

Zoning Commission

Regular Meeting

September 3, 2015

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

Roll Found: Nehrenz, Kman, Powell, Spellman, Dermody present. Present in the audience were ZC Alternates Kamps and Schneider, Trustee Catherwood, Zoning Inspector Schaefer, Jeff Maurer and John Fadel.

Ch. Nehrenz asked if everyone had a chance to review the meeting minutes from the Zoning Commission meeting held on June 4, 2015 and if there were any comments. Mr. Kman mentioned a few clerical errors that needed to be corrected. Ch. Nehrenz noted the corrections on the minutes to be signed.

Ch. Nehrenz asked for a motion to approve the minutes from the meeting held on June 4, 2015. Mr. Kman motioned to approve the meeting minutes with the noted corrections and Mr. Spellman seconded. All in favor.

Vote: Nehrenz - Abstained, Kman - yes, Powell– yes, Spellman – yes , Dermody– yes

Ch. Nehrenz asked if everyone received and had a chance to review the minutes from the Special Meeting held for Great Lakes Way on June 18, 2015. There were no comments. Mr. Spellman motioned to approve and Ms. Dermody second. All in favor.

New Business:

Ch. Nehrenz stated that Great Lakes Way Group would like a Preliminary/Final revised Site Review. At this time he opened the floor to the Great Lakes Way Group. Jeff Maurer of the 620 Construction Firm explained the revised plans with the set back variance of sixty-eight (68) feet. Mr. Maurer stated that the real major change was moving the location of the building and that the site plans were modified to accommodate the sixty-eight (68) foot set back change of the building. The original plan reflected a one-hundred (100) foot set back. The parking lot was orientated to go north and south to provide more efficient parking. Mr. Spellman asked for clarification on the parking and Mr. Maurer explained that the parking was reconfigured location wise, but would have the same number of parking spots. This change allowed for more rear yard storage. He stated there were no changes with the landscaping or screening and the retention basin was in the same location.

Mr. Powell asked about the storage containers being placed on the sides of the building. Mr. Maurer stated there will not be any storage on the side yards and with the increased rear yard area, this has met the client's needs and that all storage will be located behind the building.

Mr. Spellman asked if the mound has changed. Mr. Maurer stated the berm might be slightly longer. The mound is going east to west with more trees added providing the 80% screening requirement.

Mr. Spellman asked if the retention basin was larger. Mr. Maurer stated it might be. The retention basin hasn't been engineered yet, as far as the size of the basin. The area was designated for the retention basin.

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Mr. Powell asked if the storage containers are visible. Mr. Maurer stated that the containers will be visible – but the planned screening will minimize what can be seen. The mound is four (4) feet high with the trees being six (6) feet and potential growth to twenty (20) feet, the containers stacked three high will be seen from the road.

Kman asked if the square footage in the building has changed. Mr. Maurer stated the square footage is the same just reconfigured.

Ch. Nehrenz asked if there were any further comments regarding the Site Plan for Mobil Mini Storage. No additional comments were given.

Ch. Nehrenz asked for a motion to approve the Great Lakes Way Site Plan. Ms. Dermody motioned to approve the Great Lakes Way Site Plan and Kman seconded. Prior to the vote being called, Mr. Spellman reiterated that the Site Plan showed that the storage units would be stacked three high. All in favor.

Vote: Nehrenz - yes, Kman - yes, Powell– yes, Spellman – yes , Darmody– yes

Old Business:

Ch. Nehrenz opened the floor for discussion of the Section 18 Alternative Energy Systems and Small Wind Energy Systems. Trustee Catherwood stated there were no new changes or amendments from the prosecutor's office or from Planning Services. Discussion followed. Some points of discussion were as follows: 1) townships have no authority to stop the installation of a small wind energy system; but can define zoning requirements; 2) height designations and fall zones; 3) acreage requirements with setback requirements; 4) ability to measure and inspect the height of the system (must be constructed to meet specifications required for building permits); 5) recommendations to enforce 100%; 6) determine time span for functionality; 7) language is similar to other townships; 8) and other options noted were wind turbines. The board also suggested that the language/text could be written as a Conditional Use where it offers opportunity for neighbors and persons of interest to voice concerns. The board made a decision to table the Alternative Energy Systems and Small Energy Systems for the next meeting.

Ch. Nehrenz opened the floor for discussion of the Section 19 Outdoor Wood-Burning Furnaces. Discussion followed. Some points of discussion were as follows: 1) Functions of the ZC and BZA boards – Zoning Inspector has no authority to go on property to monitor what is burned (enforcement concerns were stated) – EPA mandates what can or cannot be burned and if a complaint is directed to township it should be referred to Fire Department and/or EPA; 2) ability to measure and inspect the height of the stack; 3) setback requirements – referenced page 3 of sample text for clarification of 300 ft and 25 feet off property line(diagram). The board made a decision to table the Section 19 Outdoor Wood-Burning Furnaces for the next meeting.

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Ch. Nehrenz stated Suzanne Peterlin left information regarding the Height exceptions language that was sent by Susan Hirsch (Principal Planner, Medina County Department of Planning Services). Trustee Catherwood stated this was brought to the townships attention due to ALDI's expanding and the chillers are required up to forty-eight (48) feet. This taking up about 10% of the rooftop area. Discussion followed and board agreed that the language was standard and straight forward. Ch. Nehrenz called to table the language to next meeting.

Ch. Nehrenz asked if there was any other business. Trustee Catherwood stated the board received a copy of the 2015 Comprehensive Plan. Trustee Catherwood also stated there are many good suggestions in the plan.

Mr. Powell asked Trustee Catherwood about a section in the Comprehensive Plan regarding the Metropolitan Park Way connecting the parks and bike paths in Greater Cleveland. Discussion followed.

Report: Ch. Nehrenz informed the Commission that he will be resigning at the end of this year. The next Zoning Commission meeting will be held on October 1, 2015.

Board Member's report : No report

Ch. Nehrenz asked for the meeting to be adjourned. Kman moved and Powell second. All in favor.

Zoning Commission Meeting was adjourned at 8:07p.m

Kathryn Laugesen, Recording Secretary

Minutes Approved: _____, 2015

John Nehrenz, Chairman

Mel Kman, Vice-Chairman

William Spellman, Member

Calvin Powell, Member

Diane Dermody, Member