

**Planning Commission**  
**April 25<sup>th</sup>, 2022**  
**5PM**

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

Roll Call: Ruth Spanos, Cory Brown, Curt Johnson, Nick Rundo

Visitors: Christina Piotrowski, Rick Gruber, Todd Hicks, Charles and Kari Morgret, Lorrie Sass Benza, Lori O'Neill, Charles and Sandra Dunigan, Alison Weeks, Jody Grzywinski, Doug Smith, Tom Blair Jr., and Bonnie Lou Richards, Tom Clark.

**New Business: Rezoning Berkshire School Property from Special to Central Business:**

Mayor Spanos informed the visitors Berkshire School property is zoned as S-1 (Special) and the proposed zoning is B-1 (Central Business). Mayor Spanos informed the Planning Commission that there is a buyer that would like to keep the exterior of the Berkshire School building, and put in facilities to do movie and television recordings, and build a sound stage.

Ms. Sass Benza (buyer's attorney) informed the village residents and Planning Commission the buyer is establishing a production studio sound stage for Berkshire School, Kent State Geauga, Cleveland State, Century Village, and whoever would like to utilize this production studio.

Ms. Weeks had concerns about the zoning if the zoning request was denied would the zoning stay as B-1 Central Business. Mr. Gruber informed Ms. Weeks B-1 Central Business can entail retail business, personal services, business services, professions activities, commercial schools, office and banks, restaurants, public uses, semipublic uses, social activities, essential services, hotels, and residential use (second floor). Mr. Hicks clarified to Ms. Weeks that if the zoning change would to go through and the deal would fall through, the property is now zoned as B-1 Central Business, and would be able to use the permitted uses under the B-1. Mr. Hicks informed Ms. Weeks that there are no noise restrictions.

Mr. Morgret is concerned about the future since it will be zoned as B-1 and would not like car lot or Gas stations. Mr. Gruber informed Mr. Morgret that the car lot is only permitted in Highway Business, B-1 does not permit car lots. Mr. Morgret suggested to Planning Commission for future permitted use, not to have loud, bright, and smell on the Berkshire School property. Mr. Rundo recommended to the Planning Commission the need for true understanding of rezoning this property and to feel confident in the decision for the future of the village. Mr. Rundo informed Planning Commission with whatever business that comes here on that property or any property is here for the community and providing opportunities for our village to grow. Mr. Gruber mentioned that this zoning change would be the safest route for the Berkshire School property.

Mr. Hicks clarified to Mr. Rundo the reason for the Planning Commission to meet about the Berkshire School Property is because of the change in zoning from S-1 to B-1 only, and recommend to Council to follow through with changing the zoning on Berkshire School

property. Mr. Rundo understood Mr. Hicks explanation and would like to make sure that this isn't a poor decision on the Village of Burton Planning Commission committee. A resident on North Cheshire asked the realtor about how this buyer will be generating jobs with this production studio. Ms. O'Neill (the realtor) mentioned the plan is to attract production companies that create corporate videos, children's programming. Advertising agencies in need of a specialized studio production space in the region need to know that this facility is available. Ms. O'Neill mentioned that the buyer will be having an open house in the Fall to show the community what his plan is for the Berkshire Schools. Ms. O'Neill informed Planning Commission that the buyer will be here in the summers with his family, and the plan is for the buyer to create living space in the Discovery lab of the Berkshire Schools. Ms. O'Neill clarified to the Planning Commission that the production studio will be open 12 months out of the year even if the buyer is only there 3 months out of the year.

Mayor Spanos mentioned the surrounding areas around this property are B-1 (Central Business) which would make it more appealing if this property was zoned B-1 (Central business) as well. Mayor Spanos clarified that she would not want to propose this zoning change if it wouldn't benefit the community.

Mr. Johnson asked the Village residents to raise their hand if they are agreeing with the zoning change from S-1 (Special) to B-1 (Central Business) and all the residents that attended raised their hand agreeing for the zoning change to get approved. Mayor Spanos confirmed to the residents that the Village of Burton is not offering any tax breaks and owners as well as employees will have to pay the 1% income tax.

Mayor Spanos made a motion to recommend to Council to rezone the property described in the document to B-1 (Central Business), seconded by Mr. Johnson. Roll Call: Mayor Spanos – yes, Curt Johnson – yes, Nick Rundo – yes, Cory Brown – yes. Motion passed.

**Additional Business:**

Mr. Johnson made a motion to approve June 15<sup>th</sup>, 2021 minutes, seconded by Mayor Spanos. By voice vote, motion passed.

**Adjourn:**

Mr. Johnson made a motion to adjourn at 6:07PM, seconded by Mayor Spanos. By voice vote, motion passed.

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Mayor

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Clerk

