

Vice Ch. Siarkowski called the meeting to order at 6:51 p.m.

Roll Found: Siarkowski, Powell, Spellman, Kman, Kamps and Dermody present. Also present was Trustee Catherwood, Trustee Schulte, Zoning Inspector Schaefer and Administrative Zoning Office Manager Peterlin

Vice Ch. Siarkowski asked if everyone had a chance to review the minutes from the Public Hearing held October 2, 2014 and if there were any comments. There were no comments.

Vice Ch. Siarkowski asked for a motion to approve the minutes of the Public Hearing held on October 2, 2014. Mr. Powell moved and Mr. Kamps seconded.

**Vote: Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes, Kamps – yes**

Vice Ch. Siarkowski asked if everyone had a chance to review the minutes from the Regular Meeting held October 2, 2014 and if there were any comments. There were no comments.

Vice Ch. Siarkowski asked for a motion to approve the minutes of the Regular Meeting held on October 2, 2014. Mr. Powell moved and Mr. Kamps seconded.

**Vote: Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes, Kamps – yes**

Old Business:

Vice Ch. Siarkowski stated they will review the comments from Mr. Henwood, Planning Director of the Medina County Department of Planning Services regarding the zoning regulation changes.

Signs:

The first item was a revision to the sign, directional definition. After discussion it was agreed to make the change as noted by Mr. Henwood. That definition will now read: “A permanent sign located on private property directing or guiding vehicles.”

The second item for signs was regarding directional signs and Mr. Henwood questioned if the township should consider allowing more than 2 signs. After discussion, it was agreed that there should be no need for more than 2 signs so it was left as 2 signs.

The third item for signs was regarding the length of time the township allows for a temporary sign (180 days). ZI Schaefer noted that when it was 90 days it was too restrictive and the office received a lot of complaints, at 180 days they do not receive any complaints. After further discussion it was agreed to leave it at 180 days.

Non-Conforming:

Mr. Henwood suggested that this section does not address land and that references to land should be deleted and the heading to read “Non-Conforming Use of Building/Structure.” After discussion, all agreed that this revision was acceptable.

ZI Schaefer asked if wording that was deleted from the Home-Based Occupation should be reinserted into the definition so the end reads “...shall not change the character thereof nor be operated in such a way that they adversely affect adjacent property.” Mr. Kamps noted that the reason it was deleted was that part is in the regulations itself and the intent was to not put regulations into the definitions. After discussion, it was agreed to leave the definition as is.

Ms. Peterlin noted Section 8.2 does not have an E part but Section 8.3 does and she had a typo and put part E under 8.2 so that will be a change. There were no issues with this change.

Vice Ch. Siarkowski asked for a motion to approve the changes in the zoning regulations as noted. Mr. Kamps moved and Mr. Spellman seconded the motion.

**Vote: Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes, Kamps – yes**

Vice Ch. Siarkowski noted the changes will now be forwarded to the township trustees.

Mr. Kman noted that he and Mr. Spellman and Ch. Nehrenz attended a planning and zoning workshop on 10/24/14. He noted it was a very good seminar and it was good for a refresher for items that have been discussed over the years. Mr. Spellman noted that after attending the meeting and hearing items of emphasis that he feels the Hinckley Board of Zoning Commission did things right and did things very well and that he feels they are far ahead of most communities.

Mr. Kamps had a few items of note:

- He noted there was a case in the Ohio Supreme Court regarding Lodi regarding two trailer parks that are under non-conforming lots and they had vacancies so the township ruled that the vacant lots could no longer be used. He noted he has not found what the determination was from the supreme court.
- He noted there was an article regarding zoning in the Ohio Township Association Magazine regarding the Zoning Commission can be considered a judicial committee, similar to the BZA, like when doing site reviews. He noted this may be something that should be reviewed.

- He discussed landbanking and that the Aldi expansion could apply landbanking. Trustee Catherwood noted that she told Aldi to contact the MetroParks to work out the mitigation issues.

Trustee Catherwood noted that a consultant was selected for the Master Policy Plan, which is OHM Advisors. She noted the first meeting will be held on 12/2/14. She noted that OHM was chosen because they had the best presentation and did their homework and hit items that others did not. She noted that the steering committee voted for them overwhelmingly.

New Business:

There were no new items reported.

Vice-Chairman's Report

There were no items reported.

Chairman's Report:

There were no items reported.

Board Member's Report:

There were no items reported

From the Floor:

There were no items reported.

Vice Ch. Siarkowski noted that the next Regular Meeting will be held December 4, 2014 at 7:00pm. After discussion it was agreed that a meeting was not needed in December.

Vice Ch. Siarkowski asked for a motion to cancel the December 4, 2014 meeting. Mr. Kamps moved and Mr. Kman seconded the motion.

**Vote: Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes, Kamps – yes**

Vice Ch. Siarkowski asked for a motion for adjournment of the Regular Meeting. Mr. Spellman moved and Mr. Powell seconded.

**Vote: Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes, Kamps – yes**

Meeting was adjourned at 7:51 p.m.

Zoning Commission  
Regular Meeting  
November 6, 2014  
4

Todd Gienger, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2015

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(Absent)  
John Nehrenz, Chairman

\_\_\_\_\_  
Karen Siarkowski, Vice Chairman

\_\_\_\_\_  
Calvin Powell, Member

\_\_\_\_\_  
William Spellman, Member

\_\_\_\_\_  
Mel Kman, Member

\_\_\_\_\_  
Jim Kamps, Alternate Member

\_\_\_\_\_  
Diane Dermody, Alternate Member