

Regular Trustee Meeting  
September 7, 2021

Chairman Burns called the meeting of the Hinckley Township Board of Trustees to order at 7:10 pm on August 17, 2021. Present were Trustees Burns, Augustine and Kalina, Fiscal Officer Martha Catherwood, Fire Chief Grossenbaugh, Service Director Mike Behary, 1 member of the press, 18 residents in person and 6 residents remote via Zoom. All present recited the Pledge of Allegiance to the Flag.

Mr. Burns made a motion to approve the Special Meeting Minutes of August 26, 2021 and the Regular Meeting Minutes of August 17, 2021. Kalina second. Vote: A-yes B-yes K-yes

**POLICE**

There was no business brought forth from the department.

**FIRE**

Ms. Augustine made a motion to hire Jared Bonnet and Matthew Evans as part-time Firefighters/EMTs, and David Ineman as a part-time Firefighter/Paramedic effective September 7, 2021 at a rate of \$14.35 per hour and a 12-month probationary period. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine proceeded with the Oaths for all three hires.

Ms. Augustine made a motion to accept a donation of a C2360SL3 Genesis Cutter (Serial # 2108C23683) and a S44-SL3 Genesis Spreader (Serial # S108S4490) from Firehouse Subs to the Hinckley Fire Department. The value of the donation is \$25,858.00. Kalina second. Vote: A-yes B-yes K-yes

Chief Grossenbaugh thanked Firehouse Subs for the auto extrication equipment donation.

Ms. Augustine made a motion to **amend** a motion for \$230.00 to **Howell Rescue Systems** to \$242.30, which includes a \$12.30 shipping and handling fee, Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion for appropriations of \$1,392.00 for Vector Check-It software from **Vector Solutions**. This software is used for vehicle and drug inventory checks and inventory. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion to approve appropriation in the amount of **\$5,235.00** for a truck cap for the new command vehicle from **A Better Truck Cap**. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion to adopt **Resolution #090721-01**, which enters into an agreement for medical control services with Metro Health System effectively immediately to September of 2026. The cost of the agreement is \$430.00 for the first year (one-time activation

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fee of \$150.00 plus annual rate of \$280.00) and \$280 annually for the term of the agreement. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion to adopt **Resolution #090721-02**, which enters into a business agreement with Stryker Corporation for EMS Charting software effective immediately to September of 2026. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion for emergency repair appropriations for 37-2 at **TPS Tire** for an amount not to exceed **\$1,200.00**. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion for appropriations not to exceed **\$2,300** for the following equipment from **Strobes N' More**: 60" Atom Rocker panel lights (pair) - \$319.99; Whelan Cenator Solo WeCan lightbar - \$1,140.90; Whelen Siren Amplifier with hand-held controller (Model 4200) - \$453.99; and a Strobe N' More Phantom 100-watt speaker - \$69.99. The not to exceed price includes shipping and handling which is not known at this time. Kalina second. Vote: A-yes B-yes K-yes

Chief Grossenbaugh informed the audience of the following events:

- Touch a Truck - September 26 from 1-4 p. m.
- Stuff the Squad - August 22 from 2-5 p.m. at the Fire Station
- Charity Softball game = Hinckley Fire vs Hinckley Police - September 24 at 7 p.m. at Kobak Field
- Chief Grossenbaugh announced that the Hinckley Fire Department was the recipient of the AFG Grant of approximately \$153,000.00.

### **SERVICE**

Mr. Behary informed the Trustees that Vassel Brothers have begun the OPWC paving project on the Forest Drive cul-de-sac.

Mr. Burns made a motion to adopt **Resolution #090721-03**, advertising for sealed bids for Bethany Lane roadway improvements to be placed in the Medina County Gazette on September 10, 2021. Sealed bids will be received by Lewis Land Professionals at the Hinckley Townhall at 1410 Ridge Road, Hinckley, Ohio, no later than September 24, 2021 at 2:00 p.m. A pre-bid meeting will be held at the Hinckley Townhall on September 17, 2021 at 2:00 p.m. The Engineer's Estimate for the base bid is \$262,185.00. Burns made a motion for appropriations to purchase a Kombi HL-KM hedge trimmer attachment through Akron Tractor at a cost of \$279.99. Augustine second. Vote: A-yes B-yes K-yes

Ms. Augustine asked Mr. Burns if the bid opening will require a Special Meeting. Mr. Burns stated likely so.

Mr. Behary presented a hydroseeding quote from Hydroseeding Pros in the amount of \$6,200.00 to repair areas within the Township right-of-way that have been persistent for many

years. All the Trustees felt that this repair is necessary. The item will be tabled while Mr. Behary obtains additional quotes.

Mr. Behary informed the Trustees that he is still awaiting a response from the Cleveland Metroparks on a proposed culvert replacement on Belles Road. The Metroparks has approached the Township about the upgrade in order to improve the water clarity and quality for the trout within this area. Mr. Behary stated that paving construction has commenced in this portion of Bellus Road and he needs a response from the Metroparks soon in order to coordinate the culvert replacement with the paving repairs.

Mr. Burns made a motion to contract with **Greene Leveling** to repair dropped pavement on South Canyon Trail in the amount of **\$10,500.00**. The Trustees noted the lifetime warranty provided by the company, as well as past performance by Greene Leveling as a reason to hire this company. Augustine second. Vote: A-yes B-yes K-yes

Mr. Behary presented a quote from Liberty Ford for a 2022 Ford F250 Extended Cab pick-up to replace the current SUV (formerly a police department vehicle) currently used as a Service Department truck. Mr. Behary explained that Liberty Ford's price is below state bid pricing and the vehicle will not be available for four to six months. The Trustees agreed that the purchase is necessary and the pricing satisfactory.

Mr. Burns made a motion to adopt **Resolution #090721-04**, to purchase a 2022 Ford F250 with an extended cab from **Liberty Ford** for the purchase price of **\$34,021.52**. Augustine second. Vote: A-yes B-yes K-yes

### **ZONING**

The Trustees reviewed and signed mylars for a parcel lot consolidation on West 130<sup>th</sup> ( Emil Wolny Properties) and a lot split on West 130<sup>th</sup> (Peebles property).

### **CEMETERY**

Mr. Burns addressed questions as to whether the wall stone being replaced at Maple Hill Cemetery would be available to residents. He stated that the stone will be moved to the Service Garage and be used by the Township for retention on future Township repairs.

### **TRUSTEES**

Mr. Kalina stated that Zoning Inspector Wilson has been doing a great job. Due to the increased zoning activity within the Township, Mr. Wilson has been required to work additional hours. Mr. Kalina feels that during this busy time it would be appropriate to increase Mr. Wilson monthly wage by \$500.00 per month through the end of the year. Mr. Burns and Ms. Augustine agreed that additional hours are necessary for Mr. Wilson.

Mr. Kalina made a motion to amend the 2021 Organizational Meeting Minutes to reflect a \$500.00 monthly increase in the Zoning Inspector monthly wage from \$900.00 a month to

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\$1,400.00 per month effective September 2021 to December 2021. Augustine second. Vote: A-yes B-yes K-yes

Mr. Kalina presented the Board with information regarding the Medina County Comprehensive Plan Grant Assistance Program, which provides a 50% match for comprehensive planning services up to \$5,000.00. Mr. Kalina asked the Board if they would be interested in participating in this opportunity, all agreed to move forward on this opportunity.

Mr. Kalina made a motion to adopt **Resolution #090721-05**, approving participation in the Medina County Comprehensive Plan Grant Assistance Program. Augustine second. Vote: A-yes B-yes K-yes

Mr. Kalina further discussed discussion he has had with OHM Advisors regarding the size of the Hinckley Township Comprehensive Plan Audit Steering Committee. OHM advises no more than eleven residents from different areas of the Township, one Trustee and one member of the Zoning Commission. It was decided that Trustee Augustine would serve as the Trustee for the committee. All community member will be welcome to participate in the public meetings following the audit. The Trustees discussed the composition of the steering committee and it was agreed that the public will be notified of the opportunity and be able to apply.

Mr. Kalina made a motion to approve appropriations to undertake a title search for 25 River Road for an amount not to exceed \$750.00. Mr. Kalina explained that this is the first formal step toward resolving a long-term zoning nuisance. Augustine second. Vote: A-yes B-yes K-yes

Ms. Augustine informed the Board that Sarah Moore, the Township labor attorney, has left Fisher and Phillips and is now employed at Zashin and Rich. Ms. Moore's hourly rate will remain the same. Ms. Augustine inquired as to whether the Board would like to continue to retain Ms. Moore for labor matters. The Board agreed that Ms. Moore has served the Township well within this capacity. Ms. Augustine stated she will discuss further with Ms. Moore and provide information at that next trustee meeting.

Ms. Augustine made an **amended** motion (August 17, 2021) to contract with Angel Printing for the printing and mailing of the 2021 Kimble Opt-out letter at a printing cost of \$1,277.11 and \$847.68 for postage. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine provided additional information on the following:

- She has spoken to Chief Centner regarding Ms. Debbie Ward's concern about drone activity in her yard. Chief Centner is researching enforcement options for these occurrences.
- A recent article indicated that the Township discussed using American Rescue Plan (ARP) funds for sewer and water in the center of Hinckley. Ms. Augustine stated that sewer was not discussed and is not an option for the ARP funds. Ms. Augustine read the list of uses for the funds.

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- Ms. Augustine informed the Board that an anonymous donor has donated \$50,000.00 toward the police station addition.

Mr. Burns presented the Trustees with the RAH Agreement that was approved by the Medina County Prosecutors Office, there being no further changes:

Mr. Burns made a motion to adopt **Resolution #090721-06**, entering into agreement with the Recreational Association of Highland as outlined in the agreement dated September 7, 2021. Kalina second. Vote: A-yes B-yes K-yes

Mr. Burns presented the Trustees with the Medina County Fiber Network Right of Entry into Customer Premises Agreement that was approved by the Medina County Prosecutors Office, there being no further changes:

Mr. Burns made a motion to adopt **Resolution #090721-07**, entering into agreement with the Medina County Fiber Network as outlined in the agreement dated September 7, 2021. Augustine second. Vote: A-yes B-yes K-yes

Mr. Burns stated that this agreement will begin paving the way for residential fiber internet to be available within Hinckley Township.

Mr. Burns provided additional information on the following:

- After investigating the current firewall configuration with TTX it was decided that it would not be practical to modify at this time, Mr. Burns feels that prior to a future TTX firewall contract being approved, Light House Solutions should be requested to provide a proposal for the firewall services.
- Mr. Burns has spoken with the architects under contract for the energy efficiency modifications proposed for the old fire station, it is their opinion that due to construction material price drops it would be a good time to advertise for bids to remove the bay doors and reconstruct the front of the building as per the architect drawings. All agreed.
- The Western Reserve Conservancy will hold an informational meeting in person and via Zoom on land preservation at the Hinckley Township Administration Building on October 6, 2021 at 7:00 p.m.
- The Hinckley Women's Club and presenter Bob Gillingham will offer a FinMango free program "How to Become a Millionaire" on September 25 from 9:00 a.m. to noon.

Mr. Burns made a motion to adopt **Resolution # 090721-09**, which approves the Medina County Auditor's Office Amended Certificate of Available Resources dated August 21, 2021 (#5) for a total amount of \$9,452,033.56. Kalina second. Vote: A-yes B-yes K-yes

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Ms. Augustine made a motion to adopt **Resolution # 090721-10**, which approves Supplemental Appropriations and Budgets amounts effective September 7, 2021. for an amended Final Appropriation of \$7,126,050.12. Kalina second. Vote: A-yes B-yes K-yes

Ms. Augustine made a motion to adopt **Resolution # 090721-11**, which approves the following reallocation:

\$2,400 from 2031-330-420-0000 (Operating Supplies) to 2031-330-211-0000 (OPERS)  
\$10,000 from 2031-330-420-0000 ( (Operating Supplies) to 2031-330-221-0000  
(Medical/Hospitalization)

Kalina second. Vote: A-yes B-yes K-yes

Mr. Burns made a motion to approve Electronic Warrants to the Ohio Bureau of Workmens' Comp. Kalina second. Vote: A-yes B-yes K-yes

Ms. Catherwood stated the fund status is \$6,880,166.04.

Burns made a motion to pay the bills and payroll in the amount of \$57,556.45. Kalina second. Vote: A-yes B-yes K-yes

Mr. Burns made a motion to adopt **Resolution # 090721-12**, approving the Purchase Order Listing as follows:

Blanket/Super Blanket Certificates- 77-80-2021 and Purchase Orders 70-71-2021  
For the amounts and to the vendors as submitted.

Augustine second. Vote: A-yes B-yes K-yes

### **FLOOR**

Matt Riley (River Road) asked the Trustees what the estimated number of steering committee members for the comprehensive plan audit would be. The Trustees responded 12-15 participants.

Mr., Kalina read a letter from 350 Hinckley in support of the September 7, 2021 proposed zoning amendments, specifically the solar amendments and the service station definitions.

Rich Hartman ( Mattingly Road) expressed his displeasure at the approval of the senior housing project by the Township Board of Zoning Appeals. He shared his concern that the units may become Section 8 housing units. Mr. Kalina replied that in his opinion the monthly rental fees indicated by the developer of \$2,000 to \$3,000 monthly will be prohibitive for Section 8 eligible renters. Ms. Augustine explained that Trustees did not approve the project and that senior housing has been in the Zoning Resolution for almost twenty years as it was supported by the community in the last two Comprehensive Plans. Mr. Hartman continued to complain about the Kimble single-hauler garbage program and a neighborhood dispute.

Bob Jenkins (Mattingly Road) informed the Trustees that he is party to the neighborhood dispute brought up by Mr. Hartman. He feels that Township zoning did not address his complaint that his neighbor is using his residential property for a landscape business and is frustrated that he has had to file a civil action at his expense. The Trustees responded that the Township has responded to Mr. Jenkins concerns within the Township's authority.

There being nothing further from the Floor, the Trustees began discussion regarding the proposed zoning text amendments. Mr. Kalina suggested addressing the text amendments individually by topic.

Mr. Kalina stated that he had no opposition for all the solar-related text amendments and feels they clarify and further the use of solar power. Ms. Augustine and Mr. Burns agreed. There being no further discussion:

Mr. Kalina made a motion to adopt **Resolution #090721-13**, approving all solar-related zoning text amendments and sub-sections as submitted by the Hinckley Township Zoning Commission effective November 1, 2021.

**Chapter 4: Section 4.16 Projections into Required Yards add and remove text; add punctuation; Chapter 6: Sub-Section 6R1.2 Permitted Uses (6R1.2.E.5) add text; Sub-Section 6R2.2 Accessory Uses (6R2.2.D.5) add text; Table of Contents: Chapter 18 – Alternative Energy Facilities Section 18.5 & 18.6 add text; and update page numbering; Chapter 18: Sections Alternative Energy Facilities (Section Titles) add text to chart; Section 18.3 Uses to Accessory add and change text; Section 18.5 Roof Mounted Solar Arrays in Residential Districts (18.5.A & B) add text; Section 18.6 Roof Mounted Solar Arrays in Non-Residential Districts (18.6.A & B) add text; Section 18.7 Free Standing or Ground Mounted Solar Arrays (18.7.G) add text; Section 18.8 Roof Mounted Wind Energy (18.8.F) add punctuation " ' " and Section 18.9 Free Standing or Ground Mounted Wind Energy Facilities (18.9.I) add punctuation.**

Augustine second. Vote: A-yes B-yes K-yes

Mr. Kalina thanked both the Zoning Commission and 350 Hinckley for their efforts and support of these zoning text amendments.

The Trustees discussed the proposed zoning text service station definition proposal next. Mr. Kalina stated that the Medina County Planning Commission had a lengthy discussion on this topic and had not recommended approval of the submitted changes. Mr. Kalina added that the Medina County Planning Commission felt that it was important to obtain a public consensus on what was envisioned for this B-1 property (West 130<sup>th</sup>/Center Rd.) prior to approving this specific service station definition. The Trustees agreed that it was premature to approve these changes until the comprehensive plan audit is undertaken. Mr. Burns added that electric automobile recharging stations may have specific requirements that impact location sites. Mr. Kalina further noted that the resolution must be in accordance with the comprehensive plan

and the township has to ensure these updates are done legally as they will set the tone for the future of this district. The Trustees agreed that the township is not abandoning this language, simply rejecting at this time to revisit at a later date.

Mr. Kalina made a motion to adopt **Resolution #090721-14**, denying the service station definitions and associated language as submitted by the Hinckley Township Zoning Commission.

**Chapter 6: Sub-Section 6B.3 Schedule of Permitted Uses (6B.3.C.1) change text; Sub-Section 6I2.2 Permitted Uses (6I2.2.H & I) change text; Chapter 9: Section 9.4 Off-Street Parking 9.4.D.2. & 4) change text; Chapter 3: Section 3.2 Definitions Remove Automobile Service Station; Add Automobile Refueling and Recharging Station; Add Automotive Repair and Service**

Augustine second. Vote: A-yes B-yes K-yes

The Trustees reviewed the final proposed text amendment topic which was related to Conservation Development language. The Trustees had no opposition to the proposed language increasing the perimeter setback. Mr. Kalina stated he supported the increase from 90-ft. to 500-ft. separating the first building unit from the public right away. He added that zoning consultant George Smerigan had also expressed support for this increase. Ms. Augustine and Mr. Burns expressed their support for a more moderate increase due to lack of support for the 500-ft. distance by both the Medina County Prosecutors Office and the Medina County Planning Commission. Both of these reviews had cited the significance of the increase and the lack of justification for the increase, leading to the potential for a legal challenge. Mr. Kalina shared that the zoning resolution allows for a waiver allowing flexibility based on an individual site plan.

After further discussion the Trustees agreed to base their decision on setbacks from the public right-of-way for Walden Reserve and Wakefield Run; both in excess of the current 90-ft. minimum and acceptable aesthetically. It was determined that an average setback of 300-ft. existed. There being no further discussion:

Mr. Kalina made a motion to adopt **Resolution #090721-15**, modifying Conservation Development language as submitted by the Hinckley Township Zoning Commission from 500 feet to 300 feet,

**Chapter 6: Sub-Section 6R1.7.E.2. Lot Requirements add text e. (No lot shall be less than 300 feet from the public right-of-way of any existing public street) and f **Sub-Section 6R1.7.E.3. ~~Perimeter Building Requirements~~ change text a. (The minimum setback from the public right-of-way of any existing public street shall be 300 feet for any building, excluding any structure primarily used for common mailboxes.) and b, along with related subsections for perimeter building and lot setback requirements effective November 1, 2021.****



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Augustine second. Vote: A-yes B-yes K-yes

Burns made a motion to adjourn the meeting at 9:50 pm. Augustine second. Vote: A-yes B-yes  
K-yes

**The Board signed purchase orders and bills.**

The minutes of the meeting were approved by: