

Chairman Lutzko called the April 2, 2019 Public Hearing meeting of the Hinckley Township Board of Trustees to order at 6:30 p.m. Present were Trustees Becky Lutzko, Ray Schulte and Jim Burns, Fiscal Officer Martha Catherwood, 32 residents and 3 reporters.

Ms. Lutzko noted that the meeting is being taped for transcription purposes only and that the Hinckley Township Trustee Regular Meeting will follow the Public Hearing. She introduced Hinckley Township Zoning Chair Chris Kalina, Hinckley Township Zoning Inspector Tom Wilson and George Smerigan, the Township's outside zoning consultant. Ms. Lutzko turned the floor over to Mr. Schulte.

Mr. Schulte stated that the reason for the April 2, 2019 Public Hearing is to hear public comment on the proposed Zoning Amendments and read the legal ad as follows:

The Hinckley Township Board of Trustees will hold a Public Hearing to hear public comment on proposed Zoning Amendments on Tuesday, April 2, 2019 at 6:30 p.m. with a Regular Trustee Meeting to follow in the Town Hall Meeting Room of the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303.

Subject of the hearing is as follows:

To review proposed amendments to the Hinckley Township Zoning Resolution from the Township Zoning Commission as follows:

Addition of new **Chapter 18 – Alternative Energy Facilities**; Chapter 3 – Definitions: add related definitions: **Accessory Structure, Alternative Energy Facility, Outdoor Wood-Fired and Hydronic Burner, Solar Array, Solar Panel, and Wind Energy Facility**, amend **Structure** definition; **Chapter 4 – General Regulations**: add **4.18 Alternative Energy Facilities** and amend 4.1 to add **4.1.H.**; and amend effected chapters and/or sub-sections throughout the Zoning Resolution: **Chapter 6 – District Regulations**: amend **6R1.2.D.4.** and **6R1.2.D.5.** and add **6R1.2.D.6.**; amend 6R1.2.E. to add **6R1.2.E.5.** & **6R1.2.E.6.**; amend 6R1.2.F. to add **6R1.2.F.10.**; amend 6R1.4. to add **6R1.4.J.** and **reformat lettering**; amend **6R2.2.C.3.** and **6R2.2.C.4.** and add **6R2.2.C.5.**; amend 6R2.2.D. to add **6R2.2.D.5.** and **6R2.2.D.6.**; amend 6R2.4. to add **6R2.4.J.**; amend 6B.3.F. **reformat numbering**; amend 6B.5. to add **6.B.5.(b)**; amend 6I1.4. to add **6I1.4.O.**; and amend 6I2.5. to add **6I2.5.J.**

After the conclusion of this hearing, within twenty (20) days, the Township Board of Trustees shall either adopt, deny, or modify the recommendations of the Township Zoning Commission. If the Board adopts, denies, or modifies the Township Zoning Commission's recommendations, a majority vote of the Township Board of Trustees shall be required.

Copies of the proposed amendments will be available for public viewing from the date of this notice to the date of hearing at the Zoning Department located in the Administration Building at 1410 Ridge Road, during regular office hours, Monday 10:00 a.m. to 6:00 p.m., Tuesday, Wednesday and Thursday 9:00 a.m. to 2:00 p.m. and Friday, 9:00 a.m. to noon. Proposed amendments may also be found on the Hinckley Website at under News and Events.

All interested parties are asked to attend this hearing or to send written comments to the Hinckley Township Board of Trustees, P.O. Box 344, Hinckley, OH 44233.

Mr. Schulte asked Zoning Commission member Chris Kalina to discuss the amendments. Mr. Kalina provided a brief chronology of the Alternative Energy zoning language process indicating that initial

discussions regarding this topic had begun in 2012. At that time, the Zoning Commission reached out to Medina County Planning Department to gather information on how other Medina County communities were addressing Alternative Energy uses. He explained that with third-party planning consultant, George Smerigan, the process has moved along smoothly, culminating in the Zoning Commission approving the proposed language and forwarding it to the Trustees for tonight is hearing.

Mr. Kalina stated that the goals of the Zoning Commission were not to prevent residential alternative energy uses, but to avoid wind arms and large scale solar arrays. Ms. Lutzko asked Mr. Kalina to describe an outdoor wood-fired burner. Mr. Kalina described the outdoor wood-fired burner as a unit adjacent to the exterior of the structure that can generate heat by wood products back into a structure.

The Trustees thanked Mr. Kalina and the Zoning Commission for their efforts, Mr. Smerigan was thanked.

At this time, Mr. Schulte invited public comment, limiting each speaker to a maximum of five minutes.

Gary Jennrich (Skyline Drive) stated his concern that insufficient information has been presented to the Trustees. He indicated that as of today the Zoning Commission Public Hearing Minutes have not been placed on the Township website. He added that ten weeks does not seem to be enough time to come to a conclusion on property changes that he feels are restrictive. Ms. Lutzko asked Mr. Jennrich as to what he feels is too restrictive. Mr. Jennrich replied that the proposed language does not allow for building-mounted units depending on what side the units are facing. He does not agree with that restriction.

Mr. Kalina responded that the Commission had not originally restricted what side of a structure could be utilized, that was a recommendation of George Smerigan and the Medina County Planning Department. Their concern was non-specific variables that could negatively affect neighbors. Ms. Lutzko said that options were not ruled out; but that a variance appeal could be made to the BZA. Mr. Jennrich asked what the cost of a variance appeal was. Mr. Schulte replied \$500.00.

Ms. Lutzko stated that nothing prevents the Zoning Commission from looking at this in the future. George Smerigan added that currently this type of building-mounted unit is prohibited; the current proposal permits people the opportunity within the limits of the language.

Richard Pearl (King Road) stated that he is a member of 350 Hinckley, a group committed to alternative energy usage. He feels proposed amendments to regulate wind energy and hydroponic burners are well thought out and sufficient, he feels that the solar language in the proposal is too narrow. He took issue with Mr. Smerigan calling structure-mounted arrays as "ugly" and causing glare. Mr. Pearl believes this observation is a personal opinions, his experience is contrary to Mr. Smerigan's.

Mr. Kalina and Mr. Smerigan responded that the proposed language is much more liberal than other Medina County communities are, it can be expanded upon over time if appropriate. The goal is not to negatively affect adjoining properties and this is a balancing act.

Susan Jennrich (Skyline Drive) commented on the need to take a more thorough look at solar language and to work in small steps.

Gary Rodin (State Road) stated that there is no glare from the wall-mounted solar arrays. He is also a member of 350 Hinckley and has an extensive background in solar energy.

Kevin Riser (Brunswick resident) introduced himself as the owner of Solar Max Inc. He stated that manufacturers install a coating on wall-mounted solar arrays to prevent glare.

Dean Dorsett (Medina) stated that a system installed today is guaranteed to provide 85% efficiency. He added that the technology would only improve in the future.

Jerry Dolcini (Bellus Road) invited interested parties to view his wall-mounted units on his property. He also encouraged the Trustees to speak to the Highland Schools about installing solar on their school buildings.

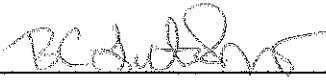
Kevin Kosik (Ridge Road) inquired on what type of setbacks are required for hydroponic burners.

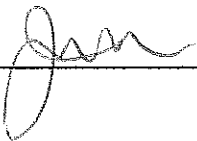
Jim McClintock cited the 2-acre minimum acreage required for a hydroponic wood-fire burner, he feels this is too restrictive and does not want to pay a \$500.00 application fee for a variance request.

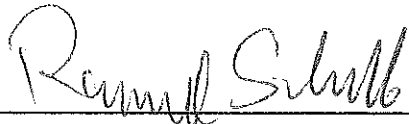
Gareth Robison (Jaclyn Drive) spoke about sustainability goals. Many in the audience agreed.

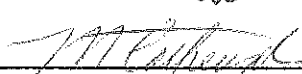
At this time, there being no further comments from the attendees, Mr. Schulte made a motion to adjourn, second by Ms. Lutzko. The trustees unanimously moved to adjourn the public hearing at 7:22 p.m.

Meeting minutes approved by:









To be read at the Public Hearing April 2nd at 6:30 p.m.

Gary Jennrich - Skyline Drive, Hinckley:

Thank you for giving the public this opportunity to speak tonight. I am a member of 350 Hinckley.

I am concerned that the trustees and the public have received insufficient information on these proposed amendments.

The community has been talking about zoning Alternative Energy since 2011. The proposed text was introduced at the January 24th Zoning Work Session and was revised at the February 24th Work Session. The March 7th Zoning Commission Hearing was the first time the public was invited to participate in this process.

As of today, the minutes of that Hearing have not been posted to the Township website. Hinckley residents do not know what was discussed at the Zoning Hearing unless they were there. Hinckley residents need to be given proper time to understand the concerns of other residents about the proposed amendments and how the amendments will benefit our community.

The entire process from introducing new text up to tonight's Hearing has taken less than 10 weeks. Notice of tonight's Hearing and the text of the proposed amendments have only been available on the Hinckley website for 12 days. That seems like a quick process without much community involvement.

Richard Pearl - King Road:

I am also a member of 350 Hinckley.

The proposed amendments to regulate Wind Energy and Hydronic Burners are well thought out and sufficient. We believe the scope of the amendments to regulate Solar Arrays is too narrow and unnecessarily limited; more specifically, the amendments do not allow Structure Mounted Solar Arrays on a residence or accessory structure.

The zoning consultant states that structure-mounted arrays are "ugly". That's his personal opinion based on his own aesthetics. Hopefully, the Hinckley Trustees will not be approving zoning amendments based on personal aesthetics.

The consultant also states that structure-mounted solar panels can cause “glare” beyond the property lines. Solar panels are constructed with iron-free glass and designed to absorb solar energy into the black silicon crystals to convert it into electricity. Solar panels do not reflect much light and the glare is minimal.

One trustee was gracious enough to visit my structure-mounted solar array on a sunny day, and I am fairly sure that trustee agrees there is no significant glare from solar panels. Should any of you wish to visit other solar arrays already installed in Hinckley, the Medina County Electric Department can provide you a list of all the electric permits issued for solar arrays.

Structure-mounted solar arrays are less expensive to install and service than roof-mounted or ground-mounted arrays. The structure for mounting the panels already exists and they can be serviced from the ground. No need to remove the panels to maintain the wall behind as opposed to removing the panels to repair or install a new roof.

It’s not too late for the Trustees to consider a wider variety of choices for residents exploring their options for installing solar arrays. We encourage the Hinckley Trustees to support sustainable practices in Hinckley.

Sustainable practices are a significant part of our Zoning Master Plan 2015. Section CS 3.2 of the plan reads “Integrate environmentally sustainable practices as part of Township services”.

Susan Jennrich - Skyline Drive, Hinckley:

I am also a member of 350 Hinckley.

Many small steps will be required to reduce the levels of carbon dioxide in the atmosphere and it starts in our local communities. Respectfully, we ask the Trustees to take a more thorough look at the proposed text for solar arrays. Above all, please embrace sustainability in our community.

Thank you for hearing us today.

<http://world.350.org/Hinckley>