

MANTUA TOWNSHIP TRUSTEES
SPECIAL HEARING

Held October 15, 2015

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The Board of Trustees of Mantua Township convened in special session from 7:00 to 7:36 p.m. in the Mantua Township Hall. Chairman Jason Carlton called the meeting to order with the following members and visitors present: Jason Carlton, John Festa, Victor Grimm, Trustees, Marie Stehli, Fiscal Officer. John Dickey, Zoning Inspector. Lynn Harvey and Roger Hurd, Zoning Commission members. Terri Vechery, past Zoning Commission member. Attorney Ted Yates, Kristin Buccier, Chagrin River Water Shed Partners. Several residents

This is a special hearing on the recommendation of the Zoning Commission to establish a new zoning district #408-Commercial Development Conservation District.

Jason Carlton asked whether Chris Meduri has seen this and approved it, and whether everyone had looked at the materials. Lynn Harvey replied that Chris has reviewed it and had no issues that she is aware of.

Jason had several questions. He asked about the change to 25 acres. Lynn said that Robin Trailer Park was affected. Jason was concerned about lot frontage. Lynn said that the goal is to maintain the property so that a minimum number of buildings would be occupying space. The recommendation is for 40% open space. Terri Vechery added that the standards are only applicable to this district. Lynn added that there would be no development in the open space, and that the 40% applies to the entire district.

Jason asked about SS 408-06-B-5 and discussed having several drives onto State Route 82. Terri said that the concern was for the safety of people on State Route 82. Right now there are three driveways into the area that can be used as access roads. A future Zoning Commission can change it.

Jason asked about overlay district. Lynn said they decided against one. It was originally proposed to be set up as an overlay district, which is optional. Terri said we are the first zoning commission to put in conservation subdivisions. Overlay is optional.

Lynn said that this should give the township more commercial property.

John Festa asked about the development plan review-the section says that the Zoning Commission determines compliance. Isn't this the Zoning Inspector's job? Lynn said not on this. Applications from developers come to the Zoning Commission.

John was concerned about having no opinion from our legal counsel. Lynn said that Chris' policy is not to comment unless there are concerns. John said "he didn't tell me, and I am a Trustee". He wants to make sure that it is written correctly. He questioned the overlay district, which is optional. Terri explained that it was decided to re-district and not make it an option.

Victor Grimm said that he attended all of the hearings and meetings and had no questions. The parties involved were all OK with it.

The hearing was opened for public comments.

Dave Pollard has been involved and said that the State Route 82 limited access was a safety issue. Look at Quailcrest which comes out in a dip. The hill approaching Round Up Lake freezes. Also it will help with security of the site.

Developers in the past have always gone to the Zoning Commission.

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Ted Yates wanted to verify that what the trustees have is the same since the last hearing. His client-Robin Trailer Park-is OK with the district.

RES 197-15 Motion to continue the hearing to 7:15 on November 5 by Jason Carlton, seconded by John Festa. Vote as follows: Jason Carlton, Yes. John Festa, Yes. Victor Grimm, Yes.

Victor Grimm

Jason Carlton

John Festa

Marie Louise Stehli, Fiscal Officer

All formal actions of the Board of Trustees of Mantua Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

MANTUA TOWNSHIP TRUSTEES
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Held November 6, 2015

Continued Hearing

The Board of Trustees of Mantua Township convened in special session from 7:15 to 7:55 p.m. in the Mantua Township Hall. Chairman Jason Carlton called the meeting to order with the following members and visitors present: Jason Carlton, John Festa, Victor Grimm, Trustees, Marie Stehli, Fiscal Officer. John Dickey, Zoning Inspector. Lynn Harvey and Nick Ehlert, Zoning Commission members. Attorney Zena Elliot. Stacie Turner from the Weekly Villager. Several residents.

Jason Carlton reconvened the meeting and announced that it is a continuation of the previous public hearing.

John Festa said that he had sent Chris Meduri an email. Chris sent back a synopsis of a review of a planned unit development. Lynn Harvey said that it basically is, just commercial. John felt that Chris did not answer his concerns and was concerned that the Zoning Commission has the ability to accept or deny. Lynn said it is similar to the RRNOSO- basically an overlay district. She said that the Zoning Inspector is totally involved. John said that in other parts of the zoning book, the approval process is very specific. Lynn said that the developer brings the preliminary plan to the zoning commission. If the zoning commission feels that the plan is not good it goes back to the developer. Nick Ehlert spoke about the initial plan for Quailcrest. John said it still has not been approved by Chris to his knowledge. Lynn said that Chris doesn't put it in writing-only if there are problems. Professionals helped write this section. John is concerned about the language and doesn't want it to come back on us.

Jason Carlton said that he has met with John Dickey about the RRNOSO. It doesn't specifically specify the role of the Zoning Inspector in the new section like it does in the RRNOSO section. (303) There is more detail in RRNOSO. It is not as consistent.

Attorney Zena Elliott said that the owners have no concerns.

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John Dickey said that some detail is left out-he thinks that is what John Festa is referring to. Lynn said they didn't use Sec. 303 as a model. They felt the new section is clear enough. Jason wants consistency and feels that similar processes should be the same. Lynn said that developers will not compare. Each looks at the section needed.

Sue Skrovan said that the RRNOSO is an overlay and this new one is rezoning district, not an overlay. It only applies to this district.

Victor Grimm said he has sat through the earlier hearings. The first was continued for language. At the end of the second hearing everyone was OK. A change would have to go to the zoning commission and back to Regional Planning.

Lynn said Sue has a good point. This is only for this project. It is custom designed. Of the surrounding property owners there were few concerns.

Jason read Section 303.06 and assumes the zoning inspector is similarly involved in Section 408. Lynn said that the Zoning inspector has to be involved. He needs to check on what happens. Vic read section 408.3.3 which refers to the zoning inspector and covers the county engineer and the fire department.

Jason said that for the RRNOSO, failure to get a zoning certificate invalidates the process. Lynn said that addresses the need to keep it going. Sue thought that was because it is an overlay. (RRNOSO). Lynn said this is rezoning one property.

Jason said that if the zoning commission is OK he has no problem. Nick said we should go with what the lawyers advise. Zena added that her clients would prefer no more hearings.

John said that he would approve with a written statement from Chris that he has no problems.

Vic said that Regional Planning recommends approval. It has gone to Chris. Lynn said everything automatically goes to Chris. Jason said that as the Regional Planning rep, he doesn't remember seeing correspondence back from Chris.

RES 202-15 Motion by Jason Carlton to amend the Zoning Book to add Sections 408.01-408.11 upon the condition of written approval of Chris Meduri, seconded by John Festa. Vote as follows: Jason Carlton, Yes. John Festa, Yes. Victor Grimm, Yes. **RES 203-15** Motion by Jason Carlton to approve the proposed CDCD district on State Route 82 for the related map amendment, seconded by John Festa. Vote as follows: Jason Carlton, Yes. John Festa, Yes. Victor Grimm, Yes.

Any other concerns? Zena said what if Chris Meduri doesn't approve?

RES 204-15 Motion by Jason Carlton to adjourn the hearing, seconded by John Festa. Vote as follows: Jason Carlton, Yes. John Festa, Yes. Victor Grimm, Yes.

Victor Grimm

Jason Carlton

John Festa

Marie Louise Stehli, Fiscal Officer

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Comment [m1s1]: This resolution was amended during the December 3, 2015 meeting.