

Zoning Commission

Special Meeting – Great Lakes Way Group Site Plan Review and Comprehensive Plan Update Review  
June 18, 2015

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Ch. Nehrenz called the meeting to order at 7:00 p.m.

Roll Found: Nehrenz, Kman, Powell, Dermody and Spellman. Also present were Trustees Schulte and Catherwood, Zoning Inspector Schaefer, Alternate Kamps, Alternate Schneider and three audience members.

Ch. Nehrenz outlined the steps and possible outcomes regarding the Preliminary/Final Site Review process for the Great Lakes Way Group proposal. At this time he opened the floor to the Great Lakes Way Group.

Jeff Maurer of the 620 Construction Firm introduced himself and Reid Patton of Architectural Design Studios. He explained that the property owner, John Fadel, was out of town and unable to attend. He outlined the scope of the project indicating that Mobile-Mini would like to relocate to Great Lakes Way. The firm has outgrown their current Center Road, Hinckley location. He stated that the facility will be 5,000 sq. ft. and will be comprised of office and warehouse space. The company will use the new space in the same manner as their current location.

V-Ch. Kman asked if the containers on site viewed during a site inspection were 16-20 ft. high. Mr. Maurer confirmed this and added that he could not find any storage height restrictions in our Code. He added there will be screening.

V-Ch. Kman asked how a 4-6' treed mound will be able to buffer container stacked at heights exceeding 20'. Mr. Kamps interjected that since the site was zoned industrial he was comfortable with the screening indicated on the submission.

Reid Patton inquired of Mr. Schaefer to confirm the fence is 6' high on their submission. Mr. Schaefer confirmed this was correct. All parties agreed that the applicant has met our zoning code requirements.

V-Ch. Kman inquired about ingress and egress for trucks. Mr. Maurer indicated that the site is located on a side road and there was sufficient room to navigate the trucks. Mr. Spellman inquired as to what the primary use will be. Mr. Schaefer replied warehousing and outdoor storage. Mr. Spellman asked whether this was the primary use. Mr. Schaefer replied that we allow outdoor storage and further detailed that the plans submitted for site review meet our zoning code.

Ch. Nehrenz asked if there were offices. Mr. Patton replied that there are 1,500 sq. ft. of office space and the rest is warehouse. Mr. Schaefer added that this is also a use that complies with our zoning code.

V-Ch. Kman asked how many employees will there be. Mr. Maurer responded that there will be six employees. Mr. Spellman asked if there will be other people coming on-site during business hours. Mr. Maurer stated he was not aware of any.

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Mr. Kamps indicated the requirement that all storm water requirements be complied with prior to the granting of a zoning permit. All were assured Medina County requirements would be met.

Mr. Nehrenz brought up Hinckley Township Zoning Resolution 11.11 which authorizes the township trustees to request a financial agreement to assure, in this case, that all landscaping requirements are done in a timely manner. He indicated that approximately \$10,000 would be fair. Mr. Maurer would inform the owner and the trustees will prepare the request.

Mr. Spellman indicated he was still confused about the use. Mr. Maurer stated that containers are the product Mobile-Mini sells. The containers are empty on-site for a short time from which they are distributed to other locations for the customer to store items. Conversation ensued as to whether this was a permitted use. Mr. Schaefer offered a description of another firm who does masonry; they will store product on the site for a short time until they use it for a job. It does take up a large portion of their space but it is temporary.

V-Ch. Kman asked if the containers could ever be stacked three high. Mr. Schaefer reminded him that even stacked three high the containers would be below our 35' height restriction. Mr. Maurer added that the containers cannot be stacked higher than three due to the equipment required.

Ch. Nehrenz requested a motion for the site plan application. Mr. Spellman made a motion to approve the site plan applications for Great Lakes Way Group contingent on a landscaping bond being negotiated at \$10,000 and that the containers do not exceed three high when stacked on the site. Ms. Dermody seconded.

**Vote: Nehrenz – yes, Kman-yes, Powell – yes, Spellman – yes, Dermody – yes. Motion approved.**

At this time Ch. Nehrenz asked for any comment from the Zoning Commission regarding the Comprehensive Plan Update Draft. Mr. Spellman complimented the draft indicating that he felt it was very well put together and that it captured the spirit of Hinckley. He added that it reflected the direction he township should go. He had a question regarding page 38 in the Land Use section and felt it was a contradiction in what the respondents had indicated their density preference was for the township. Mr. Spellman was advised that a number of individuals had the same question and this was being revised to better reflect the opinion of the resident respondents.

Mr. Spellman indicated that he liked the inclusion of possible “Granny Flats”, but added he was concerned about enforcement. He was told that Conditional Approval would be a requirement, allowing the Zoning Inspector that right to assess compliance on an annual basis. Further discussion ensued between the Commission and Mr. Schaefer regarding enforcement of “Granny Flats”. In closing, Mr. Spellman said he felt references to recycling were a positive step.

Mr. Kamps expressed his disappointment that a recommendation was made to eliminate cul-de-sacs. It has been his experience that through street cause increased traffic and faster speeds. Mr. Spellman

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inquired as to the intent of this recommendation. Mrs. Catherwood indicated that cul-de-sacs were not eliminated and still supported, but due to health and safety issues the installation of long street with cul-de-sacs required a thorough review since the current County subdivision standard of street cul-de-sac proposals cannot be in excess of forty homes.

Mr. Spellman closed his comments by adding he liked the following recommendations: C1.4: partnering with local and regional entities; C1.5: protecting river corridors; and, MO3.1: the expansion of mobility options. He also inquired as what the Greenspace levy was. The details of the first Township Greenspace levy were provided.

At this time there being no other comment or business Mr. Nehrenz asked the Commission if they would like to cancel the July 2nd meeting as it falls so close to the Fourth of July holiday. All agreed since there were no requests for the July agenda.

Ms. Dermody made a motion to cancel the July 2nd Zoning Commission meeting. Bill Spellman seconded.

**Vote: Nehrenz – yes, Kman-yes, Powell – yes, Spellman – yes, Dermody – yes. Motion approved.**


In conclusion, Mr. Kamps informed the Commission that Granger Twp. had won their Ohio Supreme Court case against the Apple Group. Mr. Kman made a motion to adjourn. Mr. Powell second.

**Vote: Nehrenz – yes, Kman-yes, Powell – yes, Spellman – yes, Dermody – yes. Motion approved.**

Meeting adjourned at 7:50 p.m.

Martha Catherwood, Recording Secretary

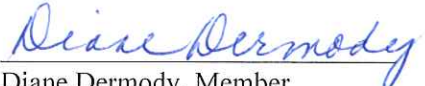
Minutes Approved: September 3, 2015

  
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John Nehrenz, Chairman

  
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Mel Kman, Vice Chairman

  
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Calvin Powell, Member

  
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William Spellman, Member

  
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Diane Dermody, Member