

Board of Zoning Appeals

Nurturing Hands and Hearts- Conditional Use Permit (AP0194)

June 24, 2015

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Ch. Calabro called the Public Hearing to order at 7:10 p.m. on June 24, 2015.

Ch. Calabro stated that this meeting is being taped for transcription purposes only and the written minutes and attachments, if any, will serve as the official record of this meeting. Any Board Member who has a monetary interest or has a conflict including ex parte communication were asked to disclose at this time.

Roll call taken previously at Work Session. In the audience found Zoning Inspector Schaefer, Gloria & Earl Daugharthy, residents and Sandra Arline present.

Recording Secretary Mrs. Laugesen read the legal notice.

Ch. Calabro stated that the Hinckley Township Board of Zoning Appeals acts within the regulation of Section 519 of the Ohio Revised Code and exercises its power as provided under Section 7 & 13 of the Hinckley Township Zoning Regulations, that all hearings are open to the public, that all persons wishing to testify must do so from the podium, be sworn in, and must identify themselves giving their address. Evidence and testimony must be pertinent to the hearing at hand and that it is within her discretion to limit personal comments. She stated she will not permit personal attacks and opinions. Disruptive persons will lose their right to remain at the hearing.

Ch. Calabro stated the hearing is for a Conditional Use Permit (AP0194) at the stated address in a location that does not meet the regulations: Sub-Section 6B3. (B-2) D.4 Day Care Center, Child or Adult C of the Hinckley Zoning Regulations. Hinckley Township, Ohio (Permanent Parcel 01703A01017)

Ch. Calabro asked if everyone received the packet of paperwork regarding this Public Hearing and completed the site inspection.

Response: Calabro - yes, Hoop - yes, Zeleznak - yes, Mainzer - yes, Budd - yes.

Recording Secretary Mrs. Laugesen stated that there were no (0) phone calls and one letter from Hinckley Township Zoning Commission (included with Application Packet) and no resident reviewed information and materials.

Mrs. Sandra Arline (Nurturing Hands and Hearts) was sworn in accordingly.

Ch. Calabro asked Mrs. Arline if she had any additional information beyond what was submitted.

Mrs. Arline stated her company establishes skills and needs of adults with disabilities. A series of questions were asked on the daily activities that will be performed. Mrs. Arline stated that she doesn't expect any more than approximately five (5) adults at one time with two (2) employees working with those adults. The adults will be working on daily and life skills. These adults are unable, due to their disabilities, to be placed in a work environment.

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Mr. Schaefer was sworn in accordingly.

Mr. Schaefer stated that parking will only be increased by two (2) vehicles and traffic is limited to the vans used by the employees to pick up or drop off. The Conditional Use is only for the Adults that are unable to be placed in a work environment. Mr. Schaefer stated that the Conditional Use Permit is asking for a limit of ten (10) Adult clients which allows an opportunity for Nurturing Hands and Hearts to help the State should the State request assistance for a client that would need their services. The Conditional Use Permit is only for those individuals that are unable to upgrade their skills for employment. The limit of ten (10) individuals would allow flexibility to temporarily increase the client base from five, allowing to provide support during the transition of an individual if asked by the state to help with this type of situation.

Mr. Budd made a motion to grant the Conditional Use Permit (AP0194) submitted by Sandra Arline, business owner of Nurturing Hands and Hearts, located at 53 W 130th Suite B in Hinckley Township, Ohio (Permanent Parcel Number 01703A01017) Zoning Reference: District Regulations: Sub Section 6B3. (B-2) D.4 Day Care Center, Child or Adult C to operate an Adult Day Care Center at the stated address with no more than ten (10) adult clients. Mr. Zeleznak second.

Ch. Calabro asked for a vote and polled the Board.

Vote: – Calabro - yes, Hoop – yes, Zeleznak – yes, Mainzer – yes, – Budd - yes.

There being no further testimony offered, Ch. Calabro stated that any person adversely affected by a decision of the Board of Zoning Appeals may appeal to the Court of Common Pleas of Medina County on the ground the decision was unreasonable or unlawful and will have 30 days from the date of this meeting. The applicant has one year from this date to construct.

Ch. Calabro asked for the meeting to be adjourned. Mrs. Mainzer moved and Mr. Zeleznak seconded. Public Hearing was adjourned at 7:49 p.m.

Kathryn Laugesen, Recording Secretary

Minutes Approved: _____, 2015

Josephine Calabro, Chairman

Jeff Hoop, Vice-Chairman

David Zeleznak, Member

Julie Mainzer, Member

Bill Budd, Member