

Hinckley Township 1410 Ridge Road Hinckley, Ohio 44233

Zoning Commission

Thursday, November 3, 2022

Continued Public Hearing @ 6:30 p.m.

Re: Map and Text Amendment
with a Regular Meeting to follow

AGENDA

Meeting Attendees

Zoning Commission Member Roll

	CPH	REG
Fischer		
Crew		
Marzullo		
Manley		
Spellman		
Engleman		

Guests:

Augustine _____ Wilson _____
 Swedyk _____ Calabro _____
 Ascherl _____

ZONING COMMISSION MEETING WILL BE IN-PERSON with virtual option to observe/listen
GO TO www.Zoom.us, sign-in, enter Meeting Room 8710930585 and Passcode 2784181
Or dial (312)626-6799 and follow the prompts
 Directions can also be found at www.hinckleytpw.org

Continued Public Hearing – Map & Text Amendment Proposal from 10/10/2022

- I. Opening Comments and Roll Call
- II. Explanation and Public Hearing Process
- III. Review and Comment on Map & Text Amendment Proposal

Subject of the hearing is as follows:

To review proposed amendment request to the Hinckley Township Zoning Resolution from the Township Zoning Commission as follows:

Amendment request to the District Map: Rezone all portions of permanent parcel numbers 016-03A-35-016, 016-03A-35-018, 016-03A-35-017, 016-03A-35-002, 016-03A-35-003, 016-03A-35-007, 016-03A-35-004, 016-03A-35-005, 016-03A-35-006, 016-03A-40-001, 016-03A-40-003, 016-03A-40-002, 016-03A-40-041, 016-03A-40-005, 016-03A-40-006, 016-03A-40-008, 016-03A-40-007, 016-03A-40-009, 016-03A-40-010, 016-03A-40-011, 016-03A-40-012, 016-03D-01-013, 016-03D-01-012, 016-03D-01-018, 016-03D-01-010, 016-03D-01-001, 016-03D-01-002, 016-03D-01-003, 016-03D-01-004, 016-03D-01-005, 016-03B-43-018, 016-03B-43-022, 016-03B-43-013, 016-03B-43-012, 016-03B-43-011, 016-03B-43-010, 016-03B-43-009, 016-03B-43-008, 016-03B-43-007, 016-03B-43-006, 016-03B-43-004, 016-03B-43-003, 016-03B-43-002, 016-03B-43-001, 016-03B-37-019, 016-03B-37-020, 016-03B-37-017, 016-03B-37-027, 016-03B-37-021, 016-03B-37-014, 016-03B-37-013, 016-03B-37-012, 016-03B-37-011, 016-03B-37-009, 016-03B-37-010, 016-03B-37-008, 016-03B-37-007, 016-03B-37-006, 016-03B-37-005, 016-03A-40-042, and 016-03B-43-005 presently zoned B2 - Hinckley Town Center District to B3 - Historic Town Center District.

Amendment request to the District Map: Rezone permanent parcel numbers 016-03D-09-048, 016-03D-15-006, 016-03D-09-009, 016-03D-09-049, 016-03D-09-012, and 016-03D-09-013 from B1 - General Business District – to R1 – Single-Family Residential District.

Amendment request to Zoning Regulations: Amendments to the following Chapters CH 3: Definitions; CH 4: General Regulations; CH 5: Districts and Map; CH 6: District Regulations; CH 7: Conditional Zoning Certificate; CH 11: Site Plan Review; CH 16: Sexually Oriented Business; and CH 18: Alternative Energy Facilities and grammatical changes throughout to correct spelling, references to Zoning Resolution, page numbers, etc.

After the conclusion of this hearing, the matter will be referred to the Hinckley Township Board of Trustees for its action and further determination.

Copies of the proposed amendments will be available for public viewing from the date of this notice to the date of hearing at the Zoning Department located in the Administration Building at 1410 Ridge Road, on Monday 10:00 a.m., Tuesday through Thursday 9:00 a.m. to 2:00 p.m. and Friday 9:00 a.m. to noon. Information may also be found on the Hinckley Website at www.hinckleytpw.org under Community/Township News & Events titled Zoning Commission – Public Hearing.

All interested parties are asked to attend the hearing. Written comments may be sent to the Hinckley Township Zoning Commission, P.O. Box 344, Hinckley, OH 44233. Log into www.hinckleytpw.org for Virtual Zoom option to observe/listen only.

- IV. Public Comments
- V. Adjourn

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Regular Meeting

I. Opening Comments and Roll Call

II. Review and Approve Minutes

- 1) ZC Regular Meeting Minutes – October 6, 2022
- 2) ZC Public Hearing Minutes – October 10, 2022

III. Old Business

- 1) Review proposed text and map amendments includes:
 - a. Conditional and permitted uses within B1 & B2 districts and creation of B3 (Town Center) district
 - b. Rezoning of B1 district at corner of Bellus and Hinckley Hills
 - c. Short-term rentals
 - d. Setbacks for accessories structures with R1 & R2 districts
 - e. Alternative energy
 - f. Abandonment of Conditional Use
 - g. Clerical issues

IV. New Business

- 1) Preliminary Site Plan Review - 1st Day School Supply (2659 Center Road)

V. Chairman's Report

- 1) Next Regular Zoning Commission Meeting – December 1, 2022

VI. Board Member's Reports

VII. Other Business

VIII. From the Floor

IX. Adjourn