

# Westfield Township Board of Trustees

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July 20, 2015

Public Hearing/ Highway Commercial Text Language

Likley opened the Public Hearing at 6:00 PM. Roll call: Schmidt-aye, Likley- aye, Thombs- aye.

Public hearing called for the purpose of a zoning text amendment as follows; Westfield Township Zoning Commission initiated this text amendment and held their public hearing on June 24, 2015, with their Board approval, have forwarded to this Board. This Public Hearing has been dually noticed in the Medina Gazette and copies of amendments have been made available for public inspection on our website, Westfield Center post office and at the township hall.

Purpose of the Highway Service Commercial District is to provide locations for establishments offering accommodations and services primarily to through automobile and truck traffic on U.S. 224/I-76 and I-71 as well as benefitting the local market. The uses permitted in this district by nature tend to result in high volumes of non-local traffic, including commercial vehicles, traffic congestion, parking problems, storage problems and are therefore distinguishable from uses in the LC district on the basis of size and intensity of use. The location of these uses shall be limited to sites offering convenient access to and from these major highways such that adjacent zoning districts will not be disturbed with the external effects of these uses. Central water and sewer service is required.

## **Text Amendment**

*Article III Section 306 A. Purpose*

*Article III Section 306 B. 2 Uses*

*Article III Section 306 C. 1. Minimum dimensions for lots and yards*

*Article III Section 306 E. 4. Supplemental Regulations*

*Article III Section 306 E. 6. H.C./ Light Industrial Performance Standards*

## **Public Comments**

Joseph Doty, 6009 Seville Road, Chairman of the Zoning Commission and resident

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Doty explained to the Board members that the ZC had been working on this language for the past 6 months and they worked with Rob Henwood and Susan Hirsh and have met for an informal and Formal Review of the Medina county Planning Commission. This language was supported by the 1978 Comprehensive Plan as well as the 2014 Comp. Plan. There is specific language that was written in the Comprehensive Plan that is also in the language today. There are only minor changes that have been suggested by the Planning Commission and the Trustees suggested allowing for several businesses in one building (office space).

Likley commended Chairman Doty and the ZC Board for their efforts.

## **Comments from the Floor**

Stan Sheets, 225 East Liberty Street, Medina Ohio

Sheets had one area of concern and would like the board to look at shortening the lot depth on side streets. If a developer was to have a cul-de-sac the proposed 290' would not work. Sheets would like to have some flexibility to the depth so every developer would not have to go before the Board of Zoning Appeals for a lot split or a variance. Sheets compared the lots on Park Avenue which were .6 to .7 acres and 250' deep. The language of 150' x 290' would not be able to be met in many situations.

Likley said that Sheets had legitimate concerns and at some point there must be a minimum frontage.

Sheets provided the Board a drawing of a development on Lake Road to support his concern. The drawing is marked Exhibit "A" for the record.

Thombs asked if the map was of the Golden Bison property across from the southern entrance of the gas pumps.

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Sheets asked the Board to table their decision and to ask for a recommendation from Planning Services.

Likley would like the Board to continue this public hearing and to open the floor for public comment at the next meeting.

## **Board Discussion**

Schmidt agreed that Sheets had some viable concerns and asked Chairman Doty if he would be willing to meet with Sheets to discuss changes.

Doty felt that the ZC Board has done their job and it is now in front of the Trustees and in their hands and would like to refer to the Trustees. The ZC Board is moving on to other text language and the Trustees have full power.

Sheets asked if he should meet with Susan Hirsch and they can make a draft to keep the language/process moving forward.

ZI Sims explained that Park Avenue West worked because there were no entrances on the other side of the street. ZI Sims also feels confident in the Trustees going with the existing language and the BZA will look at individual issues without changing the district as a whole.

Thombs would like to discuss the semantics of the text language for some changes and asked if the entire district is going to be changed or just the plot that the trustees are discussing. Likley said that this is an amendment to the entire district.

Likley would like the board to provide their changes to the amendments for the board to discuss. The Trustees will continue the public hearing to a different date and look at lot depths. Likley provided the trustees with written changes/suggestions that he feels should be considered.

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Schmidt would like to look into the comments from Mr. Sheets and Mr. Thombs agreed additional time would be needed.

*Schmidt makes a motion to continue the Text Amendment Public Hearing on Aug. 3, 2015 at 5:30 PM; seconded by Thombs. Roll call: Schmidt- aye, Likley- aye, Thombs- aye. The motion passes.*

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: \_ August 3, 2015

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Trustee James Likley, Chairman

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Trustee Michael Schmidt

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Trustee William Thombs