



MEDINA COUNTY PLANNING COMMISSION  
MINUTES OF MEETING  
WEDNESDAY, NOVEMBER 5, 2014, 6:30 P.M.  
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

**Attendees / Representing (from sign-in sheet):**

William Spellman, Hinckley Township

**MCPC Members and Alternates in Attendance:**

**MCPC Members:**

Jeff Brandon  
Martha Catherwood  
Ray Jarrett  
Mark Kolesar  
Christina Kusnerak  
Val Jesionek  
Pat McNamara

**MCPC Alternates:**

Lynda Bowers, (for Pat Geissman)  
Jason Stevenson, (for Steve Hambley)

**MCDPS Staff:**

Cheryl Heinly, Admin Assistant  
Rob Henwood, Planning Director  
Susan Hirsch, Principal Planner

Lynda Bowers called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

## **I. ROLL CALL**

Ms. Jesionek, Ms. Bowers, Mr. Brandon, Mr. Kolesar, Mr. Jarrett, Mr. McNamara, Mr. Stevenson, Ms. Catherwood, and Ms. Kusnerak were all present at the time roll was called.

## **II. MINUTES**

Ms. Bowers asked if there were any questions regarding October 1, 2014 minutes. There was none.

*Ms. Kusnerak moved to approve the October 1, 2014 meeting minutes as presented. Mr. McNamara seconded the motion. Mr. Jarrett, Mr. Kolesar, and Ms. Catherwood abstained. All other members voted AYE and the motion was approved.*

Mr. McNamara questioned if there were enough members to approve the minutes. Ms. Bowers explained that on minutes or signing off on a resolution like at the Township level, members did not have to abstain if they were not present as long as there was no controversy. She said the member is not saying they were not there, in fact, the minutes reflect the fact that the member was not at the meeting. Ms. Bowers said members do not have to abstain, but they are okay to abstain and it does not affect the passage.

## **III. CORRESPONDENCE**

There was no Correspondence.

## **IV. CONSENT CALENDAR**

There was nothing on the Consent Calendar.

## **V. OLD BUSINESS**

There was no Old Business.

## **VI. NEW BUSINESS**

**\*\*Martha Catherwood stepped out, as she is a Hinckley Township Trustee, 6:34 p.m.**

### **A. Hinckley Township Text Amendment, 088-2014 TA**

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment regarding Chapters 3, 6, 7, 8, 10, and 17.

The Hinckley Township Zoning Commission has submitted various edits intended to clarify zoning text contained in Chapters 3, 6, 7, 8, 10, and 17. The public hearing was continued until November 6, 2014. The proposed amendments are listed below by section number.

### **Discussion:**

William Spellman, Hinckley Township zoning commission, felt this was a good indication of all the hard work they have done.

He said about a year and a half ago it was passed but there have been inquiries addressed to the zoning inspector and the zoning office. The township felt this was a good time to go back and revisit a number of items including home based businesses and definitions.

Mr. Spellman said the non-conforming piece was from a consistency perspective that needed to be put in place. He said another item was the height of buildings as they were worded different ways instead of trying to simplify to make it more usable and readable.

Mr. Stevenson said regarding the temporary sign issue, he understood the length of time. He was a tenant in a building and wanted to put in a permanent sign, but it could not be affixed to the building until it would not freeze. He said they had at least six months with a temporary sign so he had no issue with the time.

Mr. Jarrett asked on page 3 of the staff report regarding substandard lots was there any consideration on nonconforming lots. Mr. Spellman said in this particular case that they do have a chapter on nonconformance. He said for substandard lots that there is a two-acre minimum. Over the course of the last 50 years, that has changed from time to time.

Mr. Jarrett questioned the temporary signs or banner attached to the front of a building and if it were to exceed 32 square feet. He also asked if the banner were going to be above the roofline. Mr. Spellman said that was a good question. Mr. Jarrett questioned when does a banner become a temporary sign. Ms. Bowers said a banner is always a temporary sign, by definition. Mr. Jarrett said it depends on how it is used, two poles, that is a temporary sign and if you use one pole attached as a staff that is considered a banner. Ms. Hirsch said that would be a flag. Mr. Jarrett said a flag would be encompassed in that, but the township might want to look at that section.

*Mr. Jarrett moved to approve staff recommendations of Approval with Modifications for the Liverpool Township Text Amendment regarding Sections 301.3 and 301.4, Article XI. Mr. Kolesar seconded the motion. All voted AYE and the motion was approved.*

**\*\*Martha Catherwood returned, 6:45 p.m.**

## **B. Westfield Township Text Amendment, 084-2014 TA**

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding:

1. Article XI, Definitions and Rules of Construction Fences; Fences, Wall; and Fences, Decorative
2. Article II, General Regulations, Section 205 Accessory Structures and Uses B. Fences

The amendments proposed by the Westfield Township Zoning Commission provide a new definition for "fence," add definitions for "fence, wall" and "fence, decorative," and include amendments to the current fence regulations within Subsection B, Fences in Section 205 Accessory Structures and Uses of Article II General Regulations.

### **Discussion:**

Mr. Stevenson said just for clarity, the township submitted the text for informal review and made some of the changes. Ms. Hirsch said these were made and the township chose not to adopt the changes that were recommended. She said they [staff] are re-stating them.

Ms. Bowers stated on page three, section six, barbed and electric fences being prohibited. They might want to look into it because she did not think they could prohibit them. She understood in platted subdivisions but these are typically agriculturally used fences and we [townships] do not

have the authority to zone out agricultural. She asked if they could really do that. Ms. Hirsch said it was a good question, as she did not catch it.

Ms. Catherwood said Ms. Hirsch references it in section B1, second line, "agricultural fences shall be exempted as provided in subsection 202A." Ms. Bowers said that they then go on to state those specific fences. Ms. Catherwood agreed saying it was contradictory depending on its application. Ms. Bowers said she is always concerned about expecting the general public to look at these like a lawyer. They should be able to read and understand them and if there is confliction, it should be addressed.

*Mr. Stevenson moved to approve staff recommendations of Disapproval for the Westfield Township Text Amendment. Mr. Brandon seconded the motion. All voted AYE and the motion was approved.*

## **VII. PLANNING DIRECTOR'S REPORT**

Mr. Henwood said he had drafted a letter of support regarding the parkland in Montville Township. He said they are in the process of drafting an OPWC grant application for the purchase of land that was the former Blue Heron golf course. The Township is seeking funding for the acquisition for the land to be used for a park. He said the letter before the members is a draft supporting the project. He said if all the members were so inclined to approve he would have the letter sent. There were no objections.

Mr. Henwood said that the department was notified of funding for a third round of the Demolition Program for \$35,000. He said that will be sufficient to fund two projects that Lafayette Township had submitted and had already taken on some of the responsibility on their own.

Mr. McNamara asked where those houses were in Lafayette. Ms. Bowers said they had already applied for and started the process and had [been on the original] list. When it got down to the [original] list, Mr. Henwood had to call the Township and let them know that they ran out of money. Ms. Bowers said they had already put those in so they were obligated to finish. Mr. Henwood said the other houses are on the opposite corner from the Trikilas homes that were taken down, these are on the northwest corner (Lake and Chippewa Roads). The township has already planned a control burn so he will assist by finishing the asbestos mitigation allowing the Township to go ahead with their burn and then they will clean up when the township is finished.

Mr. Henwood asked the members if they had any issues with the 2015 meeting dates, there were none. Ms. Bowers asked if they were still operating under the, "if there were no items submitted then there is no meeting." Mr. Henwood said that is correct, if there is nothing to meet about, just cancel the meeting.

Mr. Kolesar asked about the budget and the office getting a flag. Mr. Henwood said they are looking into purchasing one. Ms. Bowers said she thought the Township had one, but could not find it. Mr. Kolesar said he would keep reminding Mr. Henwood. Mr. Henwood said one of the issues for cost saving measures was that the County went with a single vendor for anything to do with the departments. He said if it is not at Staples [Business Advantage], there is a process to go through for new vendors.

## **VIII. PUBLIC PARTICIPATION**

There was no Public Participation.

**IX. OTHER BUSINESS**

There was no Other Business.

**X. ADJOURNMENT**

*Ms. Bowers adjourned the November 5, 2014 MCPC meeting at 7:02 p.m.*

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Lynda Bowers, President

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Cheryl Heinly, Admin Asst.