



Small Town
Big Hearts

HINCKLEY TOWNSHIP

1410 Ridge Road Hinckley, Ohio 44233
330-278-4181 | www.hinckleytp.org

James Burns, Chairman • Melissa Augustine, Vice-Chairman • Raymond Schulte, Trustee • Martha Catherwood, Fiscal Officer

August 9, 2021

NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, August 25, 2021 at 7:00 p.m. at the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303. Log into www.hinckleytp.org for Zoom option to observe/listen only. Must be in-person to speak/participate in meeting.

Subject of the hearing is as follows:

- 1) An Application for Conditional Use Permit (AP0256) was submitted by applicant Jerry Pettry, who is leasing a portion of Buzzard Cove owned by Hinckley Properties, Inc. to run Buzzard Cove Screampark located at 1053, 1043, 1039 & 1029 Bellus Road Hinckley, Ohio (Permanent Parcel Numbers 01603D15006 and 01603D09048) requesting a Conditional Use Permit for an additional outdoor recreational use to operate a Haunted Hayride Trail and Tent at the stated addresses. Inspection of this property will take place on Saturday, August 21, 2021 at 10:00a.m.

Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6B.2.B "C" Use Regulations & Sub-Section 6B.3.E.2. (B-1) Schedule of Permitted Uses** of the Hinckley Township Zoning Regulations.

Copies of these applications and other supportive material 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, Monday 10:00 a.m. – 6:00 p.m., Tuesday through Thursday 9:00 a.m. to 2:00 p.m. and Friday 9:00 a.m. to noon. Information may also be found on the Hinckley Website at www.hinckleytp.org under News and Events titled Board of Zoning Appeals – Public Hearing.

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

Suzanne Peterlin, Zoning Contact
Hinckley Township – 330-278-4181
Board of Zoning Appeals

HINCKLEY TOWNSHIP
Hinckley, Ohio 44233

APPLICATION FOR CONDITIONAL USE PERMIT
BOARD OF ZONING APPEALS

Application No. AP0256

Jerry Petry / APPLICANT Buzzard Cove Scarepark

The undersigned requests a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant JERRY PETRY / Hinckley Haunted Scarepark

Mailing Address 1942 MARKS Rd Valley City, OH 44280

Phone Number Home: 216 402-2244 Business: EMERL JERRY JR

2. Location Description: Subdivision Name 1053 Bellas Rd Hinckley, OH

Section _____ Township _____ Lot No. _____

3. Existing Use miniature golf driving range to remain after seasonal promotion

4. Zoning District _____

5. Description of Conditional Use HAUNTED HAIR RIDE TRAIL & TENT
Additional USE TO operate outdoor RECREATION
Haunted Trail HAIR RIDE and tent attraction
6B2. B "C" / 6B3. E. 2
01603D15006 & 01603D09048 pkg

6. Supporting Information: Attach ¹⁵ ~~six~~ copies of the plan for the proposed use showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare, and odor effects on adjoining property and the general compatibility with adjacent and other properties in the district.

Date: 7/9/2021

Jerry Petry
Applicant 7-29-21

FOR OFFICIAL USE ONLY

Date Filed: 8/9/2021

Date of Notice to Parties in Interest: 8/10/2021

\$500.00 #4683
Date of Notice to Newspapers: 8/9/2021
Advertised in Gazette 8/11/2021

Date of Public Hearing: August 25, 2021 @ 7:00pm
Site Inspection August 21, 2021 @ 10:00am

HINCKLEY BOARD OF ZONING APPEALS
Date:
Approved Denied
CONDITIONS: (attached) yes no

Suzanne Peterlin

From: Jerry Pettry <jpettryjr@gmail.com>
Sent: Thursday, July 22, 2021 11:25 AM
To: Tom Wilson
Subject: Re: Haunted Hayride
Attachments: To Whom It May Concern (1).docx

How's this?

On Thu, Jul 22, 2021, 11:01 AM Tom Wilson <twilson@hinckleytp.org> wrote:

Haunted Hayride Trail
To: The members of the Board of Zoning Appeals
We are asking for a conditional use.

At the Buzzard Cove corner, we currently have the following approved seasonal recreation for people, the Haunted Barn and two seasonal outdoor recreational uses miniature golf and the golf driving range.
Our future business plan includes the Haunted Hayride Trail. You have a site plan before you and we ask the Board to approve this additional annual conditional use.
With the Haunted Hayride and Trail there will be no permanent structures built. Each year we build a set that is similar to a stage play and these sets are not permanent.

Thomas C Wilson
Zoning Inspector
Hinckley Township 44233
twilson@hinckleytp.org
Cell 330-690-5298

Zoning Office Hours
Monday 9 a.m. - 6 p.m.
Tues, Weds & Thurs 9 a.m.-2 p.m.
Friday 9 a.m till noon

To Whom It May Concern:

*These notes highlight the general ideas of the Haunted attraction/attractions (Doing business as Buzzard Cove Screampark) located In Hinckley Ohio.

Hinckley Haunted screampark

Price: \$23

dates: Every weekend (Friday, Saturday and Sunday) Beginning Friday September 24th 2021 at 7:30 p.m. through Sunday October 31st with the end of ticket sales for the season at Midnight.

Hours of operation:

Friday - 7:30 to Midnight

Saturday - 7:30 to Midnight

Sunday 7:30-10:30

Age: All ages

Location: 1053 Bellus road Hinckley, Ohio

Our attractions have off street parking on the property consisting of large gravel parking area and an overflow parking area to the left through the fence gates.

Entry is at building main entrance and through to the double doors at which time you exit into the main property. At this time this is where you are to purchase your tickets and make your way to the line.

All queue lines are outdoor waiting.

The queue Begins at the east end of the covered driving range. This starts the attraction. We will call this the haunted trail. This attraction in my opinion has a medium / medium high scare rating. This attraction consists of Live actors, chainsaws, flashing lights, colored lights, fog, air horn, a maze, scary music / sounds and is a path that follows the property line along the river.

This is a breakdown of scenes:

Attraction 1: Haunted trail

scene 1: hillbilly huts

Scene 2: maze

Scene 3: semi

Scene 4: cemetery

Scene 5: church

Scene 6: wooded path

Scene 7: small mazes

at which time you exit out to the hayride queue.

This attractions Walk through time is approximately 18 minutes.

Attraction 2: Haunted hayride

The hayride consists of Live actors, different Halloween themed scenes, flashing lights, chainsaws, eerie sounds and fog as you ride around the driving range in a tractor pulled wagon. Tjis attraction in my opinion has a low / lower medium scare rating.

We do not have a breakdown of scenes as we have not yet mapped out this year's scenes for this attraction.

This attractions ride time is approximately 10 minutes.

Attraction 3:

A 40 x 60 under Canopy haunt.

This attraction will consist of Live actors, bright lights, flashing lights, fog, music and eerie sounds.

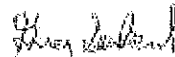
The scenes will be industrial and Halloween type themed and it will be a maze like attraction. (Note: The Exact scenes or mapping have not yet been planned for the season.) This haunts scare rating in my opinion will be a medium scare rating

Hinckley Township Zoning Department
1410 Ridge Road. PO Box 344
Hinckley, Ohio 44233

July 10, 2021

To Whom It May Concern,

I am the managing partner of Hinckley Properties, Inc, which owns Buzzard Cove in Hinckley, Ohio, located at 1053 Bellus Road. Jerry Pettry of Pettry Productions will be leasing parts of Buzzard Cove to run the Buzzard Cove Screampark during the 2021 haunted house season. He has the permission of Hinckley Properties, Inc. to obtain any conditional permits that are needed. If you have any questions or need further information, please feel free to contact me at 312-404-3390



Greg Sukenik

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This attractions duration will be approximately 20 minutes.

Attraction 4: (final attraction)

Haunted Barn

This haunt consists of Live actors, animatronics, lights, flashing lights, music, eerie sounds, dark halls, sensory stimulation scares, fog.

This attraction is 2 floors.

This attractions haunt rating is a higher intensity attraction.

Haunted Barn:

Scene 1: introduction and rules

Scene 2: corpse air scare

Scene 3: dark candle hallway / family pictures

Scene 4: voodoo hall and room

Scene 5: narrow dark strobe hallway

Scene 6: floating candle hallway

Scene 7: clown room

Scene 8: blacklight/polkadot hall

Scene 9: snake room

Scene 10: hanging bodybag hallway

Scene 11: twilight zone room

Scene 12: crawlway

Scene 13: ghost chair scare

Scene 14: possessed bedroom

Scene 15: hillbilly room

Scene 16: blacklight stairs

Scene 17: industrial hallway

Scene 18: electrocution victim

Scene 19: zombie hallway

Scene 20: meat hanger room

Scene 21: hospital

Scene 22: mausoleum

Scene 23: Michael Myers work room

Exit back into parking lot

This haunts duration is approximately 20 minutes.

Actors will be entertaining people in the parking lot and queue lines.

The Hinckley pizzeria and snack store will be open and available late night for food and drinks.

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