

ZONING COMMISSION

Regular Meeting

April 5, 2018

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Ch. Spellman called the regular meeting to order at 8:00 p.m.

Roll found: Spellman, Dermody, Schneider, McCarthy and Kalina. Powell and Marzullo had excused absences.

Also in the audience were Trustee Schulte, Trustee Burns, Zoning Inspector Wilson, Administrative and Zoning Office Manager Peterlin, George Smerigan, Bryan Ciphers and Ann Marie Brobst.

Ch. Spellman asked if everyone had received and read the minutes from the Zoning Commission Regular Meeting held on March 1, 2018. There were no comments.

Ch. Spellman entertained a motion to accept the minutes for the 03/01/18 Regular Meeting Minutes:

- Motion was made by Mr. Schneider
- Seconded by Vice-Ch. Dermody
- No further discussion
- Roll was called

VOTE: Kalina – Yes, McCarthy – Yes, Schneider– Yes, Dermody – Yes, Spellman – Yes

Ch. Spellman returned to the agenda and returned to Old Business.

6R1.7.B Project Area/Permitted Density:

- Vice-Ch. Dermody said she would like to add a definition for “Yield Plan” to the Zoning Resolutions definitions page 19
- Mr. Schneider agreed that the definition should be added
- Ch. Spellman said that we should leave the wording as is and add a definition for Yield Plan
- Mr. Kalina’s definition - Yield Plan – Plan showing a standard sub-division that could realistically be on the parcel proposed for the Conservation Development Sub-Division.

6R1.7.C Standards and Criteria for Restricted Open Space – Setbacks

- The Medina County Planning Services had no objection to the change
- There was no need for further discussion

6R1.7.D Standards and Criteria for Common Areas – 75%:

- Mr. Smerigan gave his reason for why it was important to add the 75% of ownership
- Gives flexibility to the homeowner to run their own HOA
- As an example, it is important when a large development takes many years to complete the phases of the development
- Examples were given about Walden Pond and Lake Medina

6R1.7.E Development and Site Planning Standards - Lots:

- Mr. Smerigan said the lot size (4 times) was an arbitrary number
- Will protect the Township from having another 20 acre lot

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- Access from an internal street
- Want to encourage upscale developments, not to cheapen the houses
- Mr. Smerigan cited the York Township Zoning Resolution

6R1.7.E Development and Site Planning Standards – Dwelling Sizes

- Minimum 1,500 sq. feet makes sense since the standard should be higher in a Conservation Development
- People are looking for smaller lots with bigger homes
- Mr. Smerigan cited Ellsworth Township Zoning Resolution
- A developer doesn't have to choose a Conservation Development
- Discussion from the Board

Ch. Spellman asked for additional comments.

- Zoning Inspector Wilson had no comments
- Trustee Schulte said he reviewed the documents and reminded the Board that we represent Hinckley Township and not Medina County
- Mr. McCarthy stated that the changes are what is best for Hinckley Township and what our residents want
- Trustee Burns said we should move forward so they can move forward
- Mr. Smerigan said that the amendments will fix things that were potential flaws and make the regulations stronger that will serve Hinckley better in the future
- There were no other comments from the Board

Ch. Spellman stated that we have the following choices:

- Come back in two weeks to take a vote
- Take a vote tonight for either:
 - As Submitted
 - Amend to go forward with the new proposed modifications
 - Adding a definition for Yield Planning
 - Move Forward
- Everyone was in agreement to add a definition for Yield Plan into the book

Ch. Spellman asked if it was in the opinion of the Board to go forward with submitting this to the Trustees as amended.

Vice-Ch. Dermody said that she would entertain a motion for the Hinckley Township Zoning Commission to submit the text amendment as written with the addition of a new definition for Yield Plan to the Zoning Resolution and to move forward. The definition will read:

Yield Plan – A plan showing a standard sub-division that could realistically be approved on the parcel proposed for the Conservation Development Sub-Division.

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Ch. Spellman said the motion on the table is to move forward with the text amendment as written with one modification and that is to add the definition of Yield Plan to the definition section.

- Motion was made, as amended, by Vice-Ch. Dermody
- Seconded by Mr. McCarthy
- No further discussion
- Roll was called

VOTE: Kalina – Yes, McCarthy – yes, Schneider – Yes, Dermody – Yes, Spellman – Yes

Ch. Spellman said that the motion has passed and he will send the proposed Text Amendments with the new modification to the Hinckley Township Trustees starting their clock.

Ch. Spellman returned to the agenda to discuss new business. A proposal was received from Marcus Fisher, Walden Pond HOA requesting a few changes to their conservation area. Because Mr. McCarthy lives at Walden Pond, Ch. Spellman asked Mr. McCarthy if he was a member of the HOA, which he is not and he said there was no conflict. Trustee Schulte gave an explanation of what the Walden Pond HOA was requesting:

- Adding two stone columns to the entrance
- Adding a split-rail fence close to pond entrance
- Adding up to 3 benches around the pond

Trustee Schulte also stated that Mr. Fisher wanted the Board to be aware that they are working with the Ohio Forestry Service and U.S. Dept. of Natural Services to try to reforest two areas that were previously being used for farming. He added that they are trying to improve the property values and improve what Hinckley is all about with the addition of the trees.

Ch. Spellman asked if there were any negative thoughts with the Walden Pond HOA conceptual request. Discussion ensued and everyone seemed to like it and thought it was a great idea.

Ch. Spellman returned to the Agenda and asked for the Vice-Ch. report.

Vice-Chairman Dermody said she had nothing to report.

Ch. Spellman said he had something to report. He stated that he would be taking a leave of absence that will go thru the end of the year (2018). He said he needs to step away for awhile for personal reasons. He said the Board has two choices:

- To relieve him as the Chair and have an acting Chair
- To amend the organization minutes and to re-appoint the Chair and the Vice-Chair

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A discussion ensued:

- Vice-Ch. Dermody stated that she is hesitant to take over the Chair due to her lack of experience and feels others are more qualified
- Mr. Kalina has vast experience but he is new to the Board
- Mr. McCarthy said that the decision should be made when Mr. Powell and Mr. Marzullo will be at the next meeting
- Vice-Ch. Dermody will be the acting Chair in May

Ch. Spellman also passed out a revised contact sheet which will include Mr. Kalina, and stated that he had a copy of the 2017 Annual Zoning Reports.

Ch. Spellman asked if there were any Board Member reports.

Ch. Spellman asked Mr. Kalina to give the Board a brief background of his experiences.

Board Member Schneider reported on the last BZA meeting that he attended and said they would like a list of permitted conditional use for B1 Zoning. He said that he would look into putting something together if it is possible. Discussion ensued.

Ch. Spellman asked Mr. McCarthy if he had anything to report and he did not. However, he was told he would be sitting on the Board not as an alternate for the rest of the year.

Ch. Spellman said he was not planning on resigning.

Trustee Burns briefly discussed that Brunswick had invited him to join the Metropolitan Plan and a JEDD Agreement. He said he was listening but that is all it is and he will keep everyone updated.

Everyone thanked Ch. Spellman and said he will be missed.

Ch. Spellman said the next Zoning Commission Regular Meeting will be held on Thursday May 3, 2018 at 7:00 pm.

Ch. Spellman stated that he would entertain a Motion to adjourn the Zoning Commission Regular Meeting.

- Motion was made by Mr. McCarthy
- Seconded by Mr. Schneider
- No further discussion
- Roll was called

VOTE: Kalina – Yes, McCarthy – Yes, Schneider – Yes, Dermody – Yes, Spellman - Yes

The Zoning Commission meeting was adjourned at 9:24 p.m.

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Carolyn Chism, Recording Secretary

Minutes Approved: _____, 2018

William Spellman, Chairman

Diane Dermody, Vice-Chairman

Bruce Schneider, Member

Sean McCarthy, Alternate

Christopher Kalina, Alternate