



Small Town
Big Hearts

HINCKLEY TOWNSHIP

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

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

January 22, 2020

NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Trustees will hold a Public Hearing to hear public comment on proposed Zoning Amendments on Tuesday, February 4, 2020 at 6:00 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:

Chapter 4 – General Regulations: Amend **4.2 Agricultural Use** to clarify agricultural purposes and add building setbacks per ORC 519.21. Agritourism language is added with related definitions and effected Sub-Sections. Chapter 10 – Sign Regulations: Amend **10.4. Signs Exempt from Regulations** and add **C.** All signs erected and maintained pursuant to any Township function.

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 www.hinckleytp.org 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.

Suzanne Peterlin, Office Contact
Hinckley Township
330-278-4181

HINCKLEY TOWNSHIP ZONING DEPARTMENT

Hinckley Township Administration Building
1410 Ridge Road PO Box 344 Hinckley, Ohio 44233
Office (330) 278-4181 Fax (330) 278-2023



Christopher Kalina
Zoning Commission Chair

January 10, 2020

Hinckley Township Board of Trustees
1410 Ridge Road
Hinckley, Ohio 44233

Dear Board of Hinckley Township Trustees:

At the January meeting of the Hinckley Township Zoning Commission, by unanimous vote, the commission passed a motion to send to you proposed zoning resolution text amendments amending Section 4.2 Agricultural Use to clarify agricultural purposes including building height and setbacks in platted subdivisions. Agritourism language was also added with related permanent signage regulation. In addition, Section 10.4 Signs Exempt from Regulations added item C. All signs erected and maintained pursuant to any Township function in order to address signage at township owned sports fields.

These amendments are the same as those submitted to and unanimously approved with modifications by the Medina County Planning Commission on January 08, 2020.

Thank you for attending the Zoning Public Hearing regarding these important amendments. Suzanne Peterlin will be forwarding the specific details of this amendment to your board along with the modifications made at our meeting. Per the Ohio Revised Code section 519, we ask that you take the appropriate steps in the formal zoning text amendment process. I will plan on attending your meeting and public hearing to answer any questions from your board or the community.

Please feel free contact me with any questions in the interim.

Sincerely,

Christopher Kalina
Chair, Hinckley Township Zoning Commission

cc:

Suzanne Peterlin, Hinckley Administrative and Zoning Office Manager
Hinckley Township Zoning Commission
File

HINCKLEY TOWNSHIP ZONING RESOLUTION

PROPOSED TEXT CHANGE – ADD LINES 5 – 43 INCLUDES CHANGES FROM ZC MEETING 1/09/2020

SECTION 4.2 AGRICULTURAL USE

A. Land in any district may be used for agricultural purposes except as otherwise provided herein.

B. Pursuant to Ohio Revised Code Section 519.21, in any platted subdivision approved under Section 711.05, 711.09, or 711.10 of the Revised Code, or in any area consisting of fifteen or more lots approved under section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, on lots less than five (5) acres all buildings and structures incident to the use of land for agricultural purposes shall comply with height regulations in the applicable zoning district and shall have a front setback of not less than the principal building or applicable zoning district, whichever is less, and in no case shall be located closer than 15 feet to any other lot line.

C. Agritourism, (as defined by the Ohio Revised Code Section 901.80(A) (2) shall be permitted on farms (as defined by Ohio Revised Code Section 901.80.(A)(4), provided that such use is established with a Zoning Certificate issued pursuant to a site plan approved by the Township Zoning Commission showing:

1. The lot lines of the farm upon which the Agritourism will be conducted.
2. The location, sizes, and heights of all existing and proposed buildings and structures, including signs, to be used for agritourism purposes.
3. Evidence that proposed buildings and structures comply with the minimum setback requirements and height regulations in the applicable zoning district.
4. The location and size of all parking areas intended to accommodate the general public as part of the agritourism operation.
5. Evidence that sufficient off-street parking areas as determined by the Hinckley Zoning Resolution are provided for every building or part thereof hereafter established in connection with every use of the land.
6. The Township shall not require the parking area to be improved, including any requirements governing drainage, parking area base, parking area paving, or other such improvement.
7. The proposed use of all buildings and structures to be occupied or used for agritourism purposes.
8. The location and design of all ingress and egress drives to the agritourism operation and evidence that the provisions for emergency vehicle access are adequate to protect public health and safety.
9. Agritourism provider shall attest that the farm on which the agritourism operation is proposed conforms to the definition of a farm in the Ohio Revised Code (ORC) Section 901.80(A)(4) and as provided in this section.
10. Evidence that the land that constitutes the farm is devoted to agricultural production (as defined in Ohio Revised Code Section 929.01.)

D. Any permanent signage for agritourism facilities shall comply with the provisions of Chapter 10 of this Zoning Resolution.

HINCKLEY TOWNSHIP ZONING RESOLUTION

PROPOSED TEXT CHANGE – ADD LINES 19 & 20 INCLUDES CHANGES FROM ZC MEETING 1/09/2020

K. Window Sign, Permanent (Permit Required):

1. **Non-Residential Districts:** Permanent window signs in non-residential districts shall only be permitted in the Business and Light Industrial Districts. The signage permanently affixed to the window, or located within twelve (12) inches of the face of the window, shall not exceed twenty (20) percent of the total glass area of windows on the first floor of the wall of the building frontage. For the purpose of these regulations, the height of the windows on the first floor shall be that portion of window(s) within fifteen (15) feet of grade.

2. **Residential Districts:** Not permitted.

L. Window Sign, Temporary: See “Temporary Signs” in this Chapter.

SECTION 10.4 SIGNS EXEMPT FROM REGULATIONS

The following signs shall be exempt from regulation under the Zoning Resolution.

A. Any sign inside a building that is located more than twelve (12) inches from the face of the window.

B. Signs that are an integral part of the original construction of vending or similar machines, fuel pumps or similar devices.

C. All signs erected and maintained pursuant to any Township function.

SECTION 10.5 PROHIBITED SIGNS

All signs not expressly permitted in this Chapter or exempt from regulation pursuant herein are prohibited in the Township. Such signs include but are not limited to the following:

A. Animated, flasher, blinker, racer type, intermittent, video, tri-vision, or similar devices, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanently mounted to a rigid background, except those exempt under the previous Chapter, and other similar types of attention-getting devices.

B. Banners and flags except as otherwise permitted.

C. Signs on temporarily placed vehicles, in excess of three (3) square feet.

D. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals.

E. Signs mounted on the roof of any building or structure.

F. Signs, other than those exempt, located in the public right-of-way or attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support.