

Int. Ch. Dermody called the Public Hearing to order at 6:30 p.m.

Int. Ch. Dermody said that she was glad to see so many residents in the audience and they are looking forward to hearing what they have to say. She said the public hearing would be handled in the following way:

- The first ½ hour the Zoning Commission will hear comments from the residents
- At 7:00 p.m. the Zoning Commission will conduct the normal Regular Meeting
- When the Regular Meeting is adjourned, the Public Hearing will be resumed with comment from Mr. Terry's attorney, Majeed Makhlof, Esq.

Int. Ch. Dermody asked everyone to silence their cell phones so everyone would be able to hear. Int. Ch. Dermody said that we are here to listen to public comments, comments from Mr. Terry, comments from the Medina County Planning Commission; comments from the Zoning Commission and from the Comprehensive Plan in order to make the best decision possible. She said that once the Public Hearing is completed, the Zoning Commission will forward their decision to the Trustees and they will make the final decision.

Int. Ch. Dermody said that she wanted everyone to be clear as to what we are discussing tonight. She stated the following:

- **Amendment 1:** An application for a Zoning Text Amendment requesting to adopt proposed Section 6R3: Senior Housing Planned Unit Development (PUD) District – Route 303 & West 130th Street location (Pavluk Family Limited Partnership property permanent parcel 016-03C-03-003).
- **Amendment 2:** An application for a Zoning Map Change to rezone 60 Acre Pavluk Family Limited Partnership property, (owner The Pavluk Family Limited Partnership of 424 East Cowan Drive Houston, Texas 77007), located at 2330 Center Road Hinckley, Ohio 44233 permanent parcel 016-03C-03-003, in the area of RT 303 (Center Road) between Stony Hill and W. 130th Street of Hinckley Township from R1 – Residential District to the proposed R3 – Senior Housing Planned Unit Development District.

Int. Ch. Dermody asked for the Roll Call.

Roll found: Dermody, Powell, Schneider, Marzullo and McCarthy.

Also in the audience were Alternate Kalina, Ms. Peterlin, Trustee Schulte, Trustee Burns, Trustee Lutzko, Zoning Inspector Tom Wilson, George Smerigan (Tactical Planning), David Hartt (CT Consultants), David Terry, William Athens, Majeed Makhlof, 2 members of the Police Department, members of the BZA and 100+ Hinckley Township residents.

Int. Ch. Dermody stated that the Township received letters and emails concerning this public hearing. She said that Trustee Lutzko received one phone call from Claire Bronco and read into the record the names of the residents who submitted the written documentation: Noreen and Dennis Stone, Jim

Groh, Paul Rossman, Bernard Kessler, Robert Szymanski, Thomas Ungrady, Tina Funderwhite, John Zenczak, Dimitrios Natsis, William Thesling, Julie Wilson, David and Renee Jordan, Ginny Petrie, Lou Kaltenstein, Margaret Joan Thesling, Jay and Angie Wood, Lou and Maile Chapman, Becky Bialosky, David and Jan Percio, Mike Perrotti, John Melchiorre, Louise Hoffman and Charles Harner. Int. Ch. Dermody said that copies of these documents would be made available if anyone wanted to read them and would be attached to the minutes of this public hearing.

Int. Ch. Dermody stated that Mr. Smerigan would be handling the public comments.

Mr. Smerigan from Tactical Planning (third party planning consultant who the Township has hired to assist with review of the proposed Text and Map proposal for a Senior Housing Planned Unit Development on the 60 Acre Pavluk property the Public Hearing(s) process) gave the attendees the following guidelines:

- As mentioned, we will be handling this a little different – the residents will speak first and Mr. Terry's group will be speaking second
- Remember that this is the third Public Hearing so he will ask that comments not be repeated
- If you have already said something at the first or second Public Hearing, allow others to have a change and again, not to repeat comments that were previously stated
- Please keep in mind that this Public Hearing, like the previous ones, are information gathering only
- If issues have previously been said, the Zoning Commission already has that information in front of them
- No decisions will be made tonight
- A vote will be made when the Zoning Commission has completed the Public Hearing Process

Mr. Smerigan asked for any comments from the floor. The audience was reminded to give their names and addresses and to speak loudly so everyone in the room can hear them.

Comments by Alfred Lapointe, 2065 W. 130th St.:

- He is totally against this
- He does not want to see any change

Comments by Nancy Meyers, 1550 Stony Hill Rd.:

- Read onto the record a prepared letter which was given to the Recording Secretary
- The continued growth has to stop
- Two (2) acre minimum very important
- Nothing personal against any developers
- Almost everyone except for 1 are opposed to this zoning change
- Continued expansion and growth is not what they want

- There is already a traffic nightmare on Stony Hill and Rt 303
- Doesn't want to turn into a Brunswick or Strongsville
- Vote with us not against us
- Implore to the Pavluk family and do the right thing – there are other options
- The majority of us don't want this

Comments by James Finn, 2476 Boston Road:

- 50 year resident
- If the developers don't want to meet our requirements they can go to another community
- 55 year old people are not seniors
- There is a current 2 ½ million dollar road project – all in developments
- Concerned with needing additional roads, sewers, septic, water
- Beware of trusting these developers, they say one thing and do something else
- Trust the people

Mr. Smerigan asked people to be respectful so we can hear and record everyone's comments.

Comments by Matt Riley, 1090 River Road:

- Drawing is nice
- Stated that this is not a variance; this is a permanent code change which is ethically wrong
- The changes should be made the other way around and making the size of the lots bigger not smaller
- No one is talking about how there are going to be more lights with the new homes, additional lights with cars
- Want to stay in a country atmosphere where you can have chickens and be able to shoot guns
- Moved here to be in the country not to live in another Cuyahoga County

Comments by Kristine Pelagalli, 1260 Center Road:

- Read onto the record a prepared letter which was given to the Recording Secretary
- Developers have targeted Hinckley as a red star desirable place to develop
- The Seller benefits monetarily and sacrifices nothing
- The Developer benefits monetarily and sacrifices nothing
- The Builder benefits monetarily and possibly obtains personal gratification but sacrifices nothing
- What does Hinckley sacrifice to suburban development like the one in question
- If passed, our confidence in our leaders would likely decrease
- Our sense of close knit community and the feel of a small town will disappear
- The premise that we have a need for 55 and older housing is unfounded

- When citizens of Hinckley desire a change in the law, then, and only then, should our elected trustees consider changing the law
- We are law abiding citizens with conservative values and while we welcome development in Hinckley we will defend our laws
- We cannot be bought

Comments by Leonard Quallich, 1478 Kuder Road:

- Would rather keep population density as is
- People want to keep things the way they are
- Asked how many people in the group are opposed to the change
- Message received

Comments by Cherylyn Quallich, 1478 Kuder Road:

- She is a nurse and has been a Hinckley resident for a long time
- Just wanted to say that she checked to find out if they have rights should the trustees pass the change
- They have a right to have a petition to put a ballet to counter balance it
- Will need people to have signatures

Comments by Garrett Robison, 1754 Jacklin Dr.:

- He has lived in Hinckley Township forever
- Has already said his feeling at earlier meetings
- His brother lives on W. 130th and lives across from what is going on across the street in Brunswick
- Do we want to look like Brunswick when they build apartments on W. 130th St.

The Public Hearing was suspended at 6:56 p.m. so the Regular Meeting could take place.

The Regular Meeting was adjourned and the Public Hearing was resumed at 7:00 p.m.

Comments by Joseph Scarcella, 2202 Northgate Dr.:

- Believe that the sentiments are pretty much into agreement with most everyone
- Read through the Master Policy Plan/Comprehensive Plan including Page 38
- There is no R3 – they invented it
- Stated some of the highlights concerning housing
- Stated some of Mr. Terry's property documents and they only cherry pick their thoughts
- Bottom line is that the Trustees need to follow the rules

Comments by Renee Velasquez, 1979 Pine Ridge Trail:

- Moved to Hinckley from Brunswick to escape the growth in Brunswick
- She is a realtor
- Only 4% of an aging population will be interested in this type of development
- Once the population passes on, what will this development turn into
- Who will buy these houses and who will live there
- Sometimes you have to look at what is best for the community and not for the developer

Comments by Denise Klag, 1610 Mattingly Road:

- Grew up in Strongsville and moved to Hinckley 2 years ago from Fairview Park
- Is concerned with potential Section 8 housing similar to what occurred in Fairview Park
- Is concerned with the infrastructure with the new development
- Is concerned with having to pay for more police and fire
- 100% not for this Zoning Amendment

Comments by Jim Bialosky, 2300 Sandy Creek Trail:

- Read onto the record a prepared letter which was given to the Recording Secretary
- For the variance to be granted it must meet all four of the statutory criteria
- Reducing Property Values
- Increasing Traffic and Congestion
- It will not conserve the rural nature of Hinckley Township
- Mr. Hartt said that the property was low valued; so why are they even interested in the property
- If approved it will open the floodgates for others to ignore current regulations and ignore the expressed opinions of our community

Comments by Steve Pesek, 2411 Country Brook Drive:

- Concerned because the neighbors who live across the street from him will abut the new development
- It will lower his property value
- Other changes on W. 130th will create additional problems

Comments by Kyle Robison, 1925 W. 130th St.:

- Parents bought here in the 1970s
- Need to keep every property a minimum of 2 acres
- Keep Hinckley Rural
- Want people to enjoy Hinckley as it is

Comments by John Horne, 1793 Sophia Lane:

- Lived in Hinckley for 25 years
- Have watched it grow and grow and grow
- Doesn't understand why the Medina County Planning Commission wants to make smaller and smaller lots
- Doesn't understand why anyone would want to develop like this
- He wants to remain Hinckley as a rural community
- If they want to change our community they should go somewhere else

Comments by Ricki Roseman, 2125 Kellogg Rd:

- She is against the rezoning
- Will add more pollution and the light pollution
- Will hurt the animals; she wants to be an advocate for the wild life and the environment
- Concerned for water run off
- Concerned about the changing that has taken place in the Metroparks

Comments by Jason Tarnowski, 1218 Arborcrest Dr.:

- Oppose both of the Amendment changes
- Reminded everyone that the Media County Planners decision was only a recommendation
- The Hinckley Trustees don't have to agree with the Medina County Planners decision
- Thought that Mr. Terry thought Hinckley Township was full of pushovers which they are not
- This is not Cuyahoga County

At the completion of the resident's statements, Mr. Smerigan asked that Mr. Majeed Makhoulf, Esq. approach the podium.

Comments by Majeed Makhoulf, Esq speaking for the Terry Properties LTD:

- Read onto record the Active Senior Living Proposal – Hinckley Township – Re-Capping (Based on the information previously submitted) the Project and its Justification
- Copies of the document and maps were given to the Zoning Commission and recording secretary
- Density is for a one acre lot
- Reminded that this is for single floor homes with a master bedroom on the first floor
- The proposal is to provide Active Senior Housing

Mr. Smerigan asked everyone to be respectful to give Mr. Makhlouf his ability to speak and for the Recording Secretary to be able to record the minutes.

Mr. Makhlouf continued his report:

- The proposal has the support from the Medina County Planning Commission
- The proposal has the support of 130 residents who responded to a written response and who were afraid to voice their commission at a Public Hearing due to hostility by the public who opposed their views
- The proposal meets the Township's long-standing objective to offer Senior Housing to Hinckley Residents
- There is sufficient senior marketing in Hinckley
- This proposal will not result in higher density developments to other areas of the township
- With the availability of sewer and water, development in compliance with the current R-1 zoning (2-acre minimum lot size) is not economically feasible
- In summary – the project meets valid community objectives
- In summary – the characteristics of the site and surrounding area preclude this density from being extended elsewhere in the township
- In summary – development with central sewer and water is not economically feasible under the current zoning
- In summary – the proposal has been formally supported by numerous township residents and the Medina County Planning Commission
- Explanation of the four maps that were presented

A discussion ensued concerning the written documents that showed the 110 residents who responded in favor for the development. Mr. Makhlouf did not know how one document was included 4 additional times but assured everyone that there are 110 residents who had a favorably respond to the request. Mr. Smerigan said in order to keep things moving, the documents would be included in the record and anyone who wishes to review them can find them at the Administration Office.

Upon the completion of Mr. Makhlouf's presentation, more people wanted the opportunity to speak. Int. Ch. Dermondy stated that although the residents had their opportunity, she would allow a few more people to respond as long as they had not yet spoken.

Comments by Bob Kremser, 1541 Mattingly Rd.:

- Just passed the school issue
- Put up new developments and more strain on the schools and fire and police
- More road problems, more snow plowing
- More tax issues

One of the residents said that she felt more people needed to speak even if it will take another hour. Mr. Smerigan stated that everyone had an opportunity and she said that wasn't true. She said people were not allowed to speak because they weren't given the opportunity to speak – they just couldn't get in. When things quieted down, one more resident asked to speak.

Comments by Jim Groh, 2424 Country Brook Dr.

- He is in the demographics and no one knocked on his door to ask his opinion
- Less than 2 acres is unreasonable
- This is going to under mind his preexisting price

When it appeared that a few residents who had previously spoken wanted to talk again, Mr. Smerigan stated that the Public Hearing was complete.

Int. Ch. Dermody stated that she appreciated everyone who had turned out for today's Public Hearing along with the previous Public Hearings. She stated that she was pleased that everyone has stated what they felt, on both sides, and appreciates all of the information that has been given and all that time and effort everyone has done. And with that said, she announced the Public Hearing was closed.

Int. Ch. Dermody stated that she would entertain a Motion to adjourn the Zoning Commission Terry Public Hearing:

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

VOTE: McCarthy – Yes, Marzullo – yes, Schneider – Yes, Powell– Yes, Dermody - Yes

The Public Hearing was adjourned at 7:54 p.m.

Carolyn Chism, Recording Secretary

Minutes Approved: _____, 2018

Diane Dermody, Int. Chairman

Jeff Hoop, Int. Vice-Chairman

Bruce Schneider, Member

Matt Marzullo, Member

Sean McCarthy, Alternate