

Hinckley Township 1410 Ridge Road Hinckley, Ohio 44233

# Zoning Commission

Thursday, August 5, 2021

Continued Public Hearing @ 6:30pm

## Text Amendment Proposal

(see details below)

with Regular Meeting to follow

# AGENDA

### Meeting Attendees

#### Zoning Commission Member Roll

	REG	
Marzullo		
Fischer		
Schneider		
Crew		
Manley		
Wrubel		
Arline		

#### Guests:

Burns \_\_\_\_\_ Wilson \_\_\_\_\_  
 Augustine \_\_\_\_\_ Calabro \_\_\_\_\_  
 Kalina \_\_\_\_\_  
 \_\_\_\_\_

**ZONING COMMISSION MEETING WILL BE IN-PERSON with virtual option to observe / listen GO TO [www.Zoom.us](http://www.Zoom.us), sign-in, enter Meeting Room 8710930585 and Passcode 2784181 Or dial (312)626-6799 and follow the prompts. Must be in-person to speak / participate in meeting**  
 Directions can also be found at [www.hinckleytp.org](http://www.hinckleytp.org)

### Public Hearing Continuation – Text Amendment Proposal

- I. Opening Comments and Roll Call
- II. Explanation and Public Hearing process
- III. Review and Comment on Text Amendment Proposal

Amend the following: Table of Contents: Chapter 18 – Alternative Energy Facilities Section 18.5 & 18.6 add text; and update page numbering; Chapter 3: Section 3.2 Definitions Remove Automobile Service Station; Add Automobile Refueling and Recharging Station; Add Automotive Repair and Service; Chapter 4: Section 4.16 Projections into Required Yards add and remove text; add punctuation; Chapter 6: Sub-Section 6R1.2 Permitted Uses (6R1.2.E.5) add text; Sub-Section 6R1.7.E.2. Lot Requirements add text e. and f.; Sub-Section 6R1.7.E.3. Perimeter Building Requirements change text a. and b.; Sub-Section 6R2.2 Accessory Uses (6R2.2.D.5) add text; Sub-Section 6B.3 Schedule of Permitted Uses (6B.3.C.1) change text; Sub-Section 6I2.2 Permitted Uses (6I2.2.H & I) change text; Chapter 9: Section 9.4 Off-Street Parking 9.4.D.2. & 4) change text; Chapter 18: Sections Alternative Energy Facilities (Section Titles) add text to chart; Section 18.3 Uses to Accessory add and change text; Section 18.5 Roof Mounted Solar Arrays in Residential Districts (18.5.A & B) add and change text; Section 18.6 Roof Mounted Solar Arrays in Non-Residential Districts (18.6.A & B) add and change text; Section 18.7 Free Standing or Ground Mounted Solar Arrays (18.7.G) add and remove text; Section 18.7 Free Standing or Ground Mounted Solar Arrays (18.7.I) add text 18.7.I.; Section 18.8 Roof Mounted Wind Energy (18.8.F) add punctuation “ ’ ”.

After the conclusion of this hearing, the matter will be referred to the Hinckley Township Board of Trustees for its action and further determination.

- IV. Public Comments
- X. Adjourn

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following Continued Public Hearing**

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### Regular Meeting

#### I. Opening Comments and Roll Call

#### II. Review and Approve Minutes

- 1) Continued Public Hearing Meeting Minutes – July 1, 2021
- 2) Regular Meeting Minutes – July 1, 2021

#### III. Public Comments/Correspondence Received

- 1) Refer to Handouts/Emails to Zoning Commission submitted by residents

#### IV. Old Business

- 1) Final Plat Review of The Reserve at Pine Valley Subdivision Phase 1A
- 2) Preliminary Site Plan Review – TIREMAX proposal
- 3) Preliminary Site Plan Review – Pride One Senior Housing Project
- 4) Recap of Continued Public Hearing re: Text Amendment proposal related to Definition of Automobile Service Station, Solar Language and Conservation Development Language

#### V. New Business

- 1) Hand Out packet material for Buzzard Cove Scream Park Conditional Use Request (AP0256)
  - Board of Zoning Appeals Public Hearing scheduled for August 25, 2021

#### VI. Chairman's Report

- 1) Determination of Continued Public Hearing for Text Amendment proposal
- 2) Regular Zoning Commission Meeting September 5, 2021 @ 7:00 pm

#### VII. Board Member's Reports

#### VIII. Other Business

#### IX. From the Floor

#### X. Adjourn