

Ch. Kalina called the August 1, 2019 Zoning Commission Regular Meeting to order at 7:00 p.m.

Roll found: Marzullo, Schneider, Powell, Dermody, Kalina

Also in the audience: Alternates Crew and McCarthy, ZI Wilson and Trustee Schulte

Ch. Kalina asked if everyone had received and read the minutes from the June 6, 2019 Zoning Commission Regular Meeting. He asked if there were any comments, there were none.

Ch. Kalina stated he would entertain a motion to accept the June 6, 2019 Zoning Commission Regular Meeting Minutes as written.

- Mr. Powell moved and Mr. Marzullo second.
- No further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor except Schneider who abstained.

Marzullo – yes, Schneider – abstain, Powell – yes, Dermody – yes, Kalina - yes

Ch. Kalina introduced himself and members of the Board.

OLD BUSINESS:

Agritourism and Agriculture

Ch. Kalina stated he would entertain a motion to table the old business items to move to new business.

- Ms. Dermody moved and Mr. Schneider second.
- No further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

Marzullo – yes, Schneider – yes, Powell – yes, Dermody – yes, Kalina - yes

Ch. Kalina stated he had some follow up conversations with George Smerigan regarding eliminating some of the agricultural language and focus on loop holes in some of the state language regarding setbacks as well as addressing some agritourism language.

NEW BUSINESS

Ch Kalina stated there are two site plans for review.

1. 1st Day School Supplies
2. Proposed new Hinckley Elementary Building

Ch. Kalina described the way the process works is to review the preliminary plans. The Board may approve the site plan or suggest some modifications or it can be denied.

Ch. Kalina introduced the first applicant –1st Day School Supplies. Ch. Kalina explained that they purchased a parcel in the Industrial park at W. 130 and 303 - I-2 Light Manufacturing. Ch. Kalina asked the applicant to come forward.

Applicant – Mike Meadows, President of 1st Day School Supplies

Mr. Meadows gave his background, they moved into Hinckley one year ago and they chose Hinckley because it is a great place to raise their family. Mr. Meadows described how they started their company. They sell only branded products and they are recognized as the premier in the industry. The vital part of the project is the addition, they pick, pack and ship the products at Kmart in Medina now, every square inch is filled with their kits and then it will be emptied. The new space is vital to their success. Mr. Meadows believes he brings a lot of economic development to Hinckley and they want to be recognized as the best.

Joel Copley - 620 Construction

Mr. Copley described the proposed project, a 39,000 sq. foot facility with a truck dock and it would be outfitted with high racking systems to store product vertically. There will be parking in front and the landscape would be consistent with the adjacent properties and the storm water management basin off to the side. There is a swale on the east side that will serve as drainage. The proposed building utilizes almost all the usable area as far as setback. The 2 variances they are requesting: one for the right of way in front, there is a jog in the driveway so they are asking for a variance so the building doesn't have an awkward corner. They are looking for a 30 foot variance so the building can be squared off. The second variance is to add to the height of the building – it gives them 25 % more capacity for vertical storage. The code does allow an additional 10 feet to 45 max height for equipment on the roof and the proposed building does not have equipment on top. They met with Fire Chief and Assistant Chief regarding safety. The building will be outfitted with a state of the art sprinkler system – early suppression fast response, it is very common. It is a deluge of water as opposed to a sprinkler and it is specifically intended for warehouse facilities.

Ch. Kalina thanked them for their presentation and asked ZI Wilson to give his thoughts.

ZI Wilson stated he turned over plans to the fire department to review the sprinkler system and height of building. Also gave the plans to police to review for ingress and egress. They determined everything met code, at this point ZI Wilson suggests to keep the process moving.

Ch. Kalina asked if parking was adequate and ZI Wilson stated that parking is judged by space the public has access to, since there is no office space there are limited parking needs.

Mr. Marzullo asked if there are sales to the public from the warehouse and they responded no.

Ch. Kalina asked if Trustee Schulte had any comments. Trustee Schulte said he had met Mr. Meadows twice, and he is incredibly impressed with the owner and business. He has a very hardworking team and this company coming to Hinckley is an incredible asset and has a lot to offer to this community.

Ch. Kalina asked if the Assistant Chief has any comments. Assistant Chief stated he had no comments, there was dialogue about the sprinkler system and the height and they didn't find any issues, they did a lot of research on the sprinkler system and he has no problem with the variance.

Ch. Kalina turned things over to the board.

Ms. Dermody had no comments.

Mr. Powell stated he was concerned that the size of the variance is not correct.

ZI Wilson discussed how he came up with the size of the variance using the mean height, based on the code. Mr. Powell stated the code says 35 feet. Discussion followed regarding how building height is determined. Mr. Powell asked the reasoning to make the building higher.

Mr. Meadows stated he thought what he was asking for was reasonable – this height variance gives him the ability to hold approximately 4500 skids and if he doesn't do that, he goes down 25%, the packages are a 7 foot multiple and there is room for the sprinkler system. The height permits 5 stacks and allows room for the sprinkler system.

Mr. Powell asked if it's more a sprinkler system issue, and they said no, but there is clearance needed above the stacks. Mr. Powell discussed why he has concerns with the height issue.

Ch. Kalina stated that the application was denied by the Zoning Inspector because the code was not met so that is why they are moving forward with their application to BZA. This Board's duty this evening is to look at the preliminary site plan to make sure it fits the checklist.

Mr. Schneider asked about the property line on the site plan. Discussion followed regarding where the right of way line is. Mr. Kalina noted he had visited the site and viewed the culvert which impacts the road right of way. Then Mr. Schneider asked about the height of building in relation to the language regarding the HVAC equipment on top of building. He also stated he wished the building looked better - it looks like a warehouse.

Mr. Marzullo had same concerns with the height, he stated it looks like on the west side of the building they could get additional 2800 sq. feet so why do they ask for height if they can possibly get that and it was pointed out there is a water line there.

Mr. McCarthy had no comments.

Ms. Crew asked for the reason behind the 35 feet.

Asst. Chief Gerbasi responded that the max height of the ground ladder is 35 feet. There are 2 additional trucks coming from other departments with 100 feet, discussion followed regarding same.

Mr. Schneider stated that the building is for their (1st Day School Supplies) specific use, but if they move it's their (Zoning Commission) job to look at the structure. What he is trying to point out is if you stay within the book then they are okay.

Mr. Copley responded to the height concerns. He stated it's fairly common to have these types of facilities at this height with this type of sprinkler system.

Ch. Kalina referred to the preliminary site plan worksheet – asked ZI Wilson if there were any structures within 100 feet of this building. Discussion followed. Mr. Copley responded the building to the north will be close to 100 feet. Ch. Kalina asked about the existence of wetlands and Mr. Copley indicated there is nothing onsite. Ch. Kalina recommended that they show any vegetation on the site plan.

CH. Kalina asked if any other comments from the Board and asked if any comments from the public.

Richard Pearl 1785 King Road

Mr. Pearl had one comment in support of 40 ft ceilings – about 25 yrs ago warehouses across the nation went from 30 to 40 foot ceilings – across the country 40 foot is standard.

Ch. Kalina thanked Mr. Pearl and there were no further comments from the public.

Ch. Kalina entertained a motion to approve the preliminary site plan for 1st Day School Supplies with the modifications discussed – adding any existing structures within development area within 100 feet of building and ensuring all major vegetation areas are noted, the wetlands are notated and they add existing drainage patterns to the property.

Ms. Dermody moved and Mr. Powell second.

There was no further discussion.

Marzullo – no, Schneider – no, Powell - Yes, Dermody - yes Kalina - yes

Motion passed.

Ch. Kalina thanked them for coming.

Ch. Kalina stated the next item on the agenda is the preliminary site plan review for Hinckley Elementary school at 1157 Ridge Road. In the R1 – Residential District an elementary building would be a conditional use in that zone and the application was made by GPD Group on behalf of the Highland Board of Education.

Ch. Kalina turned things over to Mr. Rodwell King from GPD Group, representing the School Board. He explained that the project is to replace the existing elementary school. They are trying to have an aesthetic to follow the design of the high school, they believe it will stand the test of time. The new elementary is located on a gently sloping parcel on Ridge Road, between the entrance on Ridge Road to the building (450 feet away) is a drop of 30 feet. The building is a single story about 61,000 square feet. Mr. King believes it will fit in very well, it will not be an eyesore. They are doing some grading so that there will be a drive into the property and they will have to build up the eastern edge for the sports field. On the north side they will do some grading and will limit the deforestation to just the edge on top of the embankment. There are some wetlands up front and the drive will cross part of it. They have

reviewed the zoning code and the parking is a gray area because an educational institution doesn't fall into either of the areas in the zoning code. He does not want to see a huge parking lot, and believes they have a sizable parking lot enough for staff and busses. Because the building is on St. Route 94, ODOT required a traffic study, which was done.

Ch. Kalina asked if they had spoken to the Army Corps of Engineering regarding the wetlands and Mr. King indicated it is in the hands of the environmental engineers.

Ch. Kalina made notation that they have a letter from the Fire Department. Mr. King stated they are happy to work with the Fire Department to assure proper access to the building. The Asst. Fire Chief stated he is satisfied with the plans that are in place.

Mr. Wolny, a school board representative, stated they are open to any questions or comments. He thanked everyone for everything and he is happy to take any questions or take information back to the School Board.

Ch. Kalina ask ZI Wilson for comments – Mr. Wilson stated he reviewed the plan and he doesn't see any issues from a zoning point. He noticed the southeast corner was close to the lot line and made sure the Fire Department was aware.

Ch. Kalina asked about existing buildings on the parcel – Mr. King stated that there is never enough storage for schools so the existing barn on the property will be perfect for storage.

Ms. Dermody asked about parking, knowing the way the parents circle with cars, Ms. Dermody asked how many parking spaces are currently at Hinckley. Mr. Wolny stated there is probably 30 up front – when there are events at school the lot is filled to the max. Ms. Dermody stated 84 parking spaces is not a lot with the number of events held at the school.

Mr. King stated there is a long driveway. Their priority is school safety, they work diligently with fire departments to provide access and the biggest thing on a daily basis is separation of students and vehicles. So there is a separate bus lot and a separate car lot. Not sure how to calculate spots for the once a year school play.

Mr. McCarthy questioned parking at Granger, discussion followed regarding the pick-up of students. There will be a newly designed system, the drop off will be the same as pick up. The teacher will be bringing the students out.

Mr. Powell stated the new elementary school is in a place where there's no extra parking so people will possibly have to park on the street.

Mr. Wolny stated they don't want people parking on the street, it's difficult to calculate the number of spots needed. He asked if there is a suggestion by the Zoning Commission Board?

Discussion followed regarding calculating the appropriate number of parking spots needed. Mr. Powell suggested that the School Board take a snap shot of what occurs currently with open houses, parties, events, and the amount of traffic that comes in and out and parking needed.

Mr. Marzullo asked about the proposed storm water facility and the design for the detention basin. He is concerned how close it is to the playground. They stated it could be addressed with fencing.

Mr. Schneider asked what the comparison is of the old building to the new building size wise. They stated there are currently 450 students at Hinckley and the capacity for the new elementary is 400. Discussion followed regarding the size of buildings compared to students.

Mr. King stated that the state will not allow them to count unbuilt homes when determining projected enrollment.

Mr. Schneider asked if the building can be expanded if needed.

Mr. Wolny stated it can be built up, but within the structure of the building you can add more children and it is designed for increased class size. Discussion followed regarding same.

ZI Wilson stated there have been calls asking if there will be wells or water.

Mr. King stated they did exploratory wells, and they found one that they believe can serve the building. Under the mechanical room of the building, sizable enough to house the water and supply the sprinkler system.

Mr. Powell suggested the School Board talk with the County about the water line. Discussion followed regarding water supply.

Ch. Kalina asked Trustee Schulte if he had any comments – he stated the updated drawing of the building is a dramatic improvement.

Ch. Kalina asked if any more comments:

Mr. Richard Pearl - 1785 King Road

Mr. Pearl stated he had walked the property lines, and he likes the way the building is on property. The south elevation of the building is the prettiest elevation and it faces nothing, why would it be a straight line.

Mr. King stated it's a mirror of the north side – they opened up that side with a glass wall of library space because it is a beautiful view.

There were no other comments.

Ch. Kalina discussed the preliminary site plan review worksheet. He asked that they show any buildings within 100 feet of the proposed structure. Also asked for existing drainage patterns on the property.

Ch. Kalina asked if there were existing wells on the property and Mr. King stated no.

Ch. Kalina entertained a motion to accept the preliminary site plan from GDP group on behalf of Highland School District Board of Education w/modifications discussed:

Mr. Schneider moved and Marzullo seconded.

Discussion followed: Mr. Schneider asked if this is a residential property and does anything have to be changed with zoning map?

Ch. Kalina stated they will have to go to the Appeals Board with their approved preliminary site plan. Ch. Kalina inquired about sound impacts to neighbors as the high school project had to make modifications after it opened. Discussion followed regarding chillers and the impact on neighbors and Mr. King explained that the new chillers were very quiet and would be installed as to not negatively impact neighbors.

Ms. Dermody had a question about lighting. She inquired if it will affect the people around the school. Mr. King stated lighting has improved, schools want to be lit up for security but found that schools will shut off lights at a certain time of night. With LED lights you can shorten the poles and you can focus them in certain directions. Their goal is to have a design so there's a zero light trespass over the property line.

Discussion followed regarding lighting and luminosity.

Mr. Powell questioned the security of the building. Mr. King addressed safety of occupants, he stated they take into account how a building is designed with a visible approach so anyone coming down the driveway will be seen, nothing for people to hide behind, when you come into the building the vestibule will be the waiting room, you will be buzzed in and contained in that space and there will be bullet proof glass, there will be a panic button for the secretary. The gymnasium and cafeteria will have their own entrance for after hours use. The individual classrooms also have safety features, including certain classes to be used as safe rooms. Further discussion followed regarding the safety of the children.

Ch. Kalina thanked everyone.

Roll found: Marzullo – yes, Schneider – yes, Powell - Yes Dermody – yes, Kalina – yes

Chairman's Report – after our last meeting we need to take a fresh look back at some of the proposed language (i.e. agritourism).

No other reports. Ch. Kalina noted that the next meeting is September 5, 2019 at 7:00 p.m.

Mr. McCarthy questioned if the 35 foot height restriction should be looked at further down the road. Ch. Kalina stated it was looked at by Sharon Township a few years ago and discussion followed regarding this topic and the possibility of losing out on business opportunities because of the height restrictions.

Mr. Marzullo then questioned approving the preliminary site plan -- isn't it the Board's purpose to ensure that it falls within the guidelines as printed and if it doesn't the BZA then says it doesn't but we will allow it. Ch. Kalina addressed that question and discussion followed.

Mr. Pearl questioned if the community wants to open things up to a Menard-type store. Discussion followed.

Ch. Kalina entertained a motion to adjourn the August 1, 2019 Zoning Commission Regular Meeting.

- Mr. Schneider moved and Mr. Powell second.
- No further discussion.
- Ch. Kalina called for vote to approve by saying Aye and/or if any abstained/opposed.
- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 9:06 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2019

Christopher Kalina, Chairman

Diane Dermody, Vice-Chairman

Calvin Powell, Member

Bruce Schneider, Member

Matt Marzullo, Member