

ZONING COMMISSION

Special Meeting – Trails at Redwood Falls

October 11, 2018

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Int. Ch. Dermody called the Special Meeting on October 11, 2018 to order at 7:04 p.m.

Roll found: Dermody, Powell and Schneider. Mr. Marzullo, McCarthy and Mr. Kalina were not able to attend.

Also in the audience were Trustee Schulte, Zoning Inspector Wilson, John Sumodi and his son, Travis Crane and George Smerigan.

Int. Ch. Dermody stated that the Special Meeting is being recorded for public record.

Int. Ch. Dermody stated that this Special Meeting was to review the Trails at Redwood Falls Conservation final development plan. She asked Mr. George Smerigan to provide his final report which included the review of the following:

- The ODOT Permit Plan
- The Utility Pan
- The Mass Grading Plan
- The Final Development Plan
- The Record Plat of Phase 1
- The Declaration of Covenants, Conditions, Restrictions and Easements
- The Grant of Conservation Easement to Stream & Wetland Preservation Group
- The HOA By-Laws
- The Landscape Plan

Mr. Smerigan stated that in his opinion each of the following conforms to:

- The intent of the Zoning Commission when approving the General Development Plan
- The Zoning Resolution requirements for Conservation Developments as set forth in Sections 6R1.7 and 6R1.8, and,
- The approved General Development Plan for the project than known as Skyland Conservation Development

Mr. Smerigan stated that in his professional recommendation that the Zoning Commission grant final development plan approval for Phase 1 of the Trails of Redwood Falls as submitted. He stated that the following will need to be completed for this final development review for Trails of Redwood Falls:

- Approval from the County Planning
- Approval from County Engineer regarding the final Plat and documentation
- Permits to install water and sanitary sewers from the Ohio EPA
- Wetland permits from Army Corp
- Access permit from ODOT
- Final water and sewer from county sanitary
- Some items may already have been submitted

Mr. Smerigan noted that the Zoning Commission has reviewed the requirements in accordance to the Zoning Resolution and only is making recommendation in line with the Conservation Development Zoning requirements and Zoning Regulations. Other requirements are met through government entities and their approval. He added that the submission of paperwork is consistent with eachother – all entities reviewing the same thing.

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Discussions were also included by Trails at Redwood Falls concerning the final items that Mr. Sumodi will need to be finalized from Medina County items not reviewed by Hinckley Township. Mr. Sumodi and Mr. Crane said that everything has been finalized and they are waiting to hear from the county for final Plat approvals. Mr. Crane said that Medina County won't do anything until after the Hinckley Township Zoning has been approved.

There was a discussion concerning the Plat approval. They also discussed the change in the road and a couple of other issues concerning the HOA.

Inc. Ch. Dermody stated that she would entertain a Motion to accept the final development plan for Phase 1 of the Trails of Redwood Falls subject to approval of all governmental entity requirements.

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

VOTE: Schneider – Yes, Powell– Yes, Dermody - Yes

Motioned Passed – 3 to 0

In. Ch. Dermody congratulated Mr. Sumodi and Mr. Crane with everything they have done and good luck with the building of their Trails of Redwood Falls. They said the same thing.

Trustee Schulte reminded everyone that the Township Association is having a meeting on Agricultural Language – Wedding Barns – on October 18, 2018 at Montville Township.

Trustee Schulte said that the Trustees will be meeting on November 5th because November 6th is a voting date. He noted that Mr. Hartt will be making a presentation and will be given up to an hour or what is needed for his presentation. Once he has spoken, community members will have two minutes per person to discuss their opinion. Trustee Schulte is hoping that neighbors will only add any information or views that hasn't already been previously discussed. Trustee Schulte also stated that the Public Meeting will be held at the old Fire Station. Trustee Schulte stated that the Public Hearing will begin at 5:30 p.m. and the Regular Trustee Meeting will follow in hopes it begins at 7:00 p.m. or earlier.

Trustee Schulte also mentioned there will be a meeting on Tuesday October 30, 2018. This will be the meeting concerning who wants to use one company to pick up garbage, etc.

Int. Ch. Dermody said the next Zoning Commission Regular Meeting will be held on Thursday November 1, 2018 at 7:00 p.m.

Int. Ch. Dermody stated that she would entertain a Motion to adjourn the Zoning Commission Regular Meeting:

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

VOTE: Schneider – Yes, Powell– Yes, Dermody – Yes

Motion Passed – 3-0

The Zoning Commission meeting was adjourned at 7:18 p.m.

Carolyn Chism, Recording Secretary

Minutes Approved: _____, 2018

Diane Dermody, Int. Chairman

Calvin Powell, Int. Vice-Chairman

Bruce Schneider, Member

Matt Marzullo, Member

Sean McCarthy, Alternate