

A Public Hearing of the Hinckley Township Board of Trustees was called to order at 6 p.m. on November 27, 2017 by Chairman Raymond Schulte. Present were Trustees Raymond Schulte and Melissa Augustine, Fiscal Officer Martha Catherwood, twelve residents and two reporters.

Raymond Schulte opened the Public Hearing in accordance with ORC requirement, citing criteria relating to public comment, the sign-in sheet and meeting format. He informed the attendees that he has established a 5-minute maximum public comment time per individual.

The Public Hearing concerns a proposed text amendment and a map amendment:

Amendment 1: Multiple proposed amendments to the Hinckley Township Zoning Resolution – Chapter 3: Definitions: change Senior Citizen Residential Facility definition; Chapter 4: General Regulations and other associated changes, add SECTION 4.17 Medicinal Marijuana: Medicinal Marijuana cultivators, processors, and dispensaries are prohibited from being located in all zoning districts of Hinckley Township; Chapter 5 Zoning Districts & Chapter 6 – District Regulations and associated sections change 33,000 square feet to 32,670 square feet (0.75 acres); Chapter 6 Conservation Development Sub-Section 6R1.8.A.3.c. change Management responsibilities to Management plan; Chapter 6 – 6I1 and 6I2 Districts and associated sections add exception to Maximum Height of Buildings or Structures; throughout the entire Zoning Resolution, standardize name references to the Zoning Commission, Board of Zoning Appeals, Trustees, Zoning Inspector, Zoning Clerk and all Medina County Agencies Chapters 13 and Chapter 14 remove Appendix references; and update miscellaneous housekeeping and clerical corrections contained throughout the Hinckley Township Zoning Resolution from the Township Zoning Commission.

Amendment 2: Zoning Map Amendment rezoning permanent parcel numbers 017-03C-02-002, 017-03C-02-003, 017-03C-02-004 and 017-03C-02-005 from R1-Residential to B1-General Business.

William Spellman, Hinckley Township Zoning Commission Chairman approached the trustees and informed them as to the process undertaken for the text amendment and the map amendment. He noted that the Zoning Commission's goal was to standardize and establish a consistency in the zoning language. He stated that medical marijuana language has been added and modifications have been inserted in several other sections of the book.

Mr. Spellman discussed the map amendment and indicated that the Commission put great consideration into the public comment received. He highlighted resident concerns which included congestion, noise, flooding, land clearing and aesthetics that would be affected by this rezoning. He indicated that the long-term goals as indicated in the Master Policy Plan update also went into the decision-making process. He asked that the trustees take into consideration a defined plan if the rezoning is approved with an emphasis on storm water management planning. He closed with emphasizing that any development considered should be undertaken with the utmost care and with minimum impact on adjacent residential properties.

Mr. Larry Bindofer approached the trustees. He is a resident with an adjacent residential property to the proposed rezoning. He stated that Mr. Spellman presented his main concerns and he reminded the trustees that they are bound to respect the interests of all residents, he stated that he will be highly impacted if the map amendment is approved. He feels that the rural character of Hinckley is important and posed the question to the trustees as to what do the residents need in our borders that is not available further down 303 in Brunswick? Mr. Schulte indicated that Mr. Bindhofer's five-minutes were up.

David Manley approached the trustees and requested that they seriously consider this request, he feels that concerns are premature since there is currently no defined proposal.

Property owner Gary Wolny approached the trustees and stated that his family has been in Hinckley since the 1950s and are looking to sell and develop their property. The property consists of nine parcels- four of which are residential. The map amendment request will make the property more sellable.

There being no additional public comment the meeting was concluded at 6:25 p.m.

The minutes of the meeting were approved by:

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