with salt and oil.

Mr. Gruber mentioned the vacant property in the village that is listed under B-2, making it a concern to the Planning Commission what their preference would be or to avoid a use that would not fit in the Village. Mayor Spanos suggested that they can rezone that property on the corner of South Cheshire street to B-1 instead of B-2.

Rick Gruber left at 8:13PM

Mr. Johnson mentioned in B-1 and B-2 parking and signs under Accessory Uses needs to be removed. Mr. Hicks suggested to remove Delicatessen from B-2 Highway.

Mr. Johnson made a motion to approve July 13<sup>th</sup>, 2020 minutes, seconded by Mayor Spanos. All in favor.

Mr. Blair made a motion to approve July 27<sup>th</sup>, 2020 minutes, seconded by Mayor Spanos. All in favor.

**Additional Business:**

**Adjourn:**

Mr. Johnson made a motion to adjourn at 8:35PM, seconded by Mayor Spanos. All in favor.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk