

WESTFIELD TOWNSHIP

OCTOBER 3, 2006 MINUTES

BOARD OF TRUSTEES

**RECORD OF PROCEEDINGS
MINUTES OF THE WESTFIELD TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING HELD: OCTOBER 3, 2006, @ 7:30 P.M.**

Trustee Chairman Tim Kratzer called the hearing to order at 7:30 p.m. with all trustees present, to-wit: Tim Kratzer, Carolyn Sims and Jeff Plumer. Marlene Oiler was acting as secretary pro tem for this hearing. Also present were Jim Likley, Denise Moteleski, Martha Evans, Tom Galliton, Tim Sims, Architect John Elsey (12858 Redwood Avenue N.W., Uniontown), Attorney Ashley M. Arvin (55 Public Square, Suite 2150, Cleveland), Guillermo O. Carrasco and Orlando Carrasco.

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

This is a continuation of the public hearing on the application for change in zoning district submitted by Guillermo O. Carrasco for property located at 8809 Lake Road, Seville, Ohio (Chippewa Valley Campground property), parcel #041-15B-39-025. The applicant requested a change in zoning district from Rural Residential to Local Commercial to allow for continued campground use and a sports complex. The subject site is located at the northwest corner of the intersection of Interstate Highway 76 and Interstate Highway 71.

On behalf of the applicant, G. Carrasco, Attorney Ashley M. Arvin introduced herself and also introduced Architect John Elsey. Mr. Elsey made a presentation of a proposed indoor recreation center (sports complex) that is being considered by the property owner. Attorney Arvin made a further presentation to the trustees that pointed out that one of the goals of the property owner is to provide additional recreational facilities to the township and community but this hearing is only to change the zoning district from Rural Residential to Local Commercial and it is believed that this change is appropriate and reasonable for the area.

The Staff Report dated April 5, 2006, of the Medina County Department of Planning Services was reviewed and discussed at some length. Additional discussion evolved around various concerns: the entrance to the property (existing entrance and proposed new entrance that ODOT will be building), the location of a gas well on the property, the height of the building, the restroom facilities, sewer and water services, the number of parking spaces, the flood plain area, where building could take place on the property and Highway Commercial/Local Commercial properties nearby and adjacent thereto.

**MINUTES OF WESTFIELD TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING HELD: October 3, 2006, at 7:30 p.m.**

Attorney Arvin stated that the applicant had the right to apply for a change in zoning district. She stated that the existing entrance would remain until such time as ODOT completes the new entrance road onto this property and it is anticipated that the new road will help alleviate some traffic congestion. She further stated that the proposal for the indoor recreation center was just a proposal. Once the issue of the zoning change got resolved, the applicant would need to comply with all township zoning issues and all county issues at the time he wished to proceed. He would need to get the proper permits from the county/township and also come before the proper township zoning board(s), if appropriate.

Attorney Arvin further pointed out that the area itself is conducive to commercial – local commercial and highway commercial. It is already predominately surrounded by commercial areas. It is also close to major highways, which makes it conducive to rezoning as commercial. Local Commercial is a reasonable request and a legitimate request under the law. She stated to not grant the rezoning request would be arbitrary, capricious and unreasonable. The property owner has the right to request this rezoning and this is a reasonable use for the property. It needs to be rezoned for legitimate purposes under Ohio law. The concerns as to entrances, sewer capabilities, flood plain, building height and other issues would come before other county agencies or township zoning boards at such time as the applicant proceeded to the next step.

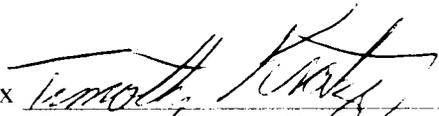
After additional discussion, Trustee Kratzer made a motion to grant Guillero Carrasco's request for zoning change for his 130 acres from Rural Residential to Local Commercial as requested in the application. Trustee Plumer seconded the motion.

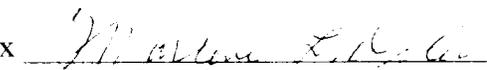
Roll Call Vote:

Jeffrey Plumer	- yes
Carolyn Sims	- yes
Tim Kratzer	- yes

MOTION CARRIED.

The hearing was adjourned at 9:30 p.m.

x 
Chairman, Timothy Kratzer

x 
Marlene L. Oiler
Secretary pro tem

ARTICLE XII
EFFECTIVE DATE OF ZONING RESOLUTION

This amended Resolution shall take effect and be in full force and effect from and after the date specified below.

Denied by the Township Zoning Commission:

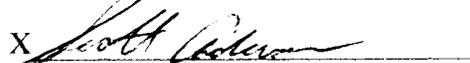
DATE: April 11, 2006

X 
Russ Zupanic – Chairman

X _____
Jill Kemp – Vice Chair

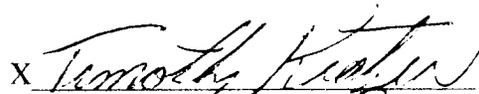
X _____
Wayne Brezina – Board Member

X 
James Likley – Board Member

X 
Scott Anderson – Board Member

Adopted by the Westfield Township Board of Trustees:

DATE: October 3, 2006

X 
Timothy Kratzer – Chairman

X _____
Jeffrey Plumer – Vice Chairman

X _____
Carolyn Sims - Trustee

Attested to by the Clerk of the Township:

Effective Date: November 3, 2006

X 
Kelly R. Gregoire, Clerk

CHANGE: Zoning District Change submitted by Guillermo O. Carrasco.

DESCRIPTION:

Westfield Township Zoning Resolution Map – Change of parcel #041-15B-39-025 located at 8809 Lake Road, Seville, Ohio, from Rural Residential to Local Commercial.