

ZONING COMMISSION

Work Session

September 10, 2018

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Int. Ch. Dermody called the Work Session to order at 7:00 p.m.

Roll found: Dermody, Powell, Schneider, Marzullo and McCarthy.

Also in the audience were Alternate Mr. Kalina, Trustee Schulte, Admin. and Zoning Office Manager Peterlin, David Hartt (CT Consultants), David Terry, and Chris Studor.

Int. Ch. Dermody stated that the work session is being recorded for public record.

Int. Ch. Dermody stated that this work session was to review additional information that they have received and to review documents that they have already reviewed.

Int. Ch. Dermody read into record email letters from Diane Borsuk which is an email that was received against the text and map amendment; and a message from Sharon Haynes who also is against the text and map amendments. She added that additional letters were received today and had been forwarded to the Zoning Commission Board through email distribution. The letters will be included with the correspondence previously filed.

Int. Ch. Dermody reviewed the documents received from Mr. Makhoulf, Esq. showing 130 Hinckley residents who he said were in favor of Mr. Terry's proposed 55+ Senior community. Discussion ensued with the following highlights:

- There were a few duplicated reviews/copies
- Wondered what the senior development was to look like
- Ranch style homes and maintenance style living
- Only reviewed 110 documents
- Documents shall all stay in the packet

Trustee Schulte stated he had received a call from Mr. Smerigan who advised he would not be attending tonight's meeting. Trustee Schulte conveyed a message from Mr. Smerigan regarding the Trails at Redwood Falls and that he (Mr. Smerigan) was fine with everything, to include the landscaping plan. Mr. Smerigan will have his response completed and submitted prior to the October 11th meeting. He also said that he will be in attendance at the October 4, 2018.

Int. Ch. Dermody read onto the record:

- **Amendment 1:** An application for a Zoning Text Amendment requesting to adopt proposed Section 6R3: Senior Housing Planned Unit Development (PUD) District – Route 303 & West 130th Street location (Pavluk Family Limited Partnership Property Permanent Parcel 016-03C-03-003).

Discussion ensued with the following concerning Amendment 1:

- Discussion that the Senior Housing PUD is specifically only for this parcel
- Concern that the PUD will be used in other areas since the language could be broader
- The difference between a Senior Housing PUD vs. a regular PUD and should they be different
- In. Ch. Dermody reminded everyone that this is for housing in Route 303 and W. 130th – not for adjacent parcels

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- Doesn't understand why everyone looks at two acres – it could be more than two acres
- We already have senior housing in Hinckley that appear all over Hinckley Township – is it necessary to have one specific area
- Route 130th is already able to put in Senior Housing
- Discussion on the response from the Medina County Planning Commission:
 - Change from R1 to R3
 - Water and Sewer
 - Nothing more than their recommendation
 - Recommendations can be changed to anything
 - Doesn't mention the west side at all – something is lacking or missing
 - Some of their statements don't make sense
- Reference to the ORC and statute was made

Int. Ch. Dermody read onto the record:

- **Amendment 2:** An application for a Zoning Map Change to rezone 60 Acre Pavluk Family Limited Partnership property, (owner The Pavluk Family Limited Partnership of 424 East Cowan Drive Houston, Texas 77007), located at 2330 Center Road, Hinckley, Ohio 44233 Permanent Parcel 016-03C-03-003, in the area of Rt 303 (Center Road) between Stony Hill and W. 130th Street of Hinckley Township from R1 – Residential District to the proposed R3 – Senior Housing Planned Unit Development District.

Discussion ensued with the following:

- Currently discusses 60 acres of their property – adding on more property is not on their agenda
- Density is one unit per acre; yield plan is 1 unit per for two acres
- Density vs. yield plan
- Presentation was received from Kirby Date (sp) at CSU
- Conservation was made for over 100 acres
- This senior housing is currently 60 acres unless the 40 acres next to the property is also sold
- What is the cost of services: EMS, Police Fire, Schools – none of this has been discussed by the Applicant – all of this can be extremely expensive
- Will Current Zoning even break even? Medina Township went to 3 acres to break even by going against The Medina County Planning Commission
- What is the true cost of services study
- Traffic on Route 303 – Twenty units may have 2 cars per home – active seniors that are projected may have 3 cars or more – how will that react to the one street to Route 303 – will a second road need to be put in for a second access
- What is the difference between seniors and active seniors
- Other senior houses developments of 55+ have pools, party buildings, etc. – Trustee Schulte reminded everyone that the current discussion is strictly on the two amendments
- Have to look at more than just the density per acre – have to look at the traffic, too
- Does the reality mean the yield plan will be doubled
- It has been nice to see how enthused everyone has been from the community and how they care about the community – it is what makes Hinckley so special
- They are aware that what the Medina County Planning Commission voted was not unanimous

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- Still have to review the residents who do not want to change the 2 acres minimum
- Most of the people who responded to Mr. Terry's questioner - there was question if those who responded, were aware of the size of the homes and lot sizes
- Have to review the future of Hinckley
 - Are 2 acres still required or do younger people want smaller lots
 - Do the younger people want conservation areas with smaller lots
 - What is the future
- General comments referencing the Comprehensive Plan

Discussion continued from the Zoning Commission as to what will be the next step of the process:

- Planning on voting at the next meeting
- Any additional discussion with Mr. Smerigan
- The bottom line will be whether the Zoning Commission will accept or not-accept the proposals
- Some discussion ensued as to whether the Zoning Commission can accept and then make changes later but it was decided that is not an option

Int. Ch. Dermody stated that there will be a special meeting to be held on October 11, 2018 for Redwood Falls. The new name is Trails at Redwood Falls which has always been the goal to be something other than Skyland.

Int. Ch. Dermody reminded everyone of the Planning and Zoning Workshop that is going to be held on Friday November 2, 2018.

Trustee Schulte reminded everyone that the Township Association is having a meeting on Agricultural / Agritourism Language – Wedding Barns – on October 18, 2018 at Montville Township. It is very relevant for Townships. It is a way for farmers to make additional cash.

Int. Ch. Dermody said the next Zoning Commission Regular Meeting will be held on Thursday October 4, 2018 at 7:00 pm.

Int. Ch. Dermody stated that she would entertain a Motion to adjourn the Zoning Commission Work Session :

- Motion was made by Mr. McCarthy
- Seconded by Mr. Marzullo
- No further discussion
- Roll was called

VOTE: McCarthy – Yes, Marzullo – yes, Schneider – Yes, Powell– Yes, Dermody - Yes

The Zoning Commission meeting was adjourned at 8:29 p.m.

Carolyn Chism, Recording Secretary

Minutes Approved: _____, 2018

Diane Dermody, Int. Chairman

Calvin Powell, Int. Vice-Chairman

Bruce Schneider, Member

Matt Marzullo, Member

Sean McCarthy, Alternate