

Ch. Kamps called the organizational meeting to order at 7:00 pm.

Roll found: Kamps, Pope, Walrath, Powell, Siarkowski and Ascherl present. Mrs. Pajk was absent when roll was called. Trustees Schulte and Garapick and Mr. Mark Iacona were also present.

Ch. Kamps explained the purpose of the organizational meeting.

Mr. Walrath nominated Jim Kamps as chairman of the Zoning Commission for the year 2006.

Mr. Pope second.

No further discussion.

Mr. Walrath moved to close the nominations.

Mr. Powell second.

**Vote: Ascherl – yes Powell – yes Walrath – yes Pope – yes
Kamps – yes**

Mr. Walrath nominated Chuck Pope for Vice Chairman of the Zoning Commission for the year 2006.

Ch. Kamps second.

Mr. Walrath made a motion to close the nominations.

Ch. Kamps second.

**Vote: Ascherl – yes Powell – yes Walrath – yes Pope – yes
Kamps – yes**

Mrs. Pajk arrived at the meeting at 7:15 pm.

The board concurred that the regular meetings of the board will be held on the first Thursday of each month beginning at 7:30 pm. Work sessions will be scheduled as needed. Public hearings will be scheduled per the ORC guidelines.

Ch. Kamps stated that all meetings will be open to the general public and duly advertised under the Ohio Sunshine Laws. All interested parties may submit self-addressed envelopes to receive notice of any special meetings. He also reported that the trustees will be updating the township website and there will be great effort to include the agenda and minutes of the meetings on the marquee, website and Channel 23.

Ch. Kamps asked for a volunteer to be appointed as a representative to the Board of Zoning Appeals. He reminded that a written review of all conditional permit applications must be submitted from the Zoning Commission to the BZA. Since no one volunteered to be the representative, Ch. Kamps stated that he would be the representative.

Ch. Kamps requested that a member volunteer to attend the Medina County Planning Commission meetings. No one volunteered for this position therefore Ch. Kamps volunteered for this position.

Ch. Pope stated that he would like to be appointed as a second member of the Site Review Committee per Section 4.19 of the Hinckley Township Zoning Regulations.

Ch. Kamps appointed Mr. Pope to the Site Review Committee.

Ch. Kamps stated that the minutes of the monthly meetings mailed to the members in advance by one week.

There being no other issues to discuss in the organizational meeting, Mr. Walrath moved to adjourn the organizational meeting at 7:15 pm.
Mrs. Pajk second.

**Vote: Powell – yes Walrath – yes Pajk – yes Pope – yes
Kamps – yes**

All board members completed a personnel information sheet to be compiled and distributed by Mrs. Magovac.

Ch. Kamps called the regular meeting to order at 7:30 pm.

Roll found: Kamps, Pope, Pajk, Walrath, Powell, Ascherl, and Siarkowski present. Trustees Garapick and Schulte and Mark Iacona also present.

Review of Minutes:

The minutes of the December 1, 2005 regular meeting were reviewed.
Mr. Walrath motioned to accept the minutes as corrected.
Mr. Powell second.

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

Zoning Reports and Clerk's Report:

The Zoning Dept. Fee Report for November was reviewed. The Medina County transfers for the months of November and December were reviewed.

Old Business:

Ch. Kamps requested the Board's permission to allow Mr. Iacona to present his updated documents at this time.

Mr. Iacona presented his latest Declaration of Easements. He reported that Trina Devanney of the Medina County Prosecutors Office has made several recommended changes to the declaration. These changes were reviewed in detail by the Board. The Board and Mr. Iacona came to an agreement on all changes. Mr. Iacona stated that he would retype the declaration, fax the changes to Trina for her final approval and then deliver it to the Board this week or early next week.

It was reported that at this time, Mr. Wochna had not reviewed this latest version of the Declaration of Easements.

Mr. Walrath expressed his confusion noting that he was not aware that the Prosecutor's office was going to review the declaration, he thought Don Wochna would perform the review.

Ch. Kamps reported that it was mandatory procedure once this become part of the approval process at the Medina County Planning Office level that any legal papers pertaining to the development must be reviewed by the Prosecutor's Office.

Discussion of the lease for farming the land.
Discussion of assessment of taxes.
Discussion of who may enter the property.
Discussion of all costs incurred when making corrections
Discussion of EPA Notice of Intent prior to construction
Discussion of obtaining an individual storm water permit for the respective sub lots.

Mr. Iacona stated that he would make the corrections and bring it in the morning for the Trustees to review it and also fax it to Trina in the Prosecutor's Office.

New Business:

Review of the development plans for Morning Star Subdivision. This property was purchased from David Zeleznak by Mr. Iacona. It is located off of Ledge Rd. west of Ridge Rd. The subdivision will consist of approximately 24 lots. The entrance will be on Ledge Rd. and it will be close to the entrance of Bethany Lane. The concept plans have been reviewed by the Medina County Planning Dept. The length of the cul-de-sac is one point in question because the standard permitted length is 2500 ft. Mr. Iacona will be asking for a 45 foot variance for the length of the variance. All Hinckley Township Zoning regulations must be adhered to.

Mr. Iacona reported that if he designed the road to be straight and not curved, he would be able to comply with the 2500 foot regulation for cul-de-sacs. He however would like to have the road designed to curve in order to preserve a lowland and wetland area. This curve causes the road to be over the permitted length. The same number of lots will be developed whether the road variance is granted or not. The issue at this time is trying to preserve the wetlands. It was pointed out that his cost is greater to make the road curved and not straight. The total acreage is 46 acres and 22 new lots. Two existing homes will be incorporated into new separate lots.

Ch. Kamps reported on zero-impact on streams and floodplains that the EPA is currently recommending.

Discussion of the Three-acre feasibility proposal. The board is still researching all possibilities for 3-acre including possibility having different zoning requirements in different areas throughout the township. Several Townships in Medina including

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Westfield and have many different acreage regulations throughout their townships and have regulation of 4 or more acres.

Ch. Kamps reported that Mr. Rhodes is still interested in researching this further with a possible written proposed amendment.

It was reported at this time there is a court case in Bainbridge Township seeking to break their 2-acre zoning regulations. These cases can get very costly to defend.

Mrs. Pajk stated that since other townships have acreage requirements that exceed 2 acres, she is in favor having more than 2-acre requirements. Possibly with different areas zoning according to the natural features.

Mrs. Pajk would like to hold off on a proposal until we put on an education seminar for more advice and input.

Discussion of how developers request landowners to sell their land via letter writing solicitation.
Discussion of configurations regarding frontage requirements when minimum acreage increases.

Mr. Garapick stated that as a new Trustee, he would like the Board to pursue the feasibility of rezoning some areas to be three-acres or more.

Discussion of using the Prosecutor's office for legal questions.

Discussion of multiple sized lots in one development.

Ch. Kamps explained a letter that Mr. Rhodes wrote requesting that all the acreage in a conservation development be contiguous to the development. Ch. Kamps took the liberty in drafting an amendment in response. Ch. Kamp's new verbiage would include the verbiage in the zoning code with the addition of total **gross project area**.
Discussion of the proposal.

Mrs. Pajk pointed out that there is still some room in the code for variations.

Discussion of the definition of "project area".

Discussion of whether the rest of the zoning section should be reworded to eliminate the possibility for variations and interpretations.

Ch. Kamps would like to table this topic until next month.

Mrs. Pajk stated that she would like to wait until after the educational seminar that will be held for the public on conservation developments.

Mr. Pope excused himself from the meeting at 9:00 pm.

Ch. Kamps reported that Mr. Rhodes and Debby Magovac are working to schedule the public information seminar with the school and guest speaker are getting lined up. At this time, no dates are final.

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Discussion of changing the zoning from allowing 3 houses on one acre of land. (Such as in the Wakefield Run Development).

Ch. Kamps reviewed the list of items that the Zoning Commission will work on in the coming year, known as the "To Do" List. Some of the requests were completed in 2005 and will be removed from the list. Other topics will be updated on the list and others will be discussed in the coming year. This list will be utilized to move forward in the coming year.

Chairman's Report:

Ron Rhodes is now on the Medina County Planning Commission. The trustees will have it on their agenda to re-appoint Diane Pajk to the Zoning Commission.

Mrs. Pajk moved to adjourn the meeting at 9:39 pm.
Mr. Walrath second.

Vote: Ascherl – yes Powell – yes Walrath-yes Pajk-yes Kamps-yes

Patty Garrett, Zoning Clerk

Minutes Approved: _____, 2006

Jim Kamps, Chairman

Chuck Pope, Vice-Chairman

Diane Pajk, Member

Terry Walrath, Member

Calvin Powell, Member

Toni Ascherl, Alternate Member

Karen Siarkowski, Alternate Member

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