

Trustee Special Meeting

5/31/2022

The Special Meeting was called to order on Tuesday, May 31, 2022 at 8:13 p.m. by Trustee Augustine. Present were Trustees Melissa Augustine, Monique Ascherl, Jack Swedyk, and Fiscal Officer Martha Catherwood. 47 residents attended in person and 17 residents attended virtually.

Ms. Augustine stated the purpose of the Special Meeting was for discussion and decision on the proposed Map Amendment for 1586 Center Road.

Trustee Augustine stated that the meeting is being recorded for transcription purposes only.

Discussion between the Trustees and Highland Board of Education (BOE) member Chris Wolny as to whether the rezoning request was solely for financial reasons. Mr. Wolny replied that the role of the Highland School Board is to assure fiscally responsible actions are taken in order to fulfill their roles. The rezoning request is to ensure that the taxpayers will receive the highest possible return on the sale of the property and building when it is sold.

Discussion ensued as to whether the Hinckley Township Comprehensive Plan indicates the site for future commercial development and the resultant benefit to the Township if that occurs. Mr. Wolny acknowledged that this is an emotional issue, but it is the BOE's opinion that after a review of the Township's Comprehensive Plan the rezoning of this property results in a contiguous B-2 (Town Center District) transition.

Trustee Swedyk agreed that the BOE needs to act in a fiscally responsible manner, but asked if this is the time to rezone/and or dispose of the property. Mr. Wolny replied that the ongoing maintenance costs require the BOE to act in a timely manner.

Ms. Augustine referred to the 2015 Comprehensive Plan Future Land Use Map indicating that the school property is shown as a future B-2 (Town Center District) use. She stated she had spoken to over 220 people regarding the rezoning; the results were 63 favored the property remaining residential and 158 favored the property be changed to B-2 (Town Center District). She recited several comments she received and stated she will take her direction from the Comprehensive Plan and the citizens that she spoke with, as well as the citizens at the hearing.

Mr. Swedyk replied he does not discount the comments received by Ms. Augustine, but he feels that he currently does not see the need to create another B-2 (Town Center District) property within the Township. Discussion regarding potential uses continued, with Mr. Wolny stressing that the map amendment request is not driven by potential uses, and is not required as part of the application process.

Ms. Ascherl stated that she feels the 2015 Comprehensive Plan can be interpreted differently, she would like to see any extension of the B-2 (Town Center District) include small scale businesses. She added that any potential uses of the existing building may require upgrades that are financially unattainable for a small business owner.

At this time there being no further discussion Ms. Augustine began to motion for a Resolution adopting the map amendment. Mr. Wolny requested a five-minute recess in order to confer with Highland Superintendent Aukerman.

Ms. Augustine motioned for a five-minute recess at 8:50 p.m. Swedyk second. All in favor.

Ms. Augustine motioned for the meeting to resume at 8:57 p.m. Swedyk second. All in favor.

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Mr. Wolny indicated that he had asked Superintendent Aukerman if a “Dollar General” or other like commercial establishment could be deed restricted from any potential ownership uses. While it was determined that this could not specifically be done, potential may exist to apply deed restrictions as to allowable uses on a “case-by-case basis” when purchase bids are received by the Board of Education.

Mr. Swedyk stated that he was not compartmentalizing any part of the Comprehensive Plan and was basing his decision on the entire plan.

Ms. Augustine stated she was basing her decision on the Comprehensive Plan and the people she spoke to.

At this time Ms. Augustine moved the following:

A motion adopting **Resolution #053122-01**, approving the adoption of the amendment request to the District Map requesting a zoning map change by the Highland Board of Education – Chris Wolny 3880 Ridge Road Medina, Ohio 44256 to rezone permanent parcel number 01603D0100 - otherwise known as 1586 Center Road Hinckley, Ohio 44233, in the area of RT 303 (Center Road) and RT 3 (Ridge Road) of Hinckley Township from R1 – Residential District to B2 – Hinckley Town Center District

Swedyk second. Vote: ASCH-no, S-no, AUG-yes

Ms. Augustine made a motion to adjourn the Special Meeting at 9:01 p.m. Swedyk second. Vote: ASCH-yes, S-yes, AUG-yes

Minutes of the meeting approved by:
