

Ch. Marzullo called the August 5, 2021 continued Public Hearing to order at 6:31 p.m.

Ch. Marzullo stated this meeting is being taped for transcription purposes only and the written minutes and attachments if any will serve as the official record for this meeting.

Roll found: Marzullo, Fischer, Schneider, Crew, Wrubel, Manley had an excused absence

Also in the audience: Alternate Arline , Trustees Burns, Augustine (virtually) and Kalina and Zoning Inspector Wilson.

Ch. Marzullo introduced the Zoning Commission members and asked if any of the Zoning Commission members had a conflict of interest and none did. Ch. Marzullo stated the purpose of the meeting is for proposed text amendments. Ch. Marzullo stated that per Ohio Revised Code Chapter 519 all text and/or map amendments must go through a specific process, part of which ensures the right to public input in the process. This meeting is for the purpose of providing public comments regarding the proposed text amendments. Comments can be positive, neutral, or negative. All who would like to comment must sign in on the sign in sheet with their name and address. Presenters will be taken in the order signed in. Everyone who wishes to speak will be allowed to speak, but meetings are limited to two hours so please be considerate of time. Should additional time be needed, a continuation will be noted. All comments must be directed to the Zoning Commission. The public hearing will be taped for transcription purposes and the written minutes will be the official record of the meeting. Please speak loud and clear and step up to the podium when making comments. Order shall prevail throughout the hearing. Debates, argumentative questioning, and cross examining are not allowed. Comments must be specific to the topic at hand. All comments will also be taken into consideration by the Zoning Commission.

Ch. Marzullo asked Vice Ch. Fischer to read the public hearing notice.

Ch. Marzullo summarized the proposed text amendments regarding solar arrays, the updating of the definition of Automobile Service Station, and set-backs for Conservation Developments.

Ch. Marzullo stated he received some emails since the previous public hearing. Ch. Marzullo read Lisa Rushworth's email into record. Ch. Marzullo read Nicki Long's email into record. Ch. Marzullo read into record an email from 350 Hinckley.

Ch. Marzullo asked if anyone in the audience who had signed in had any comments regarding the proposed text amendments and there were none.

Ch. Marzullo reviewed the recommendations by the Medina County Planning Commission regarding the proposed text amendments. Ch. Marzullo stated the Medina County Planning Commission recommended approving virtually everything for the text amendments for solar, the Medina County Planning Commission had significant questions regarding the proposed text amendments for lot requirements for the Conservation Developments, and the Medina County Planning Commission is asking for ostensibly no changes to the definition of an automobile service station.

Ch. Marzullo asked for the Board's comments regarding the input from Ms. Rushworth and 350 Hinckley.

Mr. Fischer stated he understands the concerns that were expressed in the emails regarding solar arrays. Also, from a safety standpoint there could be a concern, providing screening from a potentially high voltage structure might not be a bad idea. Discussion followed.

Mr. Schneider stated he feels they bring up some good points, how much do they want to limit what people want to do on their property.

Ms. Crew stated she feels both have valid points and how do you come to terms with both. How do you limit access to arrays if there is potential for danger.

Ch. Marzullo stated he feels it makes sense to have some kind of barrier between the public and any sort of high voltage.

Mr. Arline asked if they are talking about two different things, one is safety and security and the other is aesthetics, wouldn't they want to separate the two.

Ch. Marzullo stated absolutely, that Ms. Rushworth and 350 Hinckley made good points suggesting there shouldn't be any aesthetic screening but there is also the safety consideration and possibly there should be some type of screening for safety purposes.

Trustee Burns discussed the electrical safety component of solar arrays. Trustee Burns stated that electric code requires safety barriers, but you can't keep people safe from everything. Discussion followed.

Mr. Schneider stated that he doesn't know if it's the Board's job to decide what people do on their property regarding electrical matters.

Mr. Fischer stated that based upon all the work they've done, he doesn't think they can strike out language regarding accessory components because there are existing areas of the Zoning Code that contain that same language. Discussion followed.

Ms. Wrubel stated she generally favors restrictions on real property, she has a concern that they are asking someone to spend considerable amounts of money putting in a system and then they are taking away their ability to get the sunlight they need if they require screening. Discussion followed.

Zoning Inspector Wilson stated that originally the concern was reflection and even screening is hard to inspect so they need to be pretty liberal.

Ch. Marzullo asked if everyone felt it made sense to strike the screening requirement. Mr. Fischer stated he would like to reject i and leave g, keep it consistent and then clean up the other accessory components. Discussion followed.

Ch. Marzullo asked if there was any other public comment; they are 15 minutes past ending the public hearing and starting the regular meeting. They can table the discussion to the latter part of the regular meeting. There were no more comments.

Mr. Schneider made a motion to move the rest of the content of this meeting to the end of the regular meeting.


- Ms. Wrubel second.
- No further discussion
- Ch. Marzullo called for vote to approve
- All were in favor.

Marzullo – yes; Fischer – yes; Schneider – yes; Crew – yes; Wrubel - yes


Ch. Marzullo adjourned the August 5, 2021 Zoning Commission Public Hearing at 7:15 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: 2 Sep, 2021




Matt Marzullo, Chairman



Marcus Fischer, Vice-Chairman

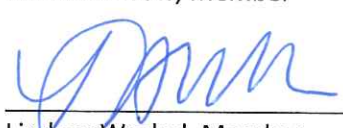
Bruce Schneider, Member



Michelle Crew, Member



Dave Manley, Member (absent)



Lindsey Wrubel, Member