

Ch. Kman called the September 22, 2016 Hinckley Township Zoning Commission Special Meeting to order at 6:32 p.m.

Roll Found: Kman, Spellman, Powell, Schneider and Marzullo present. Recording Secretary noted that Marzullo was stepping in for Dermody who was absent and that Alt. Kamps was in the audience. Also in the audience were Trustees Catherwood, Schulte and Sambor, Zoning Inspector Wilson, Fire Chief Morgan, Fire Inspector Erskine, Sgt. Linville, Reporter C. Studor, Buzzard Cove Owner, G. Sukinek, Buzzard Cove Manager, J. Gallo, and residents Mr. and Mrs. Rushworth.

Ch. Kman stated the purpose of the Special Meeting was to hear the proposal for a Special Events permit request from Buzzard Cove representatives.

Ch. Kman asked the representatives from Buzzard Cove to stand up and give an explanation as to what they were proposing as their Special Event, time frame and what they had in mind for the facility.

Mr. Greg Sukinek introduced himself as the owner of Buzzard Cove and Mr. Joe Gallo as the manager of Buzzard Cove. He stated the proposal is for a promotional event for their golf course. They had held an event (Haunted Barn) like this for seven or eight years in the past. Mr. Sukinek indicated anyone who purchases a ticket to play golf in October will be able to go through the Haunted Barn.

Mr. Sukinek stated that they are getting permits through Medina County Building Department for the changes they are making to the barn.

He mentioned again, that this is something they have done in the past and would like to start it up again. They are hoping to open the first or second week of October and run through Halloween – a two or three week event on the weekends. Total days may be between 9 and 13 days as they will not be open everyday during the week. This is for brand awareness and to promote the golf course when business is slow.

Ch. Kman asked what type of hours would the Haunted Barn be open and Mr. Sukenik stated 7 pm – 11 pm (11:30 pm) Friday and Saturday, and he guessed 7 pm – 10 pm on Sundays. He said since they have not had the Haunted Barn open for several years, that they are still trying to figure it out and exactly what they want to do. He said generally the golf course is pretty slow, so their hope is that this will increase their business.

Mr. Marzullo asked if Mr. Sukinek still owned the house next door and Mr. Sukinek said yes, he still owns it and it is occupied. He rents the house to Mr. Bennett and added that Mr. Bennett has lived there for years - even has worked at Buzzard Cove in the past. Mr. Marzullo asked if there has been any issues with Mr. Bennett and Mr. Sukunik responded no.

Mr. Powell asked Mr. Sukinek how many parking spaces there are and how many people they are anticipating. Mr. Sukinek indicated that they anticipate about 500 – 1000 people over the course of the 5 hour period. He then added 1000 is a lot and more than likely in the hundreds (500 – 600 people) Mr. Sukinek reviewed a parking diagram he had on hand and stated that the existing parking lot has 45 spots in the present lot. He plans to open an area of the driving range to drive around and park behind the barn which will allow for an additional 15 – 17 spots on the vacant land and there are 26 spots in front of the driving range. There will be parking attendants who will direct and manage the traffic flow and parking. There will be two off duty Hinckley Police Officers hired for security and added that this is something that they have done in the past. Mr. Sukinek stated that there will be one or two Fire Marshalls there as well.

The Fire Department has been to the site to review for Fire Code compliancy. A new fire alarm is being installed and they are working on meeting the required codes and doing things by the book.

Mr. Marzullo asked what the intent of the Police Officers was and if it was to keep the peace or control the traffic. Mr. Sukinek responded that the demographics is younger, and that it is to keep the peace. Being there is a lot of teenagers he wants to be sure there is no concerns. Mr. Sukinek stated that this is what they did in the past and he was not aware of there being any issues before. Mr. Marzullo stated he had asked just to clarify the purpose of the Police Officers were there for their presence and that they would not be directing traffic. Mr. Sukinek stated he will have parking attendants for directing traffic and managing parking.

Mr. Powell asked if there is any plan for parking at the Metroparks and Mr. Sukinek responded that they do have permission from the Metro Parks for overflow parking. Mr. Kman asked if Mr. Sukinek had received permission in writing and Mr. Sukinek responded that he has not received it yet, but should have received it today. There has been email correspondence from the Metro Parks regarding parking. Additional discussion ensued.

Mr. Kman asked with the anticipated number of people, how will the noise levels be controlled? Mr. Sukinek responded that with the uniformed officers on site, should keep the rowdiness levels down. Mr. Sukinek added that he does not recall any complaints from when he had the Haunted Barn before. Most of the foot traffic will be inside the barn.

Mr. Powell asked how long ago there was a Haunted Barn at that location and Mr. Sukinek responded he believed was in 2002. Mr. Sukinek added that it proved to be successful in the past in promoting the business.

Mr. Sukinek stated that they have been working on marketing and setting up the schedule.

Mr. Schneider asked how many people will be allowed in the barn at one time. Mr. Sukinek responded that the Fire Marshall has advised that there can be up to 50 occupants at a time and will use counter as people enter and exit.

Mr. Schneider asked if there will be speakers with music and Mr. Sukinek responded that there are no external speakers.

Sgt. Linville commented that he is happy to hear that there will be police officers on site, as he had heard differently from someone. Sgt. Linville stated that he has worked at the Buzzard Cove when the Haunted Barn was in operation, and thinks that it is important to have Police Officers there. Mr. Sukinek assured Sgt. Linville that they will have off duty officers there.

V. Ch. Spellman inquired about the traffic ingress and egress out of the parking lot from the Police perspective and Sgt. Linville stated that he had worked the Haunted Barn detail in the past, and from his previous experience does not have any concerns. Additional discussion ensued.

Chief Morgan asked Sgt. Linville if with the two roads and the intersection and the anticipated volume of traffic that there would be any issues and Sgt. Linville responded that he did not have any concerns. Chief Morgan asked if there are any plans to use the third level of the barn and Mr. Sukinek responded that they will be using the bottom level – and the second floor for actors to get dressed, but not intended for the public.

Fire Inspector Erskine commented that Mr. Gallo reached out to the Fire Department early on in the process to find out what was needed and to their credit all of the things have been followed. Fire Inspector Erskine also indicated that the Fire Alarm System will be installed. There is a manual pull station on the first floor and form strobes and detectors located throughout the occupancy. If the system activates, all the lights go on, cancels out all the internal noise, so everyone knows to evacuate. He added that all the necessary

building permits were pulled. All the egress doors were changed to open outward, and there is ample areas of travel to exit the building. He confirmed that there will be Fire Department personnel there. There will be plans in place on how to access the building if needed, agreed to provide a safety plan and what their operation is and will have a pre-opening check list from a safety standpoint. The Fire Inspector stated that they have gone out of their way to assure safety measures are in place and did a fantastic job with planning for the Haunted Barn.

Ch. Kman asked if the Board had any further questions, and there were no further questions or comments.

Ch. Kman asked if there was in the audience who had questions or comments, and there were no comments.

Ch. Kman stated that the representatives from Buzzard Cove came in front of the Board as part of the Zoning Code requirements to apply for a Temporary Special Event permit. For an event that runs from two days to sixty days.

Ch. Kman noted that the Zoning Commission does not approve the Special Event permit, but makes recommendation to the Zoning Inspector to grant and issue the permit.

Ch. Kman asked Recording Secretary to poll the Board.

Schneider – Yes / Marzullo – Yes / Powell – yes / Spellman – yes / Kman – yes

Ch. Kman stated that the Zoning Commission recommendation was based on what they heard tonight and that they are in compliance with Chapter 15 and that's the basis of the Zoning Commission's review. He added that the Zoning Inspector can certainly grant them the permit.

Ch. Kman thanked everyone for their attendance.

With no further business, Ch. Kman stated that he would entertain a motion to adjourn the Special Meeting.

Mr. Marzullo moved to adjourn the meeting and Mr. Spellman seconded. All in favor.

Meeting was adjourned at 6:50 p.m.

Suzanne Peterlin, Acting Recording Secretary

Minutes Approved: _____, 2016

Mel Kman, Chairman

Bill Spellman, V. Chairman

Calvin Powell, Member

Matthew Marzullo, Member (Alt.)

Bruce Schneider, Member