

Ch. Marzullo called the July 1, 2021 continued Public Hearing to order at 6:33 p.m.

Ch. Marzullo stated this meeting is being taped for transcription purposes only and the written minutes and attachments if any will serve as the official record for this meeting.

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

Also in the audience: Alternate Wrubel, Trustees Burns, Augustine and Kalina and Zoning Inspector Wilson.

Ch. Marzullo stated the purpose of the meeting is a continuation of the June 3, 2021 public hearing for proposed text amendments. Ch. Marzullo stated that the proposed text amendments have to be reviewed by the Medina County Planning Commission and because the Medina County Planning Commission meets the first Wednesday of each month and the Zoning Commission meets the first Thursday of the month, the Zoning Commission hasn't received the Medina County Planning Commission comments because they won't meet until next week. Ch. Marzullo stated the Zoning Commission is legally obligated to review the recommendations before they vote on the proposed text amendments so they will have to wait to receive the Medina County Planning Commission comments.

Ch. Marzullo stated he received some emails regarding the proposed text amendments and would like to include those in the record. Ch. Marzullo stated he received an email from resident, Lisa Rushworth regarding 18.7i regarding screening of ground mounted solar arrays. Ch. Marzullo read the email into record. Ms. Rushworth asked if the screening requirement is aesthetic?

Ch. Marzullo asked for comments from the Board regarding the screening requirements. Ch. Marzullo read the proposed amendment regarding screening of ground mounted solar arrays.

Mr. Fischer asked if there are other sections of the resolution that discuss screening, and Ch. Marzullo stated that screening is prevalent in the alternative energy section.

Ms. Wrubel discussed the other sections in the resolution that discuss screening, including the screening of parking areas and the screening of residential uses where a business district abuts a residential district.

Mr. Manley stated he interprets that Ms. Rushworth's concern is that this language would cut down on the efficiency of the solar panels. Discussion followed.

Ch. Marzullo stated Ms. Rushworth may be wondering what kind of screening can be used and he asked Ms. Rushworth to clarify what her question and concern is.

Mr. Fischer stated he thinks the language is consistent with current language in the Resolution.

Mr. Schneider stated that he has seen several solar arrays and none of them were screened and they were only 5-7 feet tall and he doesn't believe there is any way to screen an entire solar array from a neighbor.

Ch. Marzullo stated he would reach out to Ms. Rushworth and ask for clarification.

Ch. Marzullo asked Trustee Burns for his thoughts on Ms. Rushworth's concerns. Trustee Burns stated that Ms. Rushworth does cite a problem if the screening goes above the edges of the panels. Trustee Burns stated the Board will have to decide what does screening mean.

Angela Chesnick – Countrybrook Drive, Hinckley

Ms. Chesnick stated she has a neighbor that put in solar panels that were installed very close to her other neighbor's yard, and she believes it's important where the solar arrays are located on the property and the way the property is situated.

Ch. Marzullo stated that one of the complicated things about zoning is trying to figure out how to set up rules so everyone can be satisfied, they cannot force people to be good neighbors.

Discussion followed regarding the particular situation that Ms. Chesnick referred to.

Ch. Marzullo thanked everyone in the community who sent emails and got involved. Ch. Marzullo reviewed questions in some of the emails that were submitted as public record. Ch. Marzullo stated he does not respond to emails personally, he prefers to address them at the Zoning Commission meetings in a public forum so everything can be part of the public record.

Ch. Marzullo stated that regarding the question about why they are seeking changes, the Board of Zoning Appeals needs to have a clear understanding of how the Zoning Commission interprets the resolution. Ch. Marzullo stated that the current definition regarding service stations is very dated and doesn't relate to modern service stations so there was a need to modernize the language.

Ch. Marzullo addressed the question regarding who requested these changes, and Ch. Marzullo stated these issues come up during the course of their meetings and they develop over time.

Ch. Marzullo stated that regarding the question asking what impact this proposed language will have on current plans, Ch. Marzullo stated this doesn't affect any current plans. They can only go by what the current resolution language is.

Ch. Marzullo stated those were the only questions received that were related to the proposed text amendments.

Ch. Marzullo stated this public hearing will need to be continued for another month to allow for the Medina County Planning Commission to review the Zoning Commission's proposed language because they are legally bound to consider the comments from the Medina County Planning Commission.

Ch. Marzullo entertained a motion to continue the Public Hearing until August 5, 2021 at 6:30 p.m.

- Mr. Manley 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

Ch. Marzullo adjourned the July 1, 2021 Zoning Commission Public Hearing at 6:59 p.m.

The Zoning Commission Public Hearing was adjourned at 6:59 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