

Zoning Commission

Regular Meeting

March 6, 2008

1

Ch. Kamps called the regular meeting to order at 7:31 pm.

Roll found: Kamps, Siarkowski and Spellman present. Mr. Powell and Mr. Walrath had an excused absence. Also present: Zoning Inspector Pope, and Dave Manley.

Minutes of the organizational meeting held January 3, 2008 were reviewed.

Mrs. Siarkowski made a motion to accept the minutes as submitted.

Mr. Spellman second.

Vote: Spellman – yes Siarkowski – yes Kamps – yes

Minutes of the regular meeting held January 3, 2008 were reviewed.

Mrs. Siarkowski made a motion to accept the minutes as submitted

Mr. Spellman second.

Vote: Spellman – yes Siarkowski – yes Kamps – yes

The zoning department fee report for February and the Medina County transfers for February were reviewed.

Inspector Pope reported that there were 5 permits issued for February: one no-fee variance request, two temporary sign permits and two no-fee conditional use requests for the Trustees. There were two violations issued, one for Dave Terry's storage building on Rt. 303 and one failing to call in for a site inspection for a construction job. The zoning department income for the month was \$610.00.

Ch. Kamps explained that builders must call in for inspections in a timely manner on their construction jobs. If builders do not comply with the proper dates for construction inspections, they are subject to \$50.00 fine. Inspector Pope has been enforcing this rule.

New Business:

Mr. Charles Gibson, Hinckley Historical Society president, submitted a letter (attached letter dated 3/5/2008) requesting that the downtown area remain in a Western Reserve design style. In the Site Review section of the zoning regulations, there are rules that refer to aesthetics. There is no zoning rule for aesthetics, *per se*, but there is some control over signage, windows, siding, etc. This is a possible topic for text amendments in the future.

Section 11, Oil and Gas Wells may be removed from the zoning regulations because it is obsolete and unenforceable.

Old Business:

Discussion of Section 13: Board of Zoning Appeals, Draft #2 (See attached draft dated 2/08/2008) the board reviewed all changes in detail.

Discussion of "parties in interest".

Zoning Commission

Regular Meeting

March 6, 2008

2

Mrs. Siarkowski made a motion to approve the changes indicated in the Section 13, draft #2, dated 2/08/2008.

Mr. Spellman second.
No further discussion.

Vote: Spellman – yes Siarkowski – yes Kamps – yes

Ch. Kamps will forward these changes off to the Medina County Department of Planning Services for their review.

Public hearing will be April 3, 2008 before our regular meeting.

Ch. Kamps thanked the board for its diligence and hard work on these amendments.

The Walden Pond, Phase III is on hold at this time. Mr. Iacona indicated slow building starts are the reason he is not in a hurry.

Ch. Kamps distributed a report submitted by Mr. Crush of Hinckley Hills Golf Course (See attached report) and discussion ensued.

Ch. Kamps reported the results of the BZA hearings for the Kobak and Youth Fields. The BZA continued the hearing to March 26, allowing for further discussion with all three Trustees.

Discussion that the Trustees had renewed the Conditional Use permit three years ago, for the Youth Field, with no expiration date. Martha Catherwood has decided to include the Youth Field in this new request asking for a 5 year term limit. At this time it was noted that there were no particular violations at Kobak Field with the exception of some signs for advertising that are hung on the outfield fence. The signs date back as far as 1999. This situation will be left to a mutual agreement between the trustees and R.A.H.

Chairman's Report:

The Trustees have conducted interviews with 10 of the 14 candidates for alternates for the zoning boards. No decisions have been made as of yet.

Debbie Magovac retired last Friday, a nice going away lunch was held. Erin Grace is the new administrative assistant to the trustees and zoning secretary. Ms. Grace will be in the zoning office Mondays, Wednesdays and Fridays from 9:00 to 5:00 pm.

The March meeting of the Medina County Department of Planning Services had 7 preliminary plats, 2 or 3 were requests for extensions. Brunswick Hills had a final plat to review. Four text amendments were also discussed.

Ch. Kamps distributed a letter from Dean Holman, Medina County Prosecutor. Mr. Holman has offered individualized training for township zoning boards. Members of his staff will

Zoning Commission

Regular Meeting

March 6, 2008

3

conduct this training on any topic at each township's meeting location. Ch. Kamps wants to accept his offer to assist bringing the new board members up to date. Mr. Manley concurred.

Brian Richter is the new assistant prosecutor replacing James Bennett.

Board Member's Reports:

No reports this month.

Mrs. Siarkowski made a motion to adjourn at 8:30 pm.

Mr. Spellman second.

Vote: Spellman – yes Siarkowski – yes Kamps – yes

Patty Garrett, Zoning Clerk

Minutes Approved: _____, 2008

Jim Kamps, Chairman

Karen Siarkowski, Vice Chairman

Terry Walrath, Member

Calvin Powell, Member

William Spellman, Member