

The meeting was called to order at 7:36 p.m. on June 21, 2010 by Chairman Martha Catherwood. Present were Trustees David Sambor, Ray Schulte, Martha Catherwood, Fiscal Officer Colleen Swedyk, two reporters, and 20 residents. All joined the Pledge to the Flag.

Martha Catherwood thanked the fire department for hosting the Father's Day Breakfast.

## DEPARTMENT REPORTS

### SERVICE DEPARTMENT

Paul Magovac gave the monthly report for May. Work totaled 507.5 hours. Work completed included: mulched all flower beds, poured dugouts and installed benches at Kobak 3, setup stage and flags for Memorial Day, cleaned all vehicles, bermed roads, fertilized all township properties. **Risk Management** included one member attending a BWC seminar. The road & sign survey was completed.

### CEMETERY DEPARTMENT

The trustees were presented three deeds to sign. The deeds were for Ray Berry, Camillo & Katherine Valente, and Kimberly Massarelli.

### TRUSTEES

Ray Schulte announced that the cable access channel is now showing the Memorial Day Parade.

Martha Catherwood made a motion to adopt **Resolution # 062110-01** which approves going out for bid for the improvement of Brookside Blvd. Bid forms, specifications and construction plans can be obtained at the Office of the Medina County Engineer. The Engineer's estimate is \$371,827.00. The Notice of Bid will appear in the Medina County Gazette June 22, 29 & July 6. Ray Schulte seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood stated that the third graders at Hinckley Elementary were asked to submit names for the River Road/303 property. The name chosen, River Woods Nature Preserve, was submitted by Kristen Curran. Kristen was presented with a Certificate of Recognition from the trustees. Kristen's picture is also featured in the Western Reserve Land Conservancy Magazine.

The trustees discussed the proposed zoning amendments. David Sambor stated that he was concerned about forcing the developers to put the model homes up for sale. Terry Wallrath stated that the zoning commission would be fine with leaving that clause out of the amendment. Ray Schulte stated that there was an issue with the definitions of structure and building. Martha Catherwood stated that she had discussed the issue with Jim Kamps. The two definitions were confusing. Mr. Kamps was fine with keeping the definition of a "building means structure". In talking with Bill Schaeffer, there was a clarification in the aggregation language.

Martha Catherwood made a motion to adopt **Resolution #062110-01** which approves zoning amendment #1; Amend Section 3, Definitions by deleting all definitions for Accessory Building Attached; Accessory Building Detached; and Accessory Building or Uses, and by replacing with the following definitions, to read as follows; (*Approved with modifications.*) **Accessory Building: An unattached, subordinate building customarily incidental to and located upon the same lot occupied by the main building and use. Accessory Use: A use subordinate to the main use on the lot and used for purposes clearly incidental to those of the main use.** David Sambor seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood made a motion to adopt **Resolution #062110-02** which approves zoning amendment # 2; Amend Section 3, Definitions; Garage, Private: by deleting the entire definition and replacing with the following, to read as follows; (*Approved with modifications.*) **Garage: An accessory building or a separate portion of the main building enclosed on all sides, located on the same lot, and designed for the shelter or storage of motor vehicles and other normal household accessories of the residents.** David Sambor seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood made a motion to adopt **Resolution #062110-03** which approves zoning amendment #3; Amend Section 3, Definitions; Building Principle: by renaming this definition and rewording the definition, also to add new definitions for Main Use and Model Homes; to read as follows: **Main Building: A building in which the principle use of the lot upon which said building is situated. Main Use: The principle use for which the premises are devoted and the principle purpose for which the main building exists. Model Home: A residential dwelling unit within an approved**

in which the model is located. The purpose of the model home is to provide a public showroom indicating the style/type of homes to be constructed within the specific subdivision. A model home may have within it displays, maps, pictures, brochures, and sample building materials and like information, which does not promote other activities of the property owner. Ray Schulte seconded. Vote: DS-yes, S-yes, C-yes.

David Sambor made a motion to adopt **Resolution #062110-04** which approves zoning amendment #4; Amend Section 6R1.2.A, Residential Uses, to add a new item #3, Model Homes, to read as follows; (*Approved with modifications.*) 3. Model Homes A. Only one model home shall be allowed per building company operating within the subdivision. B. Model homes shall conform to all development and site planning standards as established for the applicable zoning district. C. No sales trailers shall be allowed on site. D. Upon ninety five percent (95%) completion (occupied dwelling units) of the subdivision, the use of the dwelling unit as a model, shall cease. Ray Schulte seconded. Vote: DS-yes, S-yes, C-yes.

Martha Catherwood made a motion to adopt **Resolution #062110-05** which approves zoning amendment #5; Amend Section 6R1.2B. 1,2,& 3 Permitted Uses; Accessory Buildings, Structures and Garages; by deleting the entire subsection B and replacing with a new subsection, B, to read as follows; (*Approved with modifications.*) B. Accessory buildings, garages and structures attached to the main building: Accessory buildings, garages and structures attached to the main building are permitted provided such uses are incidental to the main use. 1. Structures and garages attached to the main building shall be structurally a part thereof and shall comply with the requirements of the resolution applicable to the main building. The size of such structures or garages shall not exceed sixty percent (60%) of the square footage of the living space (as established in Section 6R1.6) on the foundation. 2. Accessory buildings shall have a side yard, a rear yard and a front yard setback not less than required for the main building. An accessory building shall not be located closer to the street right-of-way than the main building, and shall be no closer than fifteen (15) feet from the main building. 3. For lots two (2) acres or less the total square footage of all accessory buildings permitted shall not exceed one-thousand, eight-hundred (1,800) square feet. For lots greater than two (2) acres and less than, or equal to five (5) acres, the total square footage of all accessory buildings permitted shall be calculated at 2.25% of the total square footage of the lot, not to exceed four-thousand, nine-hundred (4,900) square feet. For lots greater than five (5) acres, the total square footage of all accessory buildings may not exceed four-thousand, nine-hundred (4,900) square feet without a conditional permit. Upon conditional approval the total square footage of all accessory buildings on lots greater than five (5) acres shall be calculated at 2.25% of the total square footage of the lot. Examples of possible permitted square footage (Permitted sq. ft. rounded to nearest whole number)

ACREAGE	LOT SQUARE FOOTAGE	PERMITTED SQUARE FEET
2 acres	87,120	1,800
2.5 acres	108,900	2,450
3.0 acres	130,680	2,940
3.5 acres	152,460	3,430
4.0 acres	174,240	3,920
4.5 acres	196,020	4,410
5.0 acres	217,800	4,900

For acreage greater than 5.0 acres the total square footage of all accessory buildings may not exceed 4,900 sq. ft. without a conditional permit. 4. The maximum height of an accessory building shall not exceed the allowable height of the main building (thirty five (35) feet), as established in Section 6R1.4A.7. David Sambor seconded. Vote: DS-yes, S-yes, C-yes.

David Sambor made a motion to adopt **Resolution #062110-06** which approves zoning amendment #6; Amend Section 6R2.2.A, Residential Uses; to add a new item as #1 under Residential Uses, to add Model Homes, to read as follows; (*Approved with modifications.*) A. Residential Uses: 1. Model Homes a. Only one model home shall be allowed per building company operating within the subdivision. b. Model homes shall conform to all development and site planning standards as established for the applicable zoning district. c. No sales trailers shall be allowed on site. d. Upon ninety-five (95%) completion (occupied dwelling units) of the subdivision, the use of the dwelling units as a model, shall cease. Ray Schulte seconded. Vote: DS-yes, S-yes, C-yes.

Martha Catherwood made a motion to adopt **Resolution #062110-07** which approves zoning amendment #7; Amend Section 6R2.2.B. 1,2 & 3 Permitted Uses; Accessory Buildings, Structures and Garages; by deleting the entire subsection B and replacing with a new subsection, B, to read as follows; (*Approved with modification.*) B. Accessory buildings, garages and structures attached to the main building: Accessory buildings, garages and structures attached to the main building are permitted provided such uses are incidental to the main use. 1. Structures and garages attached to the main building shall be structurally a part thereof and shall comply with the requirements of the resolution applicable to the main building. The size of such structures or garages shall not exceed sixty percent (60%) of the square footage of the living space (as established in section 6R2.6) on the foundation. 2. Accessory buildings shall have a side yard, a rear yard and a front yard setback not less than required for the main building. An accessory building shall not be located closer to the street right-of-way than the main building, and shall be no closer than fifteen (15) feet from the main building. 3. For lots two (2) acres or less the total square footage of all accessory buildings permitted shall not exceed one-thousand, eight-hundred (1,800) square feet. For lots greater than two (2) acres and less than, or equal to, five (5) acres, the total square footage of all accessory buildings permitted shall be calculated at 2.25% of the total square

footage of the lot, not to exceed four-thousand, nine-hundred (4,900) square feet. For lots greater than five (5) acres, the total square footage of all accessory Buildings may not exceed four-thousand, nine-hundred (4,900) square feet with out a conditional permit. Upon conditional approval the total square footage of all accessory buildings on lots greater than five (5) acres shall be calculated at 2.25% of the total square footage of the lot. (Same sample chart listed as in 6R1.2.B) 4. The maximum height of an accessory building shall not exceed the allowable height of the main building (thirty five (35) feet), as established in Section 6R2.4.7. David Sambor seconded. Vote: DS=yes, S=yes,C=yes.

Martha Catherwood made a motion to adopt **Resolution #062120-08** which approves zoning amendment #8; Amend Section 6R1.3 to add Accessory Structures Buildings and Garages for lots in excess of five acres to the Conditionally Permissible Uses, to read as follows; (*Approved with modifications.*) **6R1.3 Conditionally Permissible Uses: K. Accessory buildings-and garages for lots in excess of five (5) acres: Articles 1,3,7,8,12.** David Sambor seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood made a motion to adopt **Resolution #062110-09** which approves zoning amendment #9; Amend Section 6R2.3 to add Accessory Buildings and Garages for lots in excess of five acres to the Conditionally Permissible Uses, to read as follows: (*Approved with modifications.*) **6R2.3 Conditionally Permissible Uses: K. Accessory buildings and garages for lots in excess of five (5) acres: Article 1,3,7,8,12.** David Sambor seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood stated the amendments will be valid 30 days after this date pending any petitions.

The trustees thanked the 4H Group Spunky Spears for putting in a butterfly garden at River Woods Nature Preserve.

**FISCAL OFFICER**

Colleen Swedyk reported that the Township currently has funds totaling \$3,960,167.21.

At the request of the fiscal officer, Martha Catherwood made a motion to adopt **Resolution # 062120-10** which approves the proposed 2011 Hinckley Township Budget. David Sambor seconded. Vote: DS=yes, S=yes, C=yes.

Martha Catherwood made a motion to pay the bills. David Sambor seconded. Vote: DS=yes, S=yes, C=yes. Martha Catherwood made a motion to adjourn. David Sambor seconded. Vote: DS=yes, S=yes, C=yes. The meeting adjourned at 8:19 p.m.

**The Board reviewed and initialed time sheets.**

The minutes of the meeting were approved by:

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\_\_\_\_\_  
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