

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

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.

Roll Found: Calabro, Hoop, Zeleznak, Mainzer, and Budd. Also present were alternate Schaefer and Trustee Schulte.

Ch. Calabro stated that there were three sets of minutes to review and approve.

Ch. Calabro asked if everyone had a chance to review the minutes from the Regular BZA Meeting held on September 12, 2018 and if there were any comments. There were no comments.

Ch. Calabro asked for a Motion to approve the minutes from the Regular Meeting held on September 12, 2018. Ms. Mainzer moved and Mr. Hoop seconded. The Board was polled and all were in favor. Motion passed 5 – 0.

Ch. Calabro asked if everyone had a chance to review the minutes from the Judson Public Hearing held on September 26, 2018 and if there were any comments. Mr. Budd suggested a correction on page 4 as follows:*Ch. Calabro made a motion to adjourn the Meeting. Ms. Mainzer moved and Mr. Schaefer (instead of Budd) seconded.....* All were in agreement with the change.

Ch. Calabro asked for a Motion to approve the minutes from the Judson Public Hearing held on September 26, 2018 with noted correction. Mr. Schaefer moved and Mr. Zeleznak seconded. The Board was polled and all were in favor. Motion passed 5 – 0.

Ch. Calabro asked if everyone had a chance to review the minutes from the Piar Public Hearing held on September 26, 2018 and if there were any comments. There were no comments.

Ch. Calabro asked for a Motion to approve the minutes from the Piar Public Hearing held on September 26, 2018. Mr. Schaefer moved and Mr. Hoop seconded. The Board was polled and all were in favor. Motion passed 5 – 0.

Ch. Calabro stated that there will be a Public Hearing on October 24, 2018 at 7:00 p.m. The packet materials were distributed for the AP0231 Yellowlite/Tataru Variance request regarding installation of a solar panel and its location (two variances are being requested). The site inspection will take place on Saturday, October 20, 2018 at 10:00 a.m.

Ch. Calabro asked Trustee Schulte if he or Mr. Wilson had discussed this with Mr. Richter. Mr. Schulte stated that he had spoken to Mr. Richter regarding a conversation that Mr. Schulte had with Mr. Jeffers at Montville Township and how Montville Township had handled a similar case a few years ago. Montville Township considered it as an ancillary use of a piece of equipment

for the residence (i.e. like a dish, generator, etc.). Mr. Richter, in his opinion, said it is a structure, but not an approved structure, and therefore would need to apply for a variance; as it is not meeting setback requirements. There was discussion of the Zoning Code and that the Zoning Commission will look into adding language into the code that addresses solar panels.

Mr. Schulte added that initially when the Zoning Inspector had been contacted by the company, that not enough detail had been gathered regarding the project, whereby Mr. Wilson thought that it was a rooftop solar panel. If the scope of the project had been known, a Zoning Permit would have been required. Additional discussion ensued. Mr. Zeleznak asked if the Zoning Commission would offer their opinion and Trustee Schulte stated that the Zoning Commission is not involved with Variance requests – however, the Zoning Commission does conduct an informal review of Conditional Requests.

The definition of a structure was referenced and that the requirements for a structure should be followed. Trustee Schulte suggested that the Chairman contact Mr. Richter to answer some of her questions.

Trustee Schulte briefly commented on the Bija/Sturgill Variance Request that had been previously denied by the BZA. The homeowner was appealing the decision of the BZA to the Medina County Common Pleas Court. There was additional discussion regarding the steps that occur when a case goes to Court.

Ch. Calabro reminded everyone of the upcoming MCTA meeting to be held on October 18, 2018 at 7:00 p.m. at Montville Township – the subject matter to be discussed is agritourism. Peggy Hall from the OSU extension will provide a presentation via a webinar. Trina Delvaney, Montville’s legal counsel will discuss the recent changes to Montville’s zoning regulations.

Trustee Schulte stated that recently, the Zoning Office had been contacted by a resident on River Road who has a horse farm – they asked if they could use part of their barn as a bed and breakfast. Agritourism is new zoning and Montville has a template that can be used as a guide.

Trustee Schulte stated that Beth Biggins-Ramer, Director of the Medina County Solid Waste District will be present at the Trustee Special Meeting on October 30, 2018 at 6:30 p.m. to discuss a solid waste district for Hinckley Township – single hauler contract to negotiate better rates and recycling opportunities. This will be an informational meeting and options will be offered and outlined for review. Montville Township recently created a solid waste district in their community. Trustee Schulte had had conversation with the County Prosecutor who believes that the EPA is going to mandate Townships to get a handle on their trash and recycling and to take steps now before any mandates are imposed. Further discussion ensued.

Ch. Calabro said that the next Regular BZA Meeting will be held on Wednesday, November 14, 2018 at 7:00 p.m.

There were no Member Reports given.

With no further discussion, Ch. Calabro made a Motion to adjourn the Regular BZA Meeting. Ms. Mainzer moved and Mr. Zeleznak seconded. The Board was polled and all were in favor. Motion passed 5 – 0.

The Regular Meeting was adjourned at 7:30 p.m.

Suzanne Peterlin, Zoning Secretary

Minutes Approved: _____, 2018

Josephine Calabro, Chairperson

Jeff Hoop, Vice-Chairperson

David Zeleznak, Member

Julie Mainzer, Member

William Budd, Member