

Ch. Calabro called the April 12, 2023 regular meeting of the Board of Zoning Appeals to order at 7:00 p.m.

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

Roll Found: Calabro, Hoop, Zeleznak, Schaefer, Wrubel

Also in the audience: Alternates Schrader and Romanofsky and Trustee Augustine. Trustee Swedyk attended virtually

Ch. Calabro asked if everyone had a chance to review the minutes from the March 8, 2023 Board of Zoning Appeals Regular Meeting and if there were any questions, comments, additions or deletions. There were none.

Ch. Calabro asked for a motion to approve the minutes from the March 8, 2023 Board of Zoning Appeals Regular Meeting as written. Mr. Schaefer moved and Mr. Hoop seconded. There was no further discussion. The Board was polled and all were in favor. Motion passed.

Ch. Calabro stated there will be a Board of Zoning Appeals Public Hearing on April 26, 2023 at 7:00 p.m. for a lot split and the packet has been distributed to the Board. The site inspection will be April 22, 2023 at 10:00 a.m.

Ch. Calabro stated the next Board of Zoning Appeals Regular Meeting will be May 10, 2023 at 7:00 p.m.

Ch. Calabro stated that everyone should have received a copy of the Organizational Procedures and Public Hearing Procedures amended to reflect the changes that were discussed and agreed upon. Ch. Calabro stated that the only change to the Conditional Use/Similar Use/Variance Decision Form was the addition of language indicating the Board's vote count.

Ch. Calabro stated that most likely at their next regular meeting the Board of Zoning Appeals Procedure Manual will be available so they can discuss that at the next regular meeting

Mr. Zeleznak stated that the Village of Hinckley Oaks doesn't advertise anything about seniors, it advertises as 55 plus living. Ms. Wrubel stated that a requirement for age 55 and over community is that 80% of the occupancy has to have at least one occupant aged 55 and over. Ms. Wrubel stated there can be age 62 and over communities where everyone has to be within those parameters but those are very rare because it doesn't allow for family situations.

Trustee Augustine stated that one of the conditions the Board of Zoning Appeals approved for the Village of Hinckley Oaks was that the Zoning Inspector would have access to their rental information reports to periodically confirm they are meeting that 80% requirement. Ms. Wrubel stated the Village of Hinckley Oaks is required to report that information to the Department of Housing and Urban Development once a year and Ch. Calabro stated the Zoning Inspector would have access to those reports.

Ch. Calabro asked if there was anything else and there was nothing.

Ch. Calabro stated she would entertain a motion to adjourn the April 12, 2023 Regular Meeting. Mr. Schaefer moved and Mr. Hoop seconded. The Board was polled collectively and all were in favor.

The Regular Meeting was adjourned at 7:10 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: _____, 2023

Josephine Calabro, Chairperson

Jeff Hoop, Vice-Chairperson

Dave Zeleznak, Member

Bill Schaefer, Member

Lindsey Wrubel, Member