

Planning Commission
Meeting Minutes
April 22, 2026
7:00pm

Mrs. Ruth Spanos called the meeting to order at 6:00pm

Pledge of Allegiance

Roll Call:

Mrs. Ruth Spanos – present/Mr. Nick Tromba – present/Mr. Curt Johnson – present /
Mrs. Kelly Walsh – present

Recognition of Visitors:

Chief Smigelski
Officer Barna
Mrs. Lynn Arnold
Mr. Cole Crea
Mr. Todd Hicks
Mr. Daniel Demko
Mrs. Debbie Demko
Jacqueline Samuel – Trustee for Elizabeth Cupp
Jerry Davis
Lydia Bohf
Robert Walch
Jason Kibler
Marilyn Thayer
Dan Thayer
Sherry Hornak
Don Hornak
Cindi Boehnlein
Charles Boehnlein
Steven Oluic
Scott Hornak
John Vinecourt
John Hiscox Jr.
Buck Arnold

Rebba Garner
Jack Garner III
Clayton Crea
Dr. Carolyn Weikart
Betty Freeman
Ray Kauffman
Chuck Szucs
Jim Dvorak
Tom Clark
Cindy Miller
Michelle Thomas
Brian Schaner
Vicki Schaner
Ann Wishart
Bryan Hoganmiel
Scott Ronyak
MaryAnn Hawkins
Daron Robinson
Sarak Blake
Carl Ebner
Alyssa Jerh
Kevin Freeman
Meredith Mesarchik
Sarah Schafer
Elaine Jedd
Bill John
Patti Johnson
Richard Druey
Lydia Harrison
Matthew Chamblin
Grace Lillibridge
Charles Tiber
Tracey Britt
Karolyn Squire
Matt Squire
Sue Janssen
Hugh Janssen
Kim Ainsworth

Charles Walsh
Joe Weiss – Counsel for Mr. Demko
Margaret Bechter
Tom Lovick
Cindi Wellman
Reid Wellman
Gina Hofstetler
Linda Retych
Karen Nimitz
David C. Nimitz
Bill Pinkava
Anastasia Nichols
Tammy Maniglia
Carolyn
Christine Monaghan
Susan Dacek
Kathryn Forster
John Cermak
Jim Cermak
Ken Burnett
Becca Smith

Mrs. Spanos requested Mr. Demko to explain his request for re-zoning of Parcel no's:
05-045308 / 05-003645 / 05-006730 / 05-006740 from R-1 (single family homes) to R-3
(multi-family homes).

Mr. Demko would like to discuss the impact the project would have on the village. He has thanked everyone for attending and will describe the pros of constructing the multi-family homes if the re-zoning of these parcels is approved.

Mr. Demko would like to provide quality housing opportunities for Burton's current residents as well as future residents. He believes this will enhance property values, use existing utilities efficiently, will have long-term economic stability, increase village revenue's, income, sales tax & water, as well as respect the community. The Population impact: the village currently has 1400 residents, this project would add 125 to 140 residents. Demographics of Burton, median age 47 ½ years old, the new residents would be 38 to 55 years old. There are 635 residents that are 55 and older.

Mr. Demko mentioned there would be fifty-five homes, which would break down to four homes per acre. This would be comparable to Dean Court or Shannon Court. There will be

one-, two-, or three-bedroom homes sharing one common wall. The buyer would have several options to choose from such as fireplaces, vaulted ceilings, heated and cooled sunrooms, outdoor patio and stone fireplace to name a few. Exterior walls would consist of siding and stone, the utilities would be located underground, there would be no telephone poles, and the grounds would be professionally landscaped. Roads would be built and installed by the contractor, there will be a HOA who will maintain the roads, clear snow. The homes will start around \$295,000.00 to \$375,000.00.

The standard household income in the Village of Burton is roughly \$65,000 to \$75,000 thousand. Tax revenue will bring an additional \$137,000 to \$200,000 thousand; water and sewer will bring in an additional \$62,000 annually.

Mr. Demko mentioned the exhibits he placed on the wall for everyone to view which showcased property that the City of Akron owns. The space available to develop is limited and requests the Planning Commission to vote in favor to change R-1 to an R-3.

Ms. Sherri Hornak:

Ms. Hornak introduced herself as a Real Estate professional who also represents developers.

Ms. Hornak stated the proposed homes will be a low maintenance residential community intended for people who live in Burton along with surrounding areas. Burton has seen little to no growth in two decades, and this would be an investment. One-, two- and three-bedroom homes will strengthen property values, but doing nothing for another twenty years will not protect Burton.

Forty-five percent of the residents in the Village of Burton are 55 or older. Most of the homes in Burton are old, which need significant updates and are costly.

Non-owner-occupied homes are better for young professionals, and many residents are leaving our community searching for other places to live.

This type of housing is very successful. Long-time residents that do stay support local businesses contribute to the sustainability of Burton, as well as adding revenue.

Ms. Hornak requested consideration of the long-term effect of this project.

Audience Speakers:

Jacqueline Samuel – Trustee for Elizabeth Cupp:

Ms. Samuel inquired if an environmental impact study has been thought about or plans to be completed for this project.

Lydia Bohf:

Mrs. Bohf resides on Hotchkiss, and her property butts the Cupp residents. She is 1000 ft from proposed zoning change. Mrs. Bohf does not fear the community falling apart. The Zoning rules protect the community like it should. Mrs. Bohf inquired if a study was

conducted that supports their claim. There should be studies to support the data they are reporting. Mrs. Bohf requests consideration from the Planning Commission to look at the big picture of the impact this will have on the village. Mr. & Mrs. Bohf strongly oppose this project.

Becca Smith:

Mrs. Smith moved from Solon to Burton and purchased a home on Hotchkiss. They moved to Burton to get away from all the cement, traffic, stop lights, and wanted to raise their children in a country setting. She is requesting to keep Burton the way it is. This proposal keeps changing with smaller lots, more expectations, more traffic, and more development. Please protect burton yesterday today and tomorrow.

Carl Ebner:

Mr. Ebner resides on the corner of Rapids and Carlton Road. Mr. Ebner's concern is duplexes. Mr. Ebner stated people buy these duplexes, do not live in them, and rent them out? Are there going to be conditions or restrictions on this. Also, a concern to Mr. Ebner is traffic, and he inquired if a traffic study has been done for this project.

Mrs. Spanos mentioned no traffic study had been completed before this meeting.

Mr. Ebner mentioned the schools, adding more kids, will they be bused or driven. The traffic in front of the school needs traffic study now.

Mr. Ebner agrees with single-family housing but opposes the duplexes.

Clay Crea:

Mr. Crea mentioned a statement Ms. Hornak spoke about which is "people want to move here to Burton". Mr. Crea stated he lives on Dean Court next to a home that has been for sale for quite some time. This house is basically the same price as the new homes of this proposed project. What is to say that these new homes would even sell.

Brian Hogmeyer:

Mr. Hogmeyer lives two lots north of the property in question. Mr. Hogmeyer requests a traffic study completed before anything is voted on. Mr. Hogmeyer avoids Rapids and Rt 87 because the traffic is so bad. This fifty home site means double the residents, double the cars and double the traffic.

Andrew Arnold:

Ray Arnold Masonry bought a home on Carlton to flip. This home has been fully renovated, priced to sell and is still for sale. Mr. Arnold inquired about the City of Akron, and why they own so much property in the village and why no taxes are paid to the village from the City of Akron. Mrs. Spanos explained the City of Akron has the property for water. Mr. Hicks mentioned Government entities do not pay taxes.

Ken Brunette – Burton Township Trustee:

Mr. Brunette came to the meeting on behalf of the Burton Township residents. Residents attended the Township meeting concerned about the Village of Burton, and this proposed project. Burton Township has a lot of concern about the traffic and would like a traffic study completed by the State of Ohio. Mr. Burnette stated there is no traffic light at Rapids and Route 87. No one can pull onto Rapids or Route 87 because of standing traffic.

Mr. Burnette stated Geauga County needs housing, but this project will not solve that problem.

Mr. Burnette mentioned a development that was voted on already zoned as an R-3 at the bottom of the hill annexed into the village from the township. Mr. Burnette inquired with Mr. Demko why this has not started; this project has already been approved.

Daniel Nemetz:

Mr. Nemetz resides three properties north of proposed project. Behind his home is where they are putting in homes which have not started yet. Mr. Nemetz is not opposed to housing with only twenty-two homes but is against the rezoning to the R-3.

Ray Kaufman:

Mr. Kaufman resides at the bottom of Bigelow Rd and inquired why Mr. Demko has not started the other project which is already zoned R-3. Mr. Kaufman would like more information on why Mr. Demko needs to start this new project first.

Mr. Demko responded this new project is much less to start. Due to Covid in 2020, all projects stopped.

Carolyn Schneider:

Ms. Schneider lives in Burton Township and has inquired if there are enough emergency services and vehicles to accommodate the new homes and residents. Ms. Schneider also has concerns about wildlife and habitat. The habitat will be thrown out and believes it must stay the way it currently stands.

Kate Forester:

Ms. Forester lives on Hickox and is very concerned about the traffic as well as the traffic study. Ms. Forester inquired if there are any plans down the road to do something with the intersection of Rapids and Route 87.

Tracy Britt:

Ms. Britt lives on Hotchkiss and has inquired if this project is 55 and older. There have been different rumors regarding this project and would like to inquire with Mr. Demko.

Mr. Demko stated this is not a 55 and older community. They are trying to attract younger residents to this area.

Ms. Britt voiced another concern, which is the PowerGrid near her home. There is constant power loss when there are storms, and most residents have a generator. This PowerGrid is

already weak and with the new fifty-five homes coming in, what would that do to the power then?

Cindi Boehnlein:

Mrs. Boehnlein stated the Village of Burton needs growth, needs homes and new residents. Mrs. Boehnlein stated Mr. Demko wants to invest in the community and would like to encourage the Planning Commission to vote for R-3.

Charles Walsh:

Mr. Walsh is concerned the water and sewer system in the village will not be able to handle all the newer homes. He has inquired if this was looked at.

Robert Walch:

Mr. Walch lives on Hotchkiss and is concerned about all the traffic off Rapids Road. Mr. Walch stated the first development that has not yet started due to Covid will now triple the residents and traffic in this area. This will triple the number of homes which will add to the existing services.

Grace Lillibridge:

Ms. Lillibridge lives on Ford and Garden Street. Mr. Demko mentioned he is trying to have younger residents move into these homes, but her generation cannot afford homes in this price range. Prices are skyrocketing for everything; the cost of living is extreme. How is someone of her age bracket supposed to buy these?

Ted Janssen:

Mr. Janssen lives on the Corner of Rapids and Carlton Street.

Mr. Janssen stated traffic is a nightmare. He requests no duplexes in burton and no to R-3. The sewers are a huge problem, as his basement flooded twice in a month.

The Infrastructure in Burton is terrible, the power outages are extreme, there will be fifty-five units with 1 road going in and out. During the day Mr. Janssen is unable to exit his driveway. Mr. Janssen would like council to take into consideration that fifty-five homes are too many and “no” to R-3 rezoning.

Reed Wellman:

Mr. Wellman stated the utilities and infrastructure in the Village of Burton are not great, the Power grid is already weak, and Rapids Rd at Rt 87 in the morning is horrendous. There are zoning regulations in place to protect the village, not hurt it. The stores Burton once had were lost to Middlefield’s expansion.

John Sermack:

Mr. Sermack is a local farmer who bought his home for the country atmosphere. He requests a stronger reason to change the zoning to an R-3. Mr. Sermack mentioned a statement from Ms. Hornak which was “property values will increase”. Mr. Sermack stated he does not want to pay higher property taxes; he wants to see the country life stay and does not have faith in Mr. Demko’s proposal.

Mr. Demko came forward to answer questions regarding the traffic issues and understands the frustrations with it. He believes the traffic study would be beneficial and has offered to pay the costs associated.

Mr. Johnson is in favor of twenty-two home sites, not the fifty-five, and keeping it an R-1.

Mr. Tromba also agrees with the twenty-two home sites and keeping it an R-1.

Mr. Johnson made a motion to recommend to council they deny the request to rezone to an R-3, seconded by Mr. Tromba.

Roll Call:

Mrs. Ruth Spanos - Deny

Mr. Curt Johnson - Deny

Mrs. Kelly Walsh – Deny

Mr. Nick Tromba – Deny

Mr. Hicks explained this recommendation will go to council for their approval at a public hearing at which everyone will be notified again. It will be up to council how they want to proceed.

Mr. Johnson made a motion to adjourn the meeting, seconded by Mrs. Walsh.

All in favor? AYE! By voice vote motion passed.

Meeting adjourned at 7:45pm