

Ch. Fischer called the January 5, 2023 Zoning Commission Regular Meeting to order at 7:51 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, Engleman

In the audience was Trustee Augustine.

Ch. Fischer asked if everyone had received and reviewed the minutes from the Zoning Commission Regular Meeting on December 1, 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 December 1, 2022 Zoning Commission Regular Meeting minutes, as written.

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

Ch. Fischer stated their first order of business is the continuation of the preliminary site plan review for First Day School Supply located at 2659 Center Road. Ch. Fischer asked the applicant's representative if he would like to speak.

Joel Copley – 309 Monroe Street, Monroeville, Ohio

Mr. Copley stated he is with Janotta and Herner. Mr. Copley explained that at the previous Planning Commission meeting, their site plan did not have the required parking for the proposed addition. Mr. Copley stated the Code allows for shared parking with adjacent properties and there is a purchase agreement in place with RBS, which is on the adjacent property to the Southwest. They are in the process of doing due diligence and the identification survey is complete, the building inspection and the environmental inspection are complete. Mr. Copley stated, per his discussion with Zoning Inspector Wilson, it was his understanding they could ask for approval contingent upon final paperwork being submitted to the County. Mr. Copley stated they will share 37 spaces with the RBS property.

Ch. Fischer stated that the Board had reviewed the preliminary site plan previously and all the criteria was met except for the parking. The code for warehousing requires one space for every 1,000 square feet, and based on this they would need 98 spots, which wasn't possible in the area they proposed. Ch. Fischer

confirmed that Section 9.5 allows for shared parking and the parcel doesn't have to be owned by the same party, but they do have to work out an agreement and that has to be reviewed by the Township's legal counsel to confirm it is a binding agreement that allows for the shared parking.

Ch. Fischer stated he forwarded the site plan to the Township's legal counsel and, after discussions, it was determined the proposal meets the requirements of the Code. Ch. Fischer stated they can approve the preliminary site plan with the condition that they arrive at a binding agreement approved by Hinckley Township's legal counsel. Ch. Fischer discussed where the additional spots would be located and stated that Zoning Inspector Wilson has reviewed the plan and he is comfortable with it.

Ch. Fischer asked if there were any comments or questions and there were none.

Ch. Fischer reviewed the requirements for preliminary plans to confirm they have been met and confirmed the applicable requirements have been met.

Ch. Fischer entertained a motion to approve the preliminary site plan amendment contingent upon approval of the binding agreement by the Medina County Prosecutor's office for the shared parking.

- Mr. Marzullo moved and Ms. Crew second.
- There was no further discussion.
- Board was polled.

Fischer – yes; Crew – yes; Marzullo – yes; Manley – yes; Engleman – yes

Ch. Fischer stated the preliminary site plan has been approved. Ch. Fischer stated technically First Day School would have to come back for a final site plan approval, but there is nothing additional that the Zoning Commission would see in a final site plan, so they have the option under Chapter 11 to waive this requirement for the final site plan. Ch. Fischer stated the Zoning Department agrees that there is no reason to have a final site plan review.

Ch. Fischer entertained a motion to waive the final site plan review.

Mr. Marzullo asked if that is contingent on no more changes and Ch. Fischer stated that is correct.

- Mr. Marzullo moved and Ms. Engleman second.
- There was no further discussion.
- Board was polled.

Fischer – yes; Crew – yes; Marzullo – yes; Manley – yes; Engleman – yes

Ch. Fischer stated the requirement for a final site plan has been waived and the applicant will have to work with their attorney to come up with the binding agreement and then that will have to be reviewed by the Medina County Prosecutor's office and once it is approved, the Zoning Department can issue the Zoning Certificate.

Ch. Fischer stated there is no other Old Business and regarding New Business he would like to have a discussion about the Board's goals for 2023.

Ch. Fischer stated that the Trustees agreed with the Board's recommendations for the proposed zoning map and text amendments – Buzzards Cove will remain a B-1 District, Town Center will be B-3 District, and the recommended text amendments were approved with today being the effective date for all of the changes.

Ch. Fischer asked if the Board would still like to look at changing the zoning for the Buzzard Cove portion to possibly a B-2, B-3 or a new B-4.

Mr. Marzullo stated he would like a current copy of the Zoning Resolution. Ch. Fischer asked the Board members if they wanted a hard copy or an electronic copy.

Mr. Marzullo stated he feels it would be worthwhile to discuss the zoning of the Buzzards Cove area to not impact the area but still make sure it can only be developed in a way that is beneficial to the community.

Ch. Fischer stated they might want to look at the Chapter regarding riparian setbacks. Ch. Fischer asked if the Board would like to look at the B-2 District, B-3 District, design standards, or setbacks -- he feels there is not strong support for design standards but they might want to start thinking about that. Discussion followed.

Mr. Manley discussed Town Center and design standards and stated he felt they would need a better idea regarding water in that area because businesses and developers might not want to invest there without water. Mr. Manley stated that the key is to protect the neighborhood in the Buzzards Cove area.

Ms. Crew asked about the Historic District in Town Center and why they changed that. Further discussion followed regarding design standards and what that requires.

Ch. Fischer stated his thinking is as people rehabilitate the buildings. it would be good to have guidance for them relative to what the Township would like to see in that area. Ch. Fischer stated he feels this would encourage people to invest in and help to create the character for this Township.

Cindy Engleman stated she thinks they should put design standards on hold and a topic she suggests would be keeping things spacious. Ms. Engleman suggested they consider language that would allow residential properties to continue to maintain a rural look. Ms. Engleman asked if they do overlay zones. Discussion followed and it was confirmed that deed restrictions can be placed on properties.

Ch. Fischer stated he would like to revisit Conservation Developments, particularly the front yard setbacks – this is one of the items brought up with the Steering Committee and the consultant. Ch. Fischer stated he has seen Zoning Resolutions with earthen mound language in developments which are put in to conceal homes – but they don't look natural – should they be allowed and if so, what specs should be considered.

Mr. Manley asked if the Board of Zoning Appeals might have suggestions for things that come before them regularly that should be cleaned up. Ch. Fischer stated he is meeting with the Chair of the Board of Zoning Appeals soon and he will ask, additionally he will ask the Zoning Department if they have anything.

Ch. Fischer stated the topic that has come up the most recently is Riparian Setbacks and discussion followed regarding same.

Ch. Fischer stated they will plan on looking at the parcels at Buzzards Cove and whether they want to rezone that area, and they will also look at the Riparian Section.

Ch. Fischer stated the next Regular Zoning Commission Meeting will be February 2, 2023 at 7:00 p.m.

The Board had no further comments – Ch. Fischer asked if there were any comments from the public.

Richard Pearl – King Road, Hinckley

Mr. Pearl stated with respect to the Board of Zoning Appeals, they could ask if they want help with light pollution. Mr. Pearl suggested revisiting the definition of Automobile Service Stations, they had proposed a definition for electric vehicle charging stations and maybe they can look at that.

Ch. Fischer stated he considered discussing outdoor light control in the past, so he appreciates Mr. Pearl's suggestion.

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

Ch. Fischer entertained a motion to adjourn the January 5, 2023 Zoning Commission Regular Meeting.

- Ms. Crew moved and Mr. Marzullo second.
- No further discussion.
- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 8:25 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2023

Marcus Fischer, Chair

Michelle Crew, Vice-Chair

Matt Marzullo, Member

Dave Manley, Member

Cindy Engleman, Member