

Ch. Kalina called the November 5, 2020 Zoning Commission regular meeting to order at 7:01 p.m.

Roll found: Kalina, Marzullo, Crew, Fischer, Manley

Also in the audience: Trustee Schulte and Zoning Inspector Wilson

Ch. Kalina stated that he is asking Mr. Manley and Mr. Fischer to step into voting roles for this meeting due to Mr. Schneider's absence and the vacancy left by Ms. Dermody.

Ch. Kalina asked if everyone had received and read the minutes from the Zoning Commission Regular meeting on October 1, 2020 and if there were any comments. Ms. Crew inquired why the minutes omitted that Mr. Pettry, who runs the haunted barn, provided a business card of the Hinckley Police officer he spoke with regarding security. The recording secretary and Ch. Kalina confirmed that the minutes referenced that conversation but they are not a dictation of the event. Additionally, there was a typo on page 5 of the minutes.

Ch. Kalina stated he would entertain a motion to approve the October 1, 2020 Zoning Commission Regular meeting minutes, as amended.

- Mr. Manley moved and Ms. Crew second.
- There was no further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

Kalina – yes, Marzullo – yes, Crew – yes, Fischer – abstain, Marzullo – yes

Ch. Kalina asked Trustee Schulte if representatives from Pride One would be present and Trustee Schulte stated no. Trustee Schulte stated a conceptual meeting is scheduled for November 18, 2020 and that the information provided to the Board was for their information.

Ch. Kalina stated they would move into Old Business matters and Ch. Kalina asked Trustee Schulte and Zoning Inspector Wilson to share any information they have about conservation development in the Township.

Trustee Schulte stated he had a conversation with a resident/farmer who has the opportunity to sell his property and the developer interested in purchasing the property has contacted the Township regarding the conservation development language. Trustee Schulte stated the developer also questioned the Yield Plan.

Ch. Kalina stated he received a call regarding what a yield plan means. Ch. Kalina stated he felt the language was clear and straightforward, the Zoning Resolution states it's a plan showing a standard subdivision that can realistically be approved on the parcel proposed for the Conservation Development subdivision. Trustee Schulte stated that there have been questions regarding the language and Ch. Kalina

stated that they would need a conceptual plan showing riparian setbacks, homes not built in wetlands, it would have to have right of ways and setbacks and that would be sufficient for the Board to get an idea of realistically how many homes can be built. Ch. Kalina stated the reason the Yield Plan exists is because the Township doesn't want a developer to be able to build more homes and have a higher density in a conservation development than they would in a 2 acre development. Discussion followed. Ch. Kalina stated he understands that a developer would ask questions regarding the Yield Plan for the Township to better understand what the Township is looking for.

Ch. Kalina distributed copies of suggested language for various issues that have been discussed previously.

Ch. Kalina began the discussion with the suggested language for conservation developments. Ch. Kalina stated that there were two items discussed previously, one item was in regard to a pedestrian circulation system. Developments have been approved where there are no sidewalks, so people have to walk on the street. Ch. Kalina asked if they could contemplate if they want to have language regarding sidewalks in conservation developments, he is not in favor of urbanization of the Township, but sidewalks are necessary if they want to keep people from walking on the street. Trustee Schulte stated it's a safety issue.

Mr. Marzullo stated that the language could be included with a yield plan, but it has not been a safety issue in his neighborhood. Mr. Marzullo stated that if language could be added to include a buffer from main thoroughfare, then a sidewalk could be added but it doesn't make the Township more urbanized because you don't see it. Mr. Marzullo stated that ultimately is that what the residents want.

Trustee Schulte stated that kids on bikes are at risk because of people who drive carelessly in subdivision. These are issues in some developments and the Township has been asked to monitor speed in these areas.

Mr. Fischer stated that he had a conversation with a resident in Crystalbrooke who has considered moving because there are no sidewalks and there are concerns for safety.

Ms. Crew stated that this problem occurs everywhere.

Ch. Kalina stated he would not be in favor of proposing language regarding a pedestrian circulation system across the board because it takes away from the rural look in 2 acre developments.

Ch. Kalina suggested that with conservation development, the goal could be to preserve scenic views. Currently, there are conservation developments that exist that have done a good job with the scenic views and there are some that have not. Ch. Kalina stated that because of the flexibility with conservation development it could be a tool for use with developers so some negotiation exists.

Mr. Fischer stated it would be nice to see conservation development ^{space} around the entire development. One thing to potentially consider would be setbacks for the outside and front portions of the property to preserve trees and fields around the neighborhood.

Mr. Marzullo stated that they could run into trouble when they start dictating where things are located on property.

Trustee Schulte stated that when a subdivision is made longer it requires more concrete, which is more to plow and salt and repair and who will pay for that. Trustee Schulte asked that consideration be made for the cost of infrastructure. Discussion followed.

Mr. Marzullo stated that if there is going to be a buffer, part of that depends on the topography and the point is to have the buffer to maintain the rural feel. If there are a lot of trees between the main thoroughfare and the primary construction it's not necessarily a thing of distance as the ~~camouflage~~. Discussion followed. *Camouflage*

Mr. Fischer stated that he looked into the cost of trees being planted and it's estimated to be \$700 - \$900/acre. One thing to consider would be to ask developers to consider planting trees when the development goes in.

Ch. Kalina stated that they do discuss views and vistas, just not from the existing roadway. The idea is so people in the community won't see the developments because they'll be back from the road.

Mr. Marzullo stated that the concern about the roadway maintenance cost is valid, developers don't want to make longer roads. They still need to consider that in the comprehensive plan it is clear all residents want to keep the rural feel of the Township and people would probably pay a premium for that. Discussion followed.

Ch. Kalina agreed and stated that some communities pay a premium so they don't have to live next to Industrial Parks. Keeping Hinckley beautiful maintains everyone's property value, but there is a price.

Ch. Kalina asked to move the discussion forward to the suggested language for structure mounted solar arrays. Ch. Kalina stated this language allows a resident to not only have roof mounted solar panels but also structure mounted. Ch. Kalina stated that Hinckley resident Mr. Pearl presented the suggested text language and the only change Ch. Kalina suggested is they don't need to notate anything that impacts setbacks, he believes it's not necessary because the setback language is built into this already. Ch. Kalina asked the Board members for their thoughts regarding the language. Ch. Kalina stated he felt the language was very well written. Ch. Kalina asked the Board for their thoughts.

Mr. Marzullo agreed that the language is well written and that he believes it is in line with what they are trying to do and also allows people to do what they want with their property.

Ms. Crew stated she had no problem with the text.

Mr. Manley stated that he feels it is not necessary to go any further than the 24" into the required yard, there is no need to include the language referring to a 36" maximum projection into the side yard.

Mr. Fischer asked for clarification on a solar panel mounted on a pole with regard to setbacks.

Ch. Kalina stated that a free standing solar array has its own setbacks. If it's not attached to a structure it is considered free standing, so if not on a house or a building it is an accessory structure so it would need to meet the requirements for a free standing solar array. Discussion followed.

Zoning Inspector Wilson asked if 24" limits the amount of solar panel and Mr. Pearl stated yes and explained the angles of the solar panels to get the maximum output.

Discussion followed regarding removing Section 4.16 of the suggested language and it was decided that removing Section 4.16 would make the proposed language consistent.

Ch. Kalina stated that Mr. Schneider brought up low voltage solar, which is like landscaping lights and currently there is no differentiation for low voltage solar. Ch. Kalina stated that Mr. Schneider thought they should add some exemption for low voltage solar. Mr. Pearl stated that is not a solar array, that's a solar panel. Discussion followed.

Zoning Inspector Wilson asked for clarification on the suggested language regarding the 36" projection for solar and Ch. Kalina stated that it would be considered just like a structure, same as decks or additions because it is attached to the structure.

Ch. Kalina then moved the discussion to the proposed Automobile Service Station language. This was addressed because there were questions regarding the definition of automobile service stations.

Trustee Schulte stated that the modern version of gas station is a convenience store and gas and there is also the repair shop and gas, so the current zoning language is antiquated.

Mr. Marzullo stated that when looking at old school service stations that is not the case anymore, there are no repairs going on at current gas stations. Need to determine if you want a repair shop or a gas station.

Ch. Kalina stated he reviewed various definitions used by other communities and found some different language regarding repairs at gas stations.

Ch. Kalina stated that Mr. Pearl suggested language for electric vehicle charging stations. Ch. Kalina stated there is a lot involved with electric vehicle charging stations, there is slow, medium and rapid charging, there is signage involved and hours of instruction, there are equipment standards and parking restrictions. There is much to consider including where cords are placed. Ch. Kalina stated he believes it is something they should look into.

Ch. Kalina asked if there was anything else to add to Old Business discussion and there was none.

New Business

Ch. Kalina stated they have a concept plan for Hinckley Senior Apartment Subdivision to be located in the B-1 district at the intersection of W. 130th and Center Road on the Wolny property. Ch. Kalina explained that there are 19.39 acres on the parcel. The conceptual plan proposes 128 units on less than 20 acres consisting of 116 ranch units and 12 townhomes.

Trustee Schulte stated these are more like cluster ranch homes than apartments and Ch. Kalina stated they are rental units.

Ch. Kalina stated that Senior Facilities are a conditional use in B-1. Ch. Kalina stated the Township does not have a defined density for these or a required open space because this is in a business district. Ch. Kalina stated they are proposing attached cluster housing for seniors. Ch. Kalina stated that the Comprehensive Plan does talk to senior housing; through the planning process senior housing was identified as a priority and, the residents, through the activity that was held for citizen feedback, determined that independent living would be appropriate, no assisted living or skilled care. Ch. Kalina stated what is being proposed is an active senior community. Ch. Kalina stated that his initial concern was the density and that he spoke with the Medina County Planning Commission and they indicated that these types of communities are becoming very popular and that the density of this proposed facility is not out of the ordinary.

Ch. Kalina stated that the Board needs to be cognizant of the location of this property due to the possibility of annexation. Discussion followed.

Ch. Kalina stated that he feels this is filling a need of the community, this is in the Comprehensive Master Plan and they would be providing an opportunity for residents to remain in Hinckley Township.

Further discussion followed regarding annexation and density.

Zoning Inspector Wilson stated that the proposed development is high end with rents in the area of \$1,800-2,000/month for a 1,500 sq. ft. unit.

Ch. Kalina asked about a previous rezoning on the property and how many parcels were rezoned and Zoning Inspector Wilson stated he was pretty sure it was four. Ch. Kalina stated that would impact the setback depending if the adjoining district is residential or business. Trustee Schulte stated he had conversations with the developer regarding the setbacks. Trustee Schulte stated there will be 2 car garages for the units. Trustee Schulte stated the parking at the Caddyshack would be addressed for this project.

Mr. Marzullo stated it certainly meets the conditional but can the Zoning Commission Board make recommendations and Ch. Kalina stated yes the Board can make recommendations. Mr. Marzullo then

questioned if the Board can make recommendations regarding the entrances and Ch. Kalina stated that ODOT has authority over that and the Board doesn't have a say. Discussion followed.

Ch. Kalina stated all they are looking at is, does this meet what is in the Township Resolution. Discussion followed.

Ch. Kalina went over the language in the Township Resolution for buffers and discussion followed regarding if the Board has the flexibility to make recommendations regarding buffers.

Ms. Crew commented that she would like to see a buffer area in front on Center Road.

Mr. Manley stated he had no comments.

Mr. Fischer commented that it looks like a nice plan and it's a nice entrance to the community.

Trustee Schulte asked if the Board would like to discuss this project with a professional planner. Discussion followed.

Ch. Kalina entertained a motion to extend the meeting by 15 minutes due to the meeting time limit.

- Mr. Marzullo and Mr. Fischer second.
- No further discussion.
- All were in favor.

Further discussion followed regarding if the Board wanted assistance from a professional planner and Ch. Kalina suggested Trustee Schulte present to the Trustees that conceptually the Board supports this project however they would like some professional assistance because the project is unique to the community. The use of a professional planner would assist the Board in working together with the developer to create the best product for Hinckley as a whole.

Chairman's Report

Ch. Kalina stated he testified in front of the Board of Trustees regarding the amendments to Chapter 15 and the language was unanimously approved by the Trustees.

Zoning Inspector Wilson stated he spoke with someone regarding opening a shooting range. Ch. Kalina stated that the Township cannot regulate the discharge of firearms. Discussion followed.

Ch. Kalina asked if there were any comments from the audience and Mr. Pearl thanked everyone for their consideration regarding solar.

Ch. Kalina entertained a motion to adjourn the November 5, 2020 Zoning Commission Regular Meeting.

- Ms. Crew and Mr. Manley second.
- No further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 9:15 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: February 4, _____, 2021



Christopher Kalina, Chairman

Matt Marzullo, Member

absent

Bruce Schneider, Member

Dave Manley, Member

Michelle Crew, Member

Marcus Fischer, Alternate/Member