

Chairman Jim Burns called the May 1, 2018 Public Hearing meeting of the Hinckley Township Board of Trustees to order at 6:01 p.m. Present were Trustees Jim Burns, Becky Lutzko and Ray Schulte, Fiscal Officer Martha Catherwood, 6 residents and 2 reporters.

Mr. Burns invited the public to comment on the proposed Zoning Amendments and turned the floor over to Mr. Schulte.

Mr. Schulte stated that the reason for the May 1, 2018 Public Hearing is to hear public comment on proposed Zoning Amendments. He added that the Regular Trustee Meeting would follow in the Town Hall Meeting Room of the Administration Building located at 1410 Ridge Road.

Subject of the hearing is as follows:

To review proposed amendments to the Hinckley Township Zoning Resolution from the Township Zoning Commission as follows:

Chapter 6: Sub-Section 6R1.7 Development Standards and Criteria Conservation Development
6R1.7.B. Project Area/Permitted Density: amend 6R1.7.B.2. and 6R1.7.B.3.; 6R1.7.C. Standards and Criteria for Restricted Open Space: amend 6R1.7.C.2.e.; 6R1.7.D. Standards and Criteria for Common Areas: amend 6R1.7.D.7.; 6R1.7.E. Development and Site Planning Standards: amend 6R1.7.E.2. Lot Requirements: add c. and d.; and amend 6R1.7.E.5. Minimum Dwelling Size.; and Chapter 3: Section 3.2 Definitions: add Yield Plan.

He explained that as the Zoning Commission worked through the Skyland Development process they came up with zoning language that required amending and have worked with zoning consultant, George Smerigan to develop the proposed changes.

Mr. Schulte asked Zoning Commission member Chris Kalina to discuss the amendments. Mr. Kalina explained that there are no drastic changes to the zoning language, but that the intent is to clarify the zoning language. He discussed the definition of Yield Plan and its use in zoning. He explained the Yield Plan language serves to forward and clarify the intent of the community's vision. He added that the current language may have unintended consequences based on its 2-acre parcel density requirement; whereas, a Yield Plan must indicate a standard sub-division that could realistically be approved on the parcel. The proposed amendments requires that the lesser of the two options be utilized in a development plan.

Ms. Lutzko asked the attendees if there were any questions at this time. Resident Gary Weiss (Stony Hill Road) replied that he had a concern about the setbacks in the current conservation development language. Mr. Kalina responded that the next step would be to encourage a defined model for conservation development, using the open space to minimize the impact on adjacent property owners. Mr. Weiss stated that his property is going to be highly affected by the Skyland development and indicated that he may have 28 houses in his backyard. Mr. Schulte responded that there were many factors in the open space delineation; including wetlands and sensitive areas.

Ms. Lutzko reminded the attendees that the proposed amendments will be in place going forward and it is not going to change what has already been approved at Skyland. The intent is to close loopholes that exist in the current code so that the code better reflects the intent of permitting conservation developments.

Mr. Weiss asked about the setbacks indicated for the new road off Stony Hill and the impact on the neighboring properties. The trustees asked Mr. Weiss to discuss his concerns with them sooner, rather than later so they are brought to the attention of the developer. Ms. Lutzko added that the Skyland developer is complying with the existing zoning language and the township is legally unable to alter features of the plan that comply with zoning at this time, though, by expressing his concerns at this time the developer may be able to make voluntary changes to minimize the impact.

The discussion continued as to the development of the Skyland property.

Resident Ron Garapick indicated he liked the yield plan idea and clustering homes in the middle, but that Mr. Weiss' concern was the new street and the setbacks. The trustees indicated they would review these concerns with the developer.

Mr. Kalina explained that additional amendments have to do with turning over the HOA at an earlier date, a standard lot size and minimum dwelling size. Mr. Kalina responded that restrictions on the lot size promote continuity within a subdivision. Ms. Lutzko said that the purpose of restricting lot sizes was to address the current possibility of having one very large lot created along with many smaller lots to build more houses overall, and instead limit the total number of lots to a proportional number. Mr. Kalina confirmed that this amendment would eliminate the former situation from occurring. He added there was a recommendation to create a safer traffic flow by eliminating ingress and egress into any subdivision, this is a recommendation promoted by ODOT.

There being no further public comment Mr. Schulte read the following:

After the conclusion of this hearing, within twenty (20) days, the Township Board of Trustees shall either adopt, deny, or modify the recommendations of the Township Zoning Commission. If the Board adopts, denies or modifies the Township Zoning Commission's recommendations, a majority vote of the Township Board of Trustees shall be required.

Copies of the proposed amendments will be available for public viewing from the date of this notice to the date of hearing at the Zoning Department located in the Administration Building at 1410 Ridge Road, during regular office hours, Monday 10:00 a.m. to 6:00 p.m., Tuesday, Wednesday and Thursday 9:00 a.m. to 2:00 p.m. and Friday, 9:00 a.m. to noon. Proposed amendments may also be found on the Hinckley Website at www.hinckleytp.org under News and Events.

All interested parties are asked to attend this hearing or to send written comments to the Hinckley Township Board of Trustees, P.O. Box 344, Hinckley, OH 44233.

Mr. Schulte stated that the proposed zoning amendments will be on this evening's meeting agenda.

At this time, there being no further comments from the attendees, Mr. Burns made a motion to adjourn, second by Ms. Lutzko. The trustees unanimously moved to adjourn the public hearing at 6:25 p.m.

Meeting minutes approved by:

