

Ch. Kalina called the September 5, 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, ZI Wilson and Trustee Schulte

Ch. Kalina asked if everyone had received and read the minutes from the August 1, 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 August 1, 2019 Zoning Commission Regular Meeting Minutes as written.

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

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

OLD BUSINESS:

Ch. Kalina stated he would table the old business items until the end and move to new business.

NEW BUSINESS

Ch Kalina stated first item is the final site plan review for 1st Day School Supplies.

Ch. Kalina explained that the project consists of an industrial building that will be located on Center Road. 1st Day School Supplies had a preliminary site plan review by the Planning Commission and the project was preliminarily approved at that time. 1st Day School Supplies then appeared in front of Board of Zoning Appeals requesting two variances which were approved. 1st Day School Supplies is now in front of Planning Commission for final approval.

Joel Copley - 620 Construction 620 E. Smith Road, Medina

Mr. Copley described the proposed project, a 39,000 sq. foot facility. The plans have been submitted for storm water review and were approved. For the record Mr. Copley submitted a letter confirming storm water management was approved. Mr. Copley explained some of the additions to the site plan since the preliminary approval including the addition of existing drainage patterns and trees and outbuildings within 100 feet.

Ch. Kalina asked ZI Wilson if he had a chance to review and ZI Inspection Wilson explained that he has reviewed the updated plans. ZI Wilson stated he believes everything is in order.

V. Ch. Dermody met with ZI Inspector to review plans and confirmed that requested additions had been made.

Mr. Powell had no comments.

Mr. Schneider had no comments.

Mr. Marzullo had no comments.

Trustee Schulte stated he felt everything was transparent.

Ch. Kalina entertained a motion to approve the final site plan for 1st Day School Supplies as presented.

Mr. Marzullo moved and Ms. Dermody seconded.

Mr. Schneider stated that even though the height was approved by the Board of Zoning Appeals he still sees it as a problem in the Zoning book because of the 35 feet. Ch. Kalina stated the comments were duly noted.

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

Motion passed.

Ch. Kalina thanked them for coming.

Ch. Kalina stated that no one was present from Trails of Redwood Falls. The Board had received a packet regarding the project. The Medina County Dept. of Planning Services stated that they approved project with modifications. Trustee Schulte explained discussion that took place at the Medina County Planning Service meeting regarding the project, including the addition of relief lanes.

Discussion followed regarding the use of relief lanes to control turning traffic.

Trustee Schulte discussed the pouring of each of the phases in the Trails of Redwood Falls development and miscellaneous items regarding the homes and sidewalks in the development.

Discussion followed regarding sidewalks.

Mr. Marzullo stated that the 20 acre add on was not included on the plan. Discussion followed regarding whether that area should be represented on the plan that was submitted or only on Phase III plan. Discussion followed regarding dead end cul-de-sacs and turn arounds on streets and the difficulties associated with them for vehicles.

Discussion followed if the Trails of Redwood Falls project should be tabled.

Ch. Kalina stated the project could be tabled and they can ask the applicant to be present for the review or it can be approved with the modifications including satisfying all agency comments listed on staff report, satisfy all staff comments on staff report and include the total open space in block H reflecting the North East parcel connecting to Ridge Road.

ZI Wilson said either way the builder has to come back to discuss.

Discussion followed regarding tabling the project or approving with modifications.

Ch. Kalina entertained a motion to approve with modification the Trails at Redwood Falls final plat Phase 2 contingent upon satisfying all commenting agency comments reflected from the September 4, 2019 Planning Commission report and satisfying all staff comments reflected in the same report and requesting that the total open space in Block H reflect the open space of Northeast parcel which connects to Ridge Road.

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

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

OLD BUSINESS

Ch. Kalina stated that per his discussions with George Smerigan a revised plan was written to close the major loopholes existing in zoning law now. Ch. Kalina distributed a draft of the language for the Board members review. Ch. Kalina stated the language is written to encourage agriculture across the Township.

Ch. Kalina further described the details of Mr. Smerigan's proposed language including:

- In platted subdivisions ^{as history would not be equal to} ~~residents are asked to follow exact rules that would be followed everywhere in the Township. Any structure would~~ follow the same set-backs as the rest of the Township, per the zoning district. CK
- With respect to Agritourism, any plan should include the location, size and heights of proposed buildings, the description and location of parking, the proposed uses of buildings, the location and design of ingress and egress drives, the description of the agritourism operation and emergency contact info.
- Final item would be to address permanent ground signs which aren't addressed now. The Township doesn't have any language regulating agricultural ground signs.

Ch. Kalina stated that the language is written to reflect what is required throughout the Township and asked the Board to review and consider for the next meeting.

Ch. Kalina stated that his concern is there are loopholes and the Zoning Commission Board is being proactive by protecting neighbors, safety forces. This is all positive and at the same time allowing residents of Hinckley using their property the way they want.

Trustee Schulte asked if the Board will invite George Smerigan back to discuss the language and discussion followed regarding whether to bring George Smerigan to next meeting. It was agreed that the Board members would discuss the proposed language themselves and invite Mr. Smerigan after further discussions had taken place.

Ch. Kalina stated that he discussed the height of industrial buildings with the County Planning Commission and the County Planning Commission will do some research on that topic and get back to the Board. Discussion followed regarding industrial zones and heights of industrial buildings and equipment on top of industrial buildings.

Mr. Marzullo then asked about the history regarding height, as far as height maximization for additional storage. Trustee Schulte said it is related to the capabilities of fire departments, but now there is highly capable fire equipment. Discussion followed.

Mr. Schneider stated his concern is that it states heights of 35 feet in the Zoning Code and then someone wants 40 feet for stacking storage and then if they want to add air conditioning to roof that would increase the height. Discussion followed regarding this topic.

Ch. Kalina then gave his report, stating that he was contacted by the Boy Scouts about putting up temporary signs.

V. Ch. Dermody stated that people have asked about pesticides in Township and can it be prohibited. Discussion followed.

Mr. Schneider asked about solar information that Ch. Kalina wanted to discuss and Ch. Kalina stated it is a housekeeping issue that will be addressed for clarification.

Mr. Powell asked about language regarding a pond being included in the total area of the property regarding structures. Discussion followed.

Mr. Marzullo stated he would like the Zoning Commission Board to consider verbiage for Conservation Developments to keep the area between the primary thoroughfare and initial construction. For example, Redwood Falls, instead of keeping Conservation Area in back that no one will see, put it between the main road and homes. Discussion followed regarding the thought behind Conservation Development and if the Township has authority to regulate it.

Ch. Kalina stated next meeting will be October 3, 2016 at 7:00 p.m.

Ch. Kalina asked if the audience had any comments.

Mr. Richard Pearl stated he put solar panels on his house and his electric bill last month was \$0.50 cents. He actually made more electricity than he used. Also, with respect to 1st Day School Supply, he thinks it's wonderful that the BZA welcomed them into the community. He thinks that the height requirement should not be changed, it should be determined on a case by case basis.

Ch. Kalina entertained a motion to adjourn the September 5, 2019 Zoning Commission Regular Meeting.

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


The Zoning Commission Regular Meeting was adjourned at 8:40 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: 10/3, 2019



Christopher Kalina, Chairman



Diane Dermody, Vice-Chairman



Calvin Powell, Member



Bruce Schneider, Member



Matt Marzullo, Member