

WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS
September 12, 2006 @ 7:30 p.m.
(Combined Meeting with Zoning Commission)

Chairman Michael Schmidt called the meeting to order at 7:30 p.m. Roll call indicated five members of the Board of Zoning Appeals were present: Michael Schmidt, Larry Bensinger, Kevin Daugherty, Robert Gecking and Ron Oiler.

Others in attendance included Zoning Commission members Russ Zupanic, Scott Anderson, James Likley and Wayne Brezina; Trustees Tim Kratzer and Jeff Plumber; Zoning Inspector Gary Harris; and Fire Chief Jack Snoddy. Martha Evans arrived late.

MINUTES

Upon motion by Ron Oiler, duly seconded by Kevin Daugherty, the June 19, 2006, meeting minutes was unanimously approved.

The following is a condensed summary of tonight's meeting, which was recorded on audiotape.

The Westfield Township Zoning Commission called this combined meeting in order to get input of the Board of Zoning Appeals members relative to three topics of concern:

- (1) The Zoning Commission's proposed zoning text amendment to Article VI, Section 602 – adding D. Conditional Use for Government Projects; and the proposed zoning text amendment to Article VI, Section 606 (adding 33. Specific and Supplementary Conditions).
- (2) The Medina County Board of Realtors recommendation for standardization of Real Estate Signage Regulations.
- (3) The recommendation by resident Martha Evans to change our zoning code relative to Home Occupation (add and amend Section 205 E, amend Section 305 B.1.d., add to Section 807.b) and add to Section 705 A.

The background for the proposed zoning text amendments to Article VI, Section 602 and 606 relates to the Ohio Department of Transportation (ODOT) plans for the improvement of the intersection of I-71 and I-76/SR224 and surrounding areas/roadways. ODOT plans have been reviewed over the past few months with the trustees and residents. The entire project is expected to last four to five years with several temporary phases to it. The safety of the residents and related issues are a concern. It is anticipated that adding zoning code amendments for government-sponsored projects will enable ODOT and their contractors/subcontractors to work in conjunction with the township zoning resolution. The proposed zoning text amendments to Article VI, Section 602 and 606 were reviewed and discussed in some detail with the Zoning Commission making a motion to forward the proposal (as revised) to the Medina County Department of Planning Services for their review.

The Medina County Board of Realtors recommendation for standardization of Real Estate Signage Regulations was then discussed. The proposal relates to residential for sale signs (number and location), temporary signs (open house signs, location, and directional arrow signs), and commercial/industrial signs (size and location). Comments, suggestions and discussion took place. The Zoning Commission will review our current language as it relates to the proposal. Additional research will be done also and the matter will be addressed further by the Zoning Commission.

The last issue for discussion related to the recommendation by Martha Evans for adding /amending Home Occupation zoning code language. One proposal was to have a Type I (work is done on-site) and Type II (work is done off-site but equipment could be stored at the residence). A few other townships do have a breakdown as to on-site/off-site home occupation. It was also discussed about a home occupation application, which could be similar to our agriculture application. It was determined that further research and more clarification as to home occupation would be needed. This matter will be addressed further by the Zoning Commission.

Upon motion by Robert Gecking and seconded by Larry Bensinger, it was unanimous that the meeting be adjourned. Adjourned at 9:50 p.m.

Marlene L. Oiler, Certified PP, PLS
Westfield Township Board of Zoning Appeals Secretary

(Minutes approved 10/9/06)