

## Westfield Township Plan Update Committee Meeting Minutes: 26 February 2009

1. Introductions & Organizational Matters
2. Public Comment/Questions. Mr. Majewski addressed the density question raised in the previous meeting. The Zoning Resolution permits 1 dwelling per 3 acres in RR Rural Residential or 0.33 units per acre and 1 dwelling per 1 acre in SR Suburban Residential if central water and sewer are available, or 1.00 unit per acre. The planned development option was explained and there was general discussion about cluster development. Mr. Majewski responded to a question about where major subdivisions could be platted. He indicated that many backland areas could be platted if land were assembled by developers. A question was asked about where annexation could occur and what laws govern the process. It was agreed that there would be more information provided in a future meeting, but committee members were encouraged to look at the Commissioners Annexation Manual by the County Commissioners Association of Ohio and at ORC 709.
3. Existing Land Use – Westfield and Surrounds. An updated draft map of existing land use was presented with the addition of existing road frontages developed for residential use. The Committee asked to have farmland represented on the existing land use map based on available sources.
4. Floodplains & Floodways. Mr. Majewski explained the general meaning of floodway or flood fringe and floodplains. There was discussion about the Township's zoning in the flood zones and the impact of the County floodplain regulations. Maps prepared by ODNR were presented illustrating the Groundwater Resources and Groundwater Pollution Potential in Medina and Wayne Counties.
5. Roads and Traffic. Mr. Majewski presented a draft Road Network Analysis. A schematic analysis of the road network in the Township was discussed. The existing road network is very complete. Attention should be given to the pattern of future subdivision roads within undeveloped blocks.
6. Community Facilities. No presentation or discussion on this item.
7. Draft Map of Key Planning Issues. Mr. Majewski presented a Map illustrating preliminary key planning issues for the Township. It was noted that past annexations and township revenue needs should also be key planning issues.
8. "Homework Survey". Mr. Majewski made a verbal report of the Committee's responses. The Committee requested a brief written summary.
9. Public Comment/Questions. A question was raised about access management on roadways and about the County Engineer's plans for widening Lake Road. There was comment about the need for planning development which fits the Township's needs, including economic value and tax revenue needs.
10. Committee members were reminded that the next plan committee meeting will be 7:00 p.m. at Township Hall Thursday, March 12, 2009. The next Tentative Date is Thursday, March 26, 2009.