

**WESTFIELD TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING**

ORIGINAL

DECEMBER 20, 2006

7:00 PM

Chairman, Tim Kratzer, called the meeting to order by asking those in attendance to stand and Pledge Allegiance To The Flag.

Trustees in attendance: Tim Kratzer, Jeff Plumer, and Carolyn Sims.

Fiscal officer, Martha Evans in attendance and recording the minutes.

Also in attendance: Tim Sims, Jack (Fire Chief)& Penny Snoddy, Ron & Marlene Oiler, Mr. & Mrs. Broadbridge, Dennis Delagrange, Gary Harris, Zoning Inspector.

Tim welcomed Martha Evans as Fiscal Officer/Clerk of the Board of Trustees.

Tim recognized Dennis Delagrange. Dennis asked about the Grubis property, proposed road, lot size. Tim related the following sequence of events from late 1970's to present.

- ✓ Township had stopped maintaining Westfield Landing Rd in the late 1970's
- ✓ 2 houses were built - residents asked township to begin maintaining the road to their houses with a turn around beyond their homes and place a "No outlet sign" at Kennard. The trustees provided a serviceable road.
- ✓ Ken & Gloria Grubis purchased the property east of Westfield Landing late 1980's to early 1990's.
- ✓ Sometime in the 1990's (before Nov. 6th, 1997) Ken & Gloria created a major sub-division with most lots 1.5 acres with 150 feet frontage, which after 11-06-97 these lots are grandfathered. They also created a few back lots.
- ✓ At that time the owners were not ready to sell or develop the lots. The area where the original road was, had reverted back to nature and woodlands. Mr. Grubis put up a gate to keep individuals from trespassing because of dumping trash and misusing the land. Mr. Grubis also asked the trustees at that time **not** to begin maintaining the road where his lots fronted until he wanted to sell and develop the land.
- ✓ 2003 Ken & Gloria passed away leaving the land in a trust for their two sons
- ✓ Sometime soon after the parents death, the two sons approached the township trustees to maintain the road because they were ready to begin selling & developing. The area where the road was is a woodland now and will take extensive clearing and base to create a serviceable roadway.
- ✓ The sons agreed the length of time that had passed left the original road area a costly project. The sons came to the board of trustees with a plan. If the township would establish the road, they would reimburse the township with funds as the lots sold.

- ✓ **The issues now:** The cul-de-sac should be moved out of the flood plain encroaching upon two of the grandfathered lots, making last lot #016 with no road frontage. A variance maybe needed. Also a contract needs to be signed between the Grubis' and Westfield Township Board of Trustees.

Tim feels the Board of Trustees should absorb the cost of the variance and recommend to the BZA that it be granted to provide a safe roadway for that development.

Carolyn states she still has a problem making a non conforming lot more non conforming. Carolyn also wants a meeting with all concerned parties: Grubis:, realtor, trustees, Mike Salay, and Bill Thorne.

Jeff stated that the township has been paid for that mileage all the years the road was vacated. The township could possibly be responsible to improve the road, but the Grubis' are willing to reimburse the township as the lots are sold, if a contract can be agreed upon.

MINUTES:

Jeff made motion to table the Dec. 6th, 2006 and other outstanding minutes until the next meeting, seconded by Carolyn. Roll Call: Tim, aye; Jeff, aye; Carolyn, aye.

Carolyn requested a copy of all draft copies of minutes that have not been approved **and** a signed copy of the minutes that have been approved.

CLERKS REPORT:

The trustees signed a new official signature card for the Star Ohio.

Martha will call about the bonds for Marlene and Lee. Martha showed the trustees the group of UAN reports that are available for their use.

The Medina County Commissioners sent 3 copies of a Subsidy for a Railroad gate on Eastlake. By signing this subsidy the lights and gates will not cost the township anything. This will authorize the Medina Co. Rail Task Force to apply for \$10,000 to cover the cost of the improvement.

Carolyn moved to enter into this subsidy agreement, seconded by Jeff. Roll call: Tim, aye; Jeff, aye; Carolyn, aye.

Jeff asked Jack Snoddy about the funding for the squad. The amount that is collected by billing the patients, Sue from the village, tells him that 75% of that collected is set aside for capital

improvement. The squad will cost \$126,000 and 75% of the \$90,000 collected over the two year period is \$67,500.

A special meeting to work on the policy manual was set for JANUARY 30TH, 2007 at 1:00 p

ZUBER:

Gary Harris had a meeting with Mr Zuber Sept. 8th, 2006. Gary gave an extension until March 2007 to clean up the debris. Mr. Zuber cannot strike a deal with the state and it is now in the courts.

OTHER ZONING MATTERS:

Helms is 90% cleaned up.

Dawson on Kennard Rd west of Ballash north side of road

Hannah - holiday signs about reindeer. The sign at Lake Rd is up for about one month. Gary and Jeff felt that since it is temporary it will be allowed.

Gary had a lot split that was presented to him by Andy Hudak on Hulbert Rd. He would like to reconfigure two lots to be able to build a house closer to the front of the lot and abandoned gas well, use the natural swale as the lot boundary. The gas well on the property has been plugged with concrete and the casing cut off 30 inches below grade. Gary has the ODNR documents. Nothing in the ORC states that one can't build beside the area or even on top of it. State does ask that one stays at least 20 feet from the abandoned gas well area.

Jeff made a motion not to approve the lot split because this could cause future liability if someone built too close or over the area and a gas leak would occur, seconded by Tim.

Roll call: Tim, aye; Carolyn, aye; Jeff, aye.

Martha stated that the Village of Gloria Glens has been billed for the 2006 Fire Contract. 2004 and 2005 will be billed after the first of the year.

Jeff gave the following estimates for chain link fencing around the fuel storage tanks:

STYX VALLEY -	\$2,300
MEDINA FENCE -	\$2,264
NORTHEAST OHIO FENCE & DECK	\$1,550

Jack had a concern about sometime in the future a 3rd tank may be needed as new vehicles are purchased.

Tim said not to worry about the third tank at this time because it is easy to move sections and add on.

Carolyn suggested keeping the work local.

Jeff will confirm and bring info back to the next meeting.

Carolyn brought up fencing and gate at the cemetery.

Jeff suggested maybe posts in front of the parking spaces and wait on a gate.

ODOT STAGING:

Carolyn asked now that the zoning is in place for staging areas what can be done about KoKosing and Ruhlin staging areas.

Gary stated that KoKosing is after the fact of zoning. Ruhlin will get him a site plan. Osborne has not done anything yet. They know that they need a permit.

Ruhlin and KoKosing have land lease agreements for 46 months. Month to month - either party can cancel.

Tim KoKosing & Ruhlin is prior to zoning - grandfathered. Osborne will apply for a permit.

Jeff leave KoKosing alone

Carolyn would like an understanding about where and what kind of materials are located, entrances and exits. **Jack** stated Ruhlin is taking care of everything. They let me know what is and where at any given time. They will comply. So far they are cooperating.

Carolyn - that answers my questions. Carolyn asked Gary, "If KoKosing uses fence, ask them to maintain it". Gary related they have been accommodating.

RECORDS COMMISSION MEETING FRIDAY, DEC. 29TH, 2006 12:55 pm
YEAR-END-MEETING FRIDAY, DEC. 29TH, 2006 1:00 pm

Jeff enlightened the board and audience about the new no smoking policy in government buildings and vehicles. Also the smoking pots at the doors must be removed to at least 60 feet from the building. Jeff will gather more information and research if the gazebo in the park is a gov't bldg.

Jeff suggested looking into acquiring a back hoe. The township paid an excavator \$43,000 this year to do ditching, dig graves, and ditch enclosures.

Tim suggested working with another township. If Lee works with that kind of equipment, we need to have another man with him for safety and because OCEA would mandate another person on the scene.

Carolyn suggested seasonal help.

Jeff - a management study should possibly be made.

WEB SITE:

Jeff suggested a counter on the web site to see how much activity it is getting. There should be a procedure about the e-mail. At this time no e-mail.

Marlene has ordered a Dell Lap Top. It has been ordered and cancelled 3 to 4 times. As of Dec. 18th, there was no software with the computer. It is always 3 to 4 different things. Jeff stated he feels a BAD mo jo in progress! If the order is cancelled again, leave that company and go with someone else.

JILL KEMP HONORARIUM:

Trustees set \$290 per year as an honorarium for Jill Kemp. Guildford Township is familiar with this. Martha was instructed to call Ray Ruprecht .

Marlene and Ron Oiler attending a zoning workshop. Continuing Education. Martha was asked to put their certificates in their personnel file.

BROADBRIDGE'S FLOODING:

Carolyn presented maps where 14 inch tile is/was. Jim Troike states it is not on their map. Carolyn suggested a meeting with Bill Thorne, Broadbridges, Mike Salay, trustees and possibly Creston Village.

Jeff told the Broadbridges that the board could not guarantee a result, but we can guarantee a meeting. Mr. Broadbridge stated it has been 5 years and nothing has been done and this board is the only one that seems to want to help. They just need help.

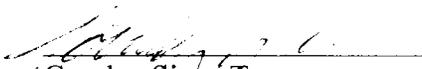
Tim asked Carolyn to get a meeting of the minds between January 16th and Jan. 29th and to check with Bill if Creston should be invited.

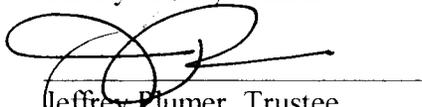
Tim made a motion to pay the bills, seconded by Carolyn. Roll call: Tim, aye; Carolyn, aye; Jeff, aye. Carolyn will check on the bill from MDR about the leaf clean up before it is paid.

Meeting adjourned.


Timothy Kratzer, Chairman


Martha Evans, Clerk


Carolyn Sims, Trustee


Jeffrey Plumer, Trustee