

Ch. Fischer called the December 1, 2022 Zoning Commission Regular Meeting to order at 7:02 p.m.

Ch. Fischer stated that this meeting is being recorded for transcription purposes and the written minutes and attachments, if any, will serve as the official record of this meeting.

Ch. Fischer stated that on behalf of the virtual audience, we ask that the public joining in person approach the podium in the event they would like to speak, they will need to announce their name and address prior to speaking, additionally we ask that the audience save personal conversation for after the meeting as additional voices cause confusion for those attending virtually.

Roll found: Fischer, Crew, Marzullo, Manley, Spellman had an excused absence, Engleman

In the audience were Trustee Augustine and Zoning Inspector Wilson. Trustee Swedyk attended virtually.

Ch. Fischer stated that Ms. Engleman will serve as a full voting member in Mr. Spellman's absence.

Ch. Fischer asked if everyone had received and reviewed the minutes from the Zoning Commission Public Hearing on November 3, 2022 and if there were any comments or corrections. There were no requested amendments.

Ch. Fischer stated he would entertain a motion to approve the November 3, 2022 Zoning Commission Public Hearing minutes, as written.

- Mr. Manley moved and Ms. Crew second.
- There was no further discussion.
- Board was polled, Ms. Engleman abstained.
- All others were in favor.

Ch. Fischer asked if everyone had received and reviewed the minutes from the Zoning Commission Regular Meeting on November 3, 2022 and if there were any comments or corrections. There were no requested amendments.

Ch. Fischer stated he would entertain a motion to approve the November 3, 2022 Zoning Commission Regular Meeting minutes, as written.

- Ms. Crew moved and Mr. Marzullo second.
- There was no further discussion.
- Board was polled, Ms. Engleman abstained.
- All others were in favor.

Ch. Fischer stated they have no Old Business and they have one item of New Business, which is an amended final site plan for the Village at Hinckley Oaks. Ch. Fischer stated that after the entryways were poured at the Village of Hinckley Oaks, which has previously been referred to as senior housing, it was discovered that some of the entryways were too narrow for the fire engines turning into the entryway.

Ch. Fischer shared a diagram of the turning radius for the fire engines turning into the entryway of the Village of Hinckley Oaks. Ch. Fischer stated that the concern was that the fire engines would have to go left of center when pulling into the entryway off of Route 303 coming from the east toward the west. Ch. Fischer stated they worked with the Developer, the Medina County Engineer, and the Zoning Department to determine a resolution to widen the roads adjacent to the entryways where the islands are located.

Ch. Fischer stated, based on the diagram, they are proposing amendments to both entryways. Ch. Fischer stated on the entrance side from Route 303, they are adding a proposed sidewalk that is 4 feet wide – that proposed sidewalk was previously planned for the exit side of the entrance, but they are moving it to the entry side to give the additional 4 feet of space. Ch. Fischer stated on the other side they cannot do a 4 feet sidewalk because of a water vault, so they are doing an additional 1 foot of pavement -- that side was a lesser concern to the Fire Department and they are comfortable with this proposal. Ch. Fischer stated on the W. 130th entryway they are proposing the 4 feet sidewalk on both sides of the island.

Ch. Fischer stated that the Zoning Resolution requires that any amendment to a final site plan must come before the Planning Commission for review and approval, so that is why they are reviewing this now.

Ms. Engleman asked for a clarification of the 4 amendments to the site plan. Ch. Fischer further described the proposed amendments to the site plan. Ch. Fischer stated the Fire Department has reviewed the proposed amendments, and they approve of them.

Zoning Inspector Wilson stated the Fire Department has taken their equipment to the location, and they are satisfied with the proposed amendments.

Ch. Fischer stated he would entertain a motion to approve the amendments to the final site plan.

- Mr. Marzullo moved and Mr. Manley second.
- There was no further discussion.
- Board was polled.
- All were in favor.

Ch. Fischer stated the Planning Commission Organizational Meeting will take place on January 5, 2023 at 7:00 p.m. with their Regular Meeting following that meeting. Ch. Fischer stated he has been working with the Zoning Department to make their Organizational Procedures more consistent with the Board of Zoning Appeals Procedures, so he will start reviewing them and then will distribute his proposed changes to everyone for review.

Ch. Fischer stated there is an open board position and the deadline for resumes is December 9, 2022 at noon. Ch. Fischer stated there is more information on the Township website, and if anyone is interested in submitting a resume, please submit to the Township Trustees by the deadline.

Ch. Fischer asked if there were any more comments.

Mr. Marzullo stated he has heard from multiple people in the community asking about Ch. Fischer's interest in specific parcels that they have been rezoning. Mr. Marzullo stated he wanted Ch. Fischer to know about this and give Ch. Fischer the opportunity to speak about it.

Ch. Fischer stated he has not been interested in parcels they have been rezoning, he had started the process of making an offer for property on Ridge Rd., south of the Business District. Ch. Fischer stated that prior to the rezoning, he made an offer for the Icon Building on the north side of Route 303 and the only other property he looked at, and is under contingency for, is a residential property on Mattingly. Ch. Fischer stated he also looked at the school, but that was after the proposed amendment – he had several discussions about acquiring the school property but that didn't work out. Ms. Engleman stated she has also heard from people regarding this matter. Ch. Fischer further stated it is the residential parcel directly south of M&T; he was trying to acquire 20 acres for his personal residence and it didn't work out so he found the property on Mattingly, which is for his personal residence.

Ch. Fischer shared an email he received from Mr. Spellman.

Good afternoon. I was hoping to attend tonight, however, due to a last minute conflict I cannot. In lieu of being there in person I wanted to share a few words of appreciation with this group. 2022 has been an amazing year and I am thankful for the opportunity to sit on this Zoning Commission for a second time. It's a true blessing to work with a group having so many unique perspectives, ideas, approaches, personalities, etc. Yet, even as diverse as each of you are, you share something in common – you love Hinckley, you want what's best for this Township, you act with respect, you act objectively and you all stepped up to be active leaders. To be a part of this is very humbling. For me this year started off with a bang, perhaps alleged controversy in my appointment, a January organizational meeting that went 0-60 in under a second and a few citizens that didn't agree with any of it and to that I want to thank you all for taking the time to understand me and my perspectives and for allowing me to contribute. You gave me a fair opportunity to serve on this Board and I'm grateful for it. Continue to drive well-rounded legislation and please push for more conversation and preservation within the community. I wish you all a wonderful December. Happy Holidays.

Ch. Fischer stated he would like to echo Mr. Spellman's comments, and coming into this position, he is a rookie in this and everyone has handled everything with grace and are humble when working with him. Ch. Fischer stated he has always strove for respect, responsibility, and civility and he believes this Board and the public in general have conducted themselves very well this year, and he is very grateful for what they have accomplished this year.

Ch. Fischer asked if there were any other comments, and there were none.

Ch. Fischer entertained a motion to adjourn the December 1, 2022 Zoning Commission Regular Meeting.

- Mr. Manley moved and Ms. Crew second.
- No further discussion.
- Board was polled.

- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 7:20 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2023

Marcus Fischer, Chairman

Michelle Crew, Vice-Chairman

Matt Marzullo, Member

Dave Manley, Member

(absent)
Bill Spellman, Member

Cindy Engleman, Member