

Trustee Public Hearing

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The Trustee Public Hearing was called to order on Tuesday, December 6, 2022 at 5:30 p.m. by Trustee Augustine. Present were Trustees Melissa Augustine, Monique Ascherl, Jack Swedyk, and Fiscal Officer Martha Catherwood. 12 residents attended in person.

Ms. Augustine read the legal notice as follows:

The Hinckley Township Board of Trustees will hold a Public Hearing to hear public comment on proposed Zoning Amendments on Tuesday, December 6, 2022 at 5:30 p.m. with a Regular Trustee meeting to follow in the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303.

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, within twenty (20) days, the Township Board of Trustees shall either adopt, deny, or modify the recommendations of the Township Zoning Commission. If the Board adopts, denies, or modifies the Township Zoning Commission's recommendations, a majority vote of the Township Board of Trustees shall be required.

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

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www.hinckleytp.org under Community/Township News & Events titled Township Trustees – Public Hearing.

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

In accordance to Ohio Revised Code 519.12- Proper notification advertised in the Medina County Gazette- November 22, 2022 and notice to property owners for map amendments to rezone parcels located near Bellus Road and Hinckley Hills Road from B1-General Business District to R1- Residential District.

Although no written notification was required, due to the significance of the proposed map amendment rezoning the B-1 District to R-1, the township also mailed notice to the affected property owners.

Zoning Commission Chairman Marcus Fischer outlined the process undertaken by the Zoning Commission and the Medina County Planning Commission. The Medina County Planning Commission and the Hinckley Township Zoning Commission voted in favor of the text amendments and the map amendment to change the B-2 Town Center District to B-3 Historic Town Center. Both Commissions vote to reject the map amendment to change the B-1 Business District to R-1 Residential.

Ms. Augustine stated that public comment will be heard individually for each proposed amendment, beginning with the proposal to rezone multiple parcels from B-1 General Business to R-1 Residential.

Resident Lisa Rushworth (Bellus Road) discussed the negative impact of the Buzzard Cove business and the disharmony to the adjacent residential properties. She strongly supports a change to R-1 Residential due to potential commercial uses that may occur in the present B-1 Business Commercial designation.

Resident Nancy Lightner (Hinckley Hills) stated that she purchased her property based on the B-1 Business Commercial designation, she opposes the zoning change.

Resident Julie Mainzer (Hinckley Hills) stated she was against the rezoning due to the fact that she and her husband bought the property with full knowledge that it was zoned B-1 Business Commercial and a zoning change will not alter the current Buzzard Cove operation since it will be grandfathered.

Resident Gary Jennrich (Skyland Drive) outlined his ongoing concerns regarding the current Buzzard Cove operation. He is in support of the rezoning.

There being no further comment on this amendment, the Trustees moved onto the map amendment rezoning the current B-2 Town Center District to B-3 Historic Town Center District.

There being no comment on this map amendment, the Trustees moved onto the text amendments as outlined in the legal ad. There were not comments on this text amendment.

Mr. Swedyk asked as to differentiating the Bennett's Corner B-2 area from the Town Center B-2 area. Zoning Commission Chair Fisher explained that there is a desire to maintain a small,

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close-knit Western Reserve atmosphere within the town center, this is the impetus for the B-3 Historic Town Center designation.

At this time there being nothing else from the audience.

Ms. Augustine made a motion to adjourn the Public Hearing at 5:53 p.m. Ascherl second.

Vote: ASCH=yes, S=yes, AUG=yes

Minutes of the meeting approved by:
