

Ch. Marzullo called the June 3, 2021 Public Hearing to order at 6:34 p.m.

Roll found: Marzullo, Fischer, Schneider, Crew, Manley

Also in the audience: Alternates Wrubel and Arline, Trustees Burns and Kalina

Ch. Marzullo welcomed the public to the public hearing and introduced the Zoning Commission members.

Ch. Marzullo asked if anyone has an abstention for the public hearing and there were none

Ch. Marzullo provided the attendees an overview of the public hearing:

- Per ORC Chapter 519, all text and/or map amendments to Township zoning must go through a specific and well-defined process; part of which ensures the right to public input into the process.
- This meeting is for the purpose of hearing public comments regarding the proposed text amendment additions and associated changes.
- Comments can be positive, negative or neutral.
- All who would like to comment must raise their hand virtually and be acknowledged by Trustee Kalina and state their name and address. Presenters will be taken in the order in which they raised their hand. Please note that everyone who wishes to speak will be allowed to speak but the Zoning Commission Public Hearings are limited to 2 hours so please be considerate of other's time.
- Should additional time be needed, a continuance can be noted along with date and time stated.
- All comments must be directed to the Zoning Commission.
- This public hearing is being taped for transcription purposes and written minutes will be the official record of this meeting. Please speak loud and clear.
- Order should prevail throughout this hearing. Debates, argumentative questioning, and/or cross-examining are not allowed.
- Comments must be specific to the topic at hand.
- All comments will also be taken into consideration by the Zoning Commission.

Ch. Marzullo asked Mr. Fischer to read the Public Hearing Notice that was published for public view.

Ch. Marzullo stated that approximately 5 years ago the Board began working on solar language with assistance from 350 Hinckley. Ch. Marzullo stated that the Board felt it was necessary to add language for more guidance regarding wall mounted solar arrays. Additionally, Ch. Marzullo stated that some of the definitions in the Zoning Regulations were archaic, specifically the definition of automobile service station, the Board wanted to give more structure for current type of gas stations. Also, the Board wanted to add language for future conservation developments that increased the setbacks so the conservation area is between the thoroughfare and the lots.

Trustee Kalina stated he spoke with Rob Henwood with the Medina County Planning Commission, and they have not reviewed the packet of proposed language at this time.

Ch. Marzullo stated the Board will not vote until after they receive the Medina County Planning Commission comments.

Ch. Marzullo opened the meeting up to comments from the Board members regarding the proposed language changes.

Mr. Fischer, Mr. Schneider, Ms. Crew and Mr. Manley had no comments. Ms. Wrubel stated that she felt the proposed language for conservation development will satisfy a lot of the residents and Mr. Arline had no comment.

Ch. Marzullo then opened the meeting up to the public for comments:

Gary Wolny – 2505 Laurel Road, Hinckley

Mr. Wolny stated he has been listening to the Zoning Commission meetings and he is very impressed with the work done on the solar panels. Mr. Wolny stated regarding the change to the definition for Service Station, he owns the property located at W. 130th and 303 which is zoned B-1. Mr. Wolny stated that based on discussions with former Trustee Schulte they brought in the TireMax based on their interpretation of the current language. Mr. Wolny stated that the Zoning Commission meetings regarding the service station language addressed the Copley Township zoning language and he would like to suggest the Board follow the language used by Copley Township which would include minor service like oil change and tire repair and also major services.

Ch. Marzullo cautioned about overgeneralizing by using the terms minor and major because that doesn't provide clear cut guidelines for the Board of Zoning Appeals, which is what they are trying to do.

Mr. Wolny again suggested they reference the language used by Copley Township that refers to minor and major service because he feels they are clearly defined. His concern is the impact the new language would have on his property.

Mr. Fischer stated that he appreciates what Mr. Wolny is saying as far as auto service station but he respectfully disagrees that a tire repair would have fallen under auto service stations. Mr. Fischer stated they are not taking away a use that currently exists, just adding a definition for what auto repair and service means, making the language more clear. Further discussion followed.

Ch. Marzullo stated he agrees with Mr. Fischer that he doesn't think they ever intended to have anything but a true refueling station in a B-1 District.

Richard Pearl – 1785 King Road, Hinckley

Mr. Pearl stated he is speaking for 350 Hinckley and he would like to thank Chris Kalina, former Chairman, and current Chairman Matt Marzullo and the Board for their work on the amendments for

the language regarding alternative energy and he would like to commend the Zoning Commission on their efforts.

Ch. Marzullo thanked Mr. Pearl and stated that the Zoning Commission wouldn't be where they are without the support from 350 Hinckley.

Matt Riley – 1090 River Road, Hinckley

Mr. Riley asked about the changes to the conservation district language, and he stated that it sounds like those changes are setback changes. Mr. Riley asked if it is easier to obtain a conservation district and is a conservation district rural.

Ch. Marzullo stated that the goal of the change is not to make it easier or more difficult to create, but they are trying to create the ability to keep as much of a rural feel as possible, the Board would like to see the conservation land surrounding the development and not just in the back of the development and they want the rural feel for all of the lots and not just a few of the lots. They want the rural feel for all Hinckley residents.

Ch. Marzullo stated that the initial intent of the conservation development was to have developers build further off the road and surrounded by land that is preserved, because of the current verbiage developers could put houses on the main road. The new proposed verbiage, along with the yield plan, will ensure we maintain as much of the rural community as possible so entire forests are not destroyed. Discussion followed regarding setback change proposed. Ch. Marzullo stated the goal is to create a pocket of conservation land around the development.

Mr. Fischer further explained that a conservation development is built on 100 acres or more and, by example, 50 acres of that land would be set aside for conservation land and the other 50 acres would be buildable. The way the current language is written, a developer could put the houses anywhere on that 100 acres, meaning they could put the homes by the road and the conservation land in the back. With the suggested setback language change, the houses could not be built on the road; it doesn't change how many houses can be built, only where conservation land is built. This will protect the rural feel of Hinckley from the main roads. Further discussion followed.

Ch. Marzullo explained the yield plan requires a developer to determine how many lots they could put on a 100 acre parcel as a standard 2 acre development – if putting in conservation development instead of 2 acre development you can only build 45 homes on that lot, and with the proposed language the developer will be required to have conservation land surrounding the homes in the development to maintain the rural feel from neighbors and anyone driving on the road.

Trustee Kalina shared his screen to provide a visual of an example of a standard development and a conservation development illustrating the proposed language changes. Discussion followed.

Mr. Riley asked if the yield plan applied to all landowners, and it was explained that it is for conservation developments which have to be at least 100 acres.

Ch. Marzullo stated that if there is no further discussion they will continue the Public Hearing to July 1, 2021 at 6:30 p.m. in order to take into account the comments from the Medina County Planning Commission and Medina County Prosecutor Brian Richter.

Ch. Marzullo entertained a motion to continue the Public Hearing until July 1, 2021 at 6:30 p.m.

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

Marzullo – yes; Fischer – yes; Schneider – yes; Crew – yes; Manley - yes

Trustee Kalina stated that the Medina County Planning Commission meets the first Wednesday of each month and the Zoning Commission meets the first Thursday of the month, so there might not be enough time for comments from the Medina County Planning Commission.

Ch. Marzullo entertained a motion to adjourn the June 3, 2021 Zoning Commission Public Hearing.

- Mr. Manley moved and Ms. Crew second.
- No further discussion
- Ch. Marzullo called for vote to approve
- All were in favor.

The Zoning Commission Public Hearing was adjourned at 7:17 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2021

Matt Marzullo, Chairman

Marcus Fischer, Vice-Chairman

Bruce Schneider, Member

Michelle Crew, Member

Dave Manley, Member