

Vice Ch. Spellman called the November 3, 2016 Hinckley Township Zoning Commission Regular Meeting to order at 6:44pm

Roll Found: Spellman, Powell, Dermody, Schneider and Alternate Kamps

Alternate Marzullo is not in attendance and has been excused from this meeting. CH. Kman is not in attendance and this will be discussed further during this meeting.

Vice Ch. Spellman asked if everyone received a copy of the minutes from the October 6, 2016 meeting and if so, were there any corrections to be made to the minutes? There were no comments. It was noted that the October 20th meeting notes are tabled and still being prepared until the next meeting.

Vice Ch. Spellman stated he would entertain a motion to accept the October 6, 2016 minutes as submitted. Ms. Dermody moved and Mr. Powell seconded. The board was polled and all in favor with Kamps abstaining.

Vote: Spellman – yes, Powell – yes, Schneider – yes, Dermody – yes, Kamps – abstain

Vice Ch. Spellman began with presenting the changes presented for texts amendments. The 30 day required timeline was noted. He recommended voting for approval of the changes with the agreement to follow recommendations from the feedback received, the way offered to the Planning Commission. Vice Ch. Spellman agreed to the one change that Rob Henwood recommended to remove the definition of “lot” and “parcel”.

A request was made for comments on these recommended changes? A question was asked about the definition of a “lot” and that it used the word “parcel”. Vice Chairman suggested seeing zoning book at 3.1.d- reads aloud... does use the word “parcel” under that definition. 3.1 is a section in regards to definitions and words. The word “Lot” includes “Plot” and “parcel”. There is no further need to have a definition to say “see lot”. The committee is okay with moving forward.

Vice Ch. Spellman stated he would entertain a motion to formally move the text amendment changes as submitted to the Medina County Planning Commission with the exception of removing the definition of plot and parcel. Mr. Kamps moved and Mr. Schneider seconded. The board was polled and all in favor.

Vote: Spellman – yes, Powell – yes, Schneider – yes, Dermody – yes, Kamps – yes

Vice Ch. Spellman noted that at a meeting with the Medina County Planning Commission, Hinckley Township had the most changes made by their committee and the least suggestions, so this went well. The changes will now be moved to the Trustees. The Township Trustees will set a public hearing date for public comment and then continue the process for the formal adoption.

No new business.

Vice Chairman Report- Effective earlier this week, Mel Kman, the Chairman resigned effective immediately. There is now a vacancy open. The board will be working with the Trustees to fill that position. This was noted as an unfortunate loss for the committee.

Chairman report- skipped this night.

Board member reports- nothing at this time.

Other business- next Regular Zoning Commission meeting is scheduled for Thursday, December 1, 2016 at 7:00pm.

Public-

Item on the agenda - Conservation Development:

Resident John Sumodi who has lived in Hinckley for a time and just built a home by Our Lady of Grace. Requests to make an informal presentation to introduce an idea for developing on Skyland Golf Course. He is currently developing the property to the East of Skyland. The idea he is presenting is that he would like to develop the land on Skyland Golf Course. Would like dialogue regarding density and mixed use development. Likes the name "Uptown Hinckley", plans to make it a rustic country look. Would like to reuse what is there. He presented a packet showing some ideas.

Would include:

Mr. Powell asked for clarification of what his ideas were. Sumodi responded; Cluster homes, a business area and higher end single homes in the back. This development would be "mixed use". Mr. Sumodi has owned "Legacy Homes" for 25 years. His own land touches the golf course.

The golf course includes 177 total acres.

John Sumodi is developing next to the golf course now at Ledges of Stone Creek. Of the 16 lots in the part being developed already have 6 sold.

Mr. Kamps asked for more detail. Mr. Sumodi proposes a need for something different in Hinckley. This development will be "maintenance free living" with little expenses. Expenses to the township will include fire and police. He would like allowed on site commercial. The development will get city water and sewer, eliminating the need of the mounds, wells and private septic further proposes that they will not need the 2 acre lot size.

He would like greater than a 2 acre exchange. He would like to use the property with the business upfront; using the existing clubhouse for a community room and add a pool behind it. He is open to ideas that will be agreeable to the community.

Ms. Dermody asked for clarification to number of proposed homes and Sumodi stated he met with a surveyor but, only drew up a sketch plan. At this point in time, they have not done any elevations but, just a rough survey. They have gone as far as they could in discussions without going public. He proposes that cluster homes are "hot" and desirable. He suggested as people get older they would like maintenance free property with land to walk around. With restaurants up front it will be even better for them and the community.

Jim Kamps offered the following: If presenting a true conservation development... ponds in place and areas not developable would have to be removed from buildable acreage. PUD planned unit development is another way to consider this play. He suggested Mr. Sumodi do more research on these options and decide which direction to take and review the Zoning Code - Conservation language is in the

book already. If wanting to change it and not go with the language already in existence then it has to go through the amendment process. As written now, have to deduct for the roads, ponds and other undevelopable areas then, need to maintain 50% open space. A comparison was made to Walden Pond development - "permanent open space" is required for conservation development. This presentation proposes restaurants at the front followed by cluster homes and finally large high-end single family homes. Additional discussion ensued. A number was offered of a rough equation of 85 homes.

Mr. Schneider asked about acreage and how the land will be used. Mr. Powell noted that zoning in Hinckley states wanting that open space and larger lots. The people of Hinckley want housing that does not look like Brunswick. Mr. Sumodi responded that he has lived in Hinckley for 10 years. He makes the argument that there is no other place for the older generation to go who want to downsize. As a resident this could be a positive. Additional discussion ensued.

Mr. Kamps noted that in his Tenure on this board his historical experience of zoning is that the 2 acre minimum has been important to the people of Hinckley. Today is still 2 acre zoning. Mr. Sumodi stated private streets are maintained by the owners. Mr. Kamps countered that in the past this same conversation took two, two hour public hearings and did not end in favor of development. Mr. Sumodi brought up a need for a restaurant type plaza.

Vice Ch. Spellman asked for more clarification on the proposed restaurants. Mr. Sumodi presented that one is a Lagerhead, rustic type BBQ restaurant and the other one could be a Mexican (non-chain). Mr. Wilson asked: Will there be professional office space? This led to multiple side conversations and chatter. Mr. Sumodi responded that he is looking at this as restaurant space rather than office space.

Mr. Sumodi presented the home prices ranging from \$400,000-\$560,000 range. He owns four building companies and this will be high end construction homes. Webster Road is an example in Strongsville of one of his developments and gave detail as to how they were designed as follows: they are not as big as a half-acre lot. No common ownership or condos. Insurance is individual but, beds, grass and sidewalks shoveled.

Trustee Catherwood asked what percentage will be committed to commercial. Asked the current acreage of the clubhouse and parking lot and the response was an estimate of around 2 acres. She added as Jim Kamps noted amending the zoning code through PUD or conservation requires zoning regulations.

Process was further discussed with Mr. Sumodi. It was further recommended that he become familiar with 6R1.7 pages 44-70 which deals with the conservation developments. Vice Ch. Spellman recommended him reading this. It is available on the website.

A challenge presented by the Board is that it is known that this township is very dedicated to the 2 acre minimum from the density perspective map amendment for commercial use and what is calculated in the overall density and use.

Comments requested from the public-

Trustee Schulte commented to reference comprehensive code.

Owner of Skyland Golf Course- Tom and Tim Rhodes requests for everyone to know that they still plan on being in business selling golf tickets next year. No money has been exchanged. Wants to let the leagues know that they still have a place to go next year. The golf course is not sold. They have listened to Mr. Sumodi's ideas, has lived in Hinckley all his life, has groomed the property for many years and wants it to be nice as well. Rich Rhodes is a general manager and asked for a degree of confidentiality. Employees also count on them.

Vice Ch. Spellman noted to make the record clear that this is all in extreme infancy, nothing has been sold, sometimes ideas happen and sometimes they do not.

No other comments from the Board or the floor.

Vice Ch. Spellman noted the next meeting is December 1, 2016 at 7:00 pm.

No other business to add to this meeting.

Vice Ch. Spellman asked for a motion for adjournment of the Regular Meeting. Powell moved and Kamps seconded. Board polled all in favor, all responded "I".

The Regular Meeting adjourned at 7:20 pm

Heather Bell, Pro-Tem Recording Secretary

Minutes Approved: _____, 2016

Bill Spellman, Vice-Chairman

Calvin Powell, Member

Diane Dermody, Member

Bruce Schneider, Member

James Kamps, (Alt) Member