

**Zoning Commission
Regular Meeting
December 1, 2005
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Vice Ch. Pope called the Regular Meeting to order at 7:30 pm.

Roll found: Pope, Pajk, Walrath, Powell, Ascherl and Siarkowski present. Ch. Kamps was absent. Also in attendance: Mark Iacona, Trustee Ron Rhodes and Trustees elect Garapick and Schulte. There were no other guests.

The minutes of the Regular Meeting of October 6, 2005 were reviewed.
Mr. Walrath made a motion to accept the minutes as submitted.
Mr. Powell second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

The minutes of the Public Hearing held October 6, 2005 were reviewed. Mr. Walrath made a motion to accept the minutes as submitted.
Mrs. Pajk second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

The minutes of the regular meeting continued from October 6, 2005 and held on October 13, 2005 were reviewed. Mr. Walrath made a motion to accept the minutes as submitted.
Mrs. Pajk second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

The minutes of the meeting which was a continuation of the October 6, 2005 regular meeting that was continued again to October 19, 2005 were reviewed. Mr. Walrath made a motion to accept the minutes as submitted.
Mr. Powell second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

The minutes of the November 3, 2005 Public Information Session were reviewed. Mr. Walrath made a motion to accept the minutes as submitted.
Mrs. Pajk second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

The fee collection report for October was reviewed.
The transfer reports for October were reviewed.

Mr. Mark Iacona commented that he felt that he would leave it up to the Township to determine what deed restrictions would be set for the property at Rt. 303 and River Rd.

V. Ch. Pope asked Mr. Rhodes if it would be acceptable to the Township if the deed restrictions could be incorporated with second and third parties.

Mr. Rhodes indicated that it would be okay. He felt the thirty acres would be tied directly to Walden Pond. Somewhere along the line, it was brought to his attention that he was wrong in

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assuming this. It is acceptable that it will be a separate piece of property because the Township still protect it. It will be up to Mr. Rhodes and the new trustees to put the proper safeguards in the deed. The Trustees will want some input from this Board as to the type of restrictions that should be listed in the deed.

Mr. Iacona did not wish to include restrictions in the deed so as not to interfere with the ones the Township wished to spell out.

Mr. Walrath pointed out that once Mr. Iacona gives the Township a deed, there can be no restrictions added.

Mr. Rhodes stated that the intent was to write the restrictions and then possibly re-deed it to the Township. It is possible that the Medina County Park District will co-share it with the Township so that they will be another interested party. He was not exactly sure how this new deed will work.

Mr. Iacona: It is better for me to put no restrictions, so that the Township can write their own restrictions. It can be recorded by affidavit with the County.

Mr. Rhodes: We still are not sure what will be done with that property as far as putting in a nature path, parking etc.

Discussion of title insurance.

Mr. Iacona will write up a document regarding escrow fees and other title information and send it to Don Wochna to review.

Mr. Rhodes asked that the land at Rt. 303 be deed to Hinckley Township and that the Trustees will set up restrictions with the help of the Zoning Commission in 2006. There will be no restrictions until the Trustees can agree in 2006.

Mr. Iacona stated that he will submit deed with no restrictions.

On behalf of the Board, Vice Chairman Pope congratulated the new trustees, Ray Schulte and Ron Garapick.

Organizational meeting will be held January 5, 2006 at 7:00 pm. Followed by the regular meeting at 7:30 pm.

Mr. Rhodes announced that this is his last meeting at the zoning liaison and extended thanks to the Board.

Mr. Rhodes submitted a letter to this Board requesting an amendment of the zoning code requiring that all future land in a conservation development must be connected to the development. He is planning another public information session to have both sides of the debate on the conservation easements. Then, it can possibly be on a ballot in November. He also stated that Sid Welsh will not be on the Planning Committee in the New Year and Mr. Rhodes will be on the Planning Committee.

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There being no further business to discuss this evening, Mrs. Pajk made a motion to adjourn at 8:21 pm.
Mr. Powell second.

Vote: Ascherl – yes Powell – yes Walrath – yes Pajk – yes Pope – yes

Patty Garrett, Zoning Clerk

Minutes Approved: 1/5, 2006

absent
Jim Kamps, Chairman

Diane Pajk
Diane Pajk, Member

Calvin Powell
Calvin Powell, Member

Karen Siarkowski
Karen Siarkowski, Alternate Member

Chuck Pope
Chuck Pope, Vice-Chairman

Terry Walrath
Terry Walrath, Member

Toni Ascherl
Toni Ascherl, Alternate Member