

WESTFIELD TOWNSHIP

NOVEMBER 15, 2006 MINUTES

BOARD OF TRUSTEES

RECORD OF PROCEEDINGS
MINUTES OF THE WESTFIELD TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING HELD: NOVEMBER 15, 2006, @ 8:00 P.M.

Attendance: Trustee Tim Kratzer, Trustee Jeff Plumer, Trustee Carolyn Sims (arrived at 8:05 p.m.) and Fiscal Officer Kelly Gregoire. Others in attendance included Fire Chief Jack Snoddy, Zoning Inspector Gary Harris, Zoning Commission member Jim Likley, Board of Zoning Appeals member Ron Oiler, Zoning Secretary Marlene Oiler and Mr. & Mrs. Bruce Broadbridge.

Chairman Tim Kratzer called the meeting to order at 8:00 p.m. by asking those in attendance to stand and Pledge Allegiance to the Flag. Chairman Kratzer welcomed all in attendance.

Public Hearing

Chairman Kratzer indicated that the public hearing was for the purpose of considering the proposed amendments to the zoning code as recommended by the Zoning Commission – all dealing with government sponsored projects, which would give the township more control over the State revamping of the I71/SR224 interchange area and the various contractors/subcontractors involved. The proposed changes were read into the record (see attachment).

As to Section 606.33. a. Trustee Plumer questioned whether the words “Village, County” should be removed and that issue was discussed. Trustee Plumer made a motion to eliminate the words “Village, County” from the proposed language of “a.” Trustee Sims seconded the motion. Trustee Kratzer stated that the County has approximately 60 miles of road within the township and made a motion to amend Trustee Plumer’s motion by re-inserting the word “County”. The proposed language to “a.” would then read: Must have direct access to main project work area, access by State maintained roads, or access to local roads as approved by the County or Township. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

As to Section 606.33 h. Trustee Plumer questioned who the performance guarantee would be required by – the contractor or who, who would be policing this, and how much the guarantee/bond would be for. There was discussion about the word “performance guarantee” as opposed to using the word “bond”, whether a copy of the lease agreement was necessary and that perhaps ODOT would do the initial site approval. Trustee Sims made a motion to change “h” to read: A performance guarantee shall be required by the lessee to insure reclamation of property as per the lease agreement and zoning

requirements. Trustee Plumer seconded the motion. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

The trustees proceeded to vote on the approval of Section 606.33 as amended. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

As to Section 602 D. 7. Trustee Sims suggested that the time frame of four years may not be adequate. Upon discussion it was determined that if an extension was necessary it would be applied for through the BZA so no changes were required.

As to Section 602 D. 9 Trustee Sims suggested additional language “and in accordance with the Westfield Township Zoning Resolution” and this issue was discussed. Trustee Sims made a motion to change “9” to read: The area of land used shall be reclaimed to its original condition unless the lease agreement with the owner states otherwise and in accordance with the Westfield Township Zoning Resolution. Trustee Kratzer seconded the motion. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

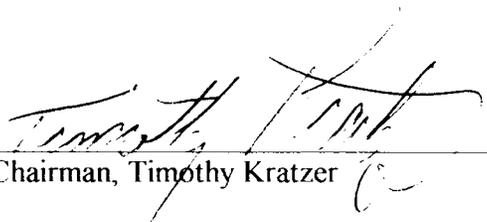
The trustees proceeded to vote on the approval of Section 602 D. as amended. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

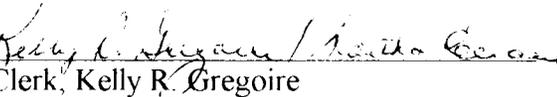
Trustee Plumer made a motion to accept the additions to Article III District Regulations -- Sections 303, 304, 305, 306 and 307 as proposed. Trustee Sims seconded the motion. Roll Call Vote: Trustee Sims – yes; Trustee Plumer – yes; Trustee Kratzer – yes. Motion Carried.

Chairman Kratzer stated that the amendment to the Zoning Resolution would take effect thirty (30) days from this date.

Adjournment

The public hearing was concluded at 9:05 p.m.

x 
Chairman, Timothy Kratzer

x 
Clerk, Kelly R. Gregoire