

Westfield Township Board of Trustees

Regular Meeting
October 5, 2015

Trustee Schmidt called the meeting to order at 7:45 PM. Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

Assistant Prosecutor William Thorne is in attendance to answer questions for the Trustees.

Likley asked about a Conditional Use that will be before the BZA that has conditions with time limits. Could the BZA grant Conditions with no time frame attached if there are no changes to the variance or the conditions. Mr. Thorne agreed that if there are no changes then the variance granted may have no time frame. The variance may continue with the conditions after the upcoming hearing.

Thombs asked Mr. Thorne about the Medina County Health Departments Closed Pod for distribution of medications in case of an epidemic. The MCHD provided the township with a tentative agreement and Mr. Thorne will review the resolution. OTARMA doesn't feel that this will impact insurance.

Comments from the floor-

- Erica Graffein from the Auditor's Office would like everyone to know that the value change notices due to storm damage have been sent to the residents. She also wanted to inform 4th grade students that there is a Top Dog contest for Dog Tag Renewal on the Medina County Auditor's Website.

Schmidt makes a motion to go into Executive Session with Assistant Prosecutor William Thorne and Lee Evans at 7:55 PM; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Thombs makes a motion to come out of Executive Session for eminent litigation at 8:10 PM with no decisions; seconded by Likley. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Road Report

- Striping is done. Township is not billed yet. Zweifel will run the bill by Evans before she makes payment.
- Grade-all- Broken wire
- Alamo rep at Akron Tractor- Mower seals are leaking. Cost \$310.00 but Evans found seals at a different location for \$125.00 to save money.
- Washed building and bees are gone.
- Crack-&-Seal is done until next year.
- Salt prices- CUE are at \$54.47 a ton and is \$1.60 cheaper than ODOT. (District bid for ODOT in by tonnage and not by County.) Thombs asked if any salt was purchased from the county and Evans says there wasn't.

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- **Ditch Enclosure Policy-** Changed “roads maintained by Westfield Township”. Township will do gas, electric and sewer line markings; enclosed ditches maintained by residents; seed and finished grade will be the responsibility of the resident (rough graded by township); resident responsible to remove any obstructions such as fences; landscape trees (on road right-of-way) will not be replaced.
- County roads do not have side lines due to lack of money.

Minutes to be approved

Schmidt makes a motion to approve the September 21, 2015 meeting minutes as submitted; seconded by Thombs. Roll call: Schmidt- aye, Thombs- aye, Likley-aye. The motion passes.

July 23, 2015 meeting minutes are on hold for Trustee Schmidt.

Fiscal Officer's Report

- Payments in the amount of \$8,042.92.

Thombs makes a motion to pay the bills in the amount of \$8,042.92 as submitted; seconded by Schmidt. Roll call: Thombs- aye, Likley- no, Schmidt- aye. The motion passes.

- The Fund status to date is \$334,799.79. This does not include the \$170,000.00 which will go in a special revenue fund. Likley asked for clarification on this investment and it not being included in the fund balance. The other CD's are pulled investments and are included in the fund status.
- \$148,000.00 is in the primary checking account and \$186,000.00 is in a pulled investment account. Likley would like clarification on these funds and the fund status total.
- **Audit-** State auditors will be here at 7:30 am on Tuesday morning.
- **Resolution-** Zweifel read the Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.

Likley makes a motion to accept the Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Cemetery

Thombs says everything looks good.

Zoning Report

- 7 Permits have been issued: 5395 Seville Road-deck; 9880 Hubert-pole barn; 5777 Greenwich Road- deck; 9265 Deerfield Road- screened porch; 6814 Buffham- new house and garage; 5614 Mud Lake-pole barn; 9849 Wooster Pike Road- attached garage addition.

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- Violations- reviewing a second drive on Kennard Road (received a drive permit from the county but nothing from the township) and Kristy Colbert property (will attend the November 1 Trustee meeting). He is also in violation for encroaching and 2 drives. Colbert received a grant from the Medina County Health Department to pay for septic system. Temporary camper violation will go to scrap when she moves into the house.
- Kratzer Lawsuit Update- no news
- ZC- Working on reviewing/updating driveway requirements (including permitting second drive); also creating separate language for decorative entrance features and signage if needed. Yard definitions (required offsets and structure language is being clarified. Next meeting is on October 23, 2015.
- BZA- Area Variance granted on September 3, 2015 for 9849 Wooster Pike Road, 15' side yard offset for proposed garage accessory structure. The applicant and contractor have since reconfigured the design and decided to add on to the existing garage due to additional costs. Zoning Certificate issued: 10.1.15 #2468
- Area Variance scheduled on October 26, 2015 for 7007 Buffham Road and 7033 Buffham road (joint application) requesting modifying shared property line to a new location. Both properties are non-conforming lots at this time. Received advice from Medina County Prosecutors' Office on how to proceed with this unique situation. Also asking for a variance to build a garage within the required sideline offset.
- Area Variance for Truck Stops of America application received under review and Public Hearing meeting to be scheduled. TA requesting Signage Variance for Country Pride Restaurant that would exceed the new updated signage code requirements of square foot permitted. TA is also updating the exterior façade of the building over the next few months. Likley would like the language to include multiple signs at one area for consistency and fairness. Thombs stated that all of businesses are owned by TA.
- Site Plan Review (modification) and Area Variance for Allison Carol Mini Storage on 5144 Greenwich Road. Just received application and it is under review for completion.
- Conditional Use/Site Plan Review for North Coast Premier Soccer (expiring October 31, 2015). ZI Sims is coordinating with the owner(s) to provide the BZA with needed documents. The May 2010 variances are for the front property and they are applying for the conditions to the back land. October 31, 2015 deadline will be extended by 30 days. BZA will receive the meeting minutes from the May 2010 Public Hearing for reference.
- Zoning Resolution is not updated on website due to formatting issues. Porter and Likley will hopefully resolve this.
- Oversized maps – cost is \$180.00 each. Porter will find a cheaper way to have the maps mounted.
- Evans is concerned about a logging situation and a new drive where 2 culverts are not matching up. Likley says harvesting timber is an agricultural use but the 2 drives/ culverts will need to be addressed.

Old Business

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The cabling is redone and Chris Johnson will look into welding the battery boxes to the frame (so they will not be stolen). Johnson has also assisted the Chief with software on the sirens. Maintenance and inspections will be done by the WFRD and Zweifel has invoiced the Village for their siren.

Salt refund check has been received today by Zweifel

Recycle Bins are staying clean.

Mowing on Lake Road was done before Labor Day but it was not the best job.

Township has been notified about a 3 acre property (mostly a pond) that has delinquent taxes.

New Business

Hall Rental Policy and Cleaning was discussed. Zweifel is to provide a copy of the updated contract to the Trustees at the next meeting.

Cleaning the hall was discussed and Schmidt will look into hiring a bonded and insured cleaning company. Past amount was \$85.00 for 1 month/1 cleaning day. Likley spent 2 ½ hours day before rental. Trustees discussed having carpet cleaning fees be added to rental cost.

Announcement

October 17, 2015- WFRD Clam Bake from 4-7:00 PM

October 19, 2015- Trustee reg. meeting @ 6:30 PM

Thombs makes a motion to adjourn at 9:50 PM; seconded by Likley. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: _____

Trustee Michael Schmidt, Chair

Trustee James Likley

Trustee William Thombs

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