

Westfield Township Board of Trustees

Regular Meeting
November 2, 2015

Trustee Schmidt calls the meeting to order at 7:20PM. Roll call: Thombs- aye, Likley- aye, Schmidt- aye.

Thombs makes a motion to go into Executive Session for the discussion of land purchase with Chief Fletcher, Kathy Zweifel and Prosecutor Thorne; seconded by Likley. Roll call: Likley-aye, Schmidt- aye, Thombs- aye. The motion passes.

Likley makes a motion to come out of Executive session at 8:14 PM; seconded by Thombs. Roll call: Schmidt-aye, Likley- aye, Thombs- aye. The motion passes.

Schmidt makes a motion for a special Trustees' meeting on November 9, 2015 at 6:00PM to discuss the land purchase; seconded by Likley. Roll call: Thombs- aye, Likley- aye, Likley- aye. The motion passes.

Comments from the floor

Erica Graffain of the Medina County Auditor's Office informed the Trustees if they purchase property for the township the purchase is tax exempt. This includes the conveyance fee (title fees).

Housing exemption and home value will be going out shortly in the next couple of weeks.

Zoning Report

Chrissy Colbert- 7515 Seville Road Excavation is behind one week. House trailer (temporary structure) is still being used on the property and the septic will be paid through a Medina County grant.

Jim Lesiak- 7525 Seville Road- Excavation is behind and waiting to put the basement in and the house has been stripped (waiting to be put back on the foundation). The neighbors are complaining but they are working as fast as possible. Most complaints are not zoning related and Lesiak property is in compliance with zoning at this time. Likley asked about the Health Department and their issues with the septic system. Lesiak states that there are no present problems and the leech field has been abandoned and the holding tank is fine. Likley states that this is beyond the Trustees' jurisdiction but there are concerns that they want to address. Extension of the temporary use of the house trailer (15 months) and any extension will be at the discretion of the Trustees. Lesiak believes that the house would be on the foundation this spring. Trustees discuss authorizing another extension to stay in the temporary structure when they are allowed by the Zoning Resolution (12 months). A variance could be asked of the BZA and they could establish a time frame and provide conditions to the removal of the trailer. Trustees recommend apply for a variance through the BZA. ZI Sims informs the residents that they should pursue a BZA variance. For the record, Chrissy Colbert has met all obligations and any promises that she has made.

Minutes to be approved

Schmidt makes a motion to accept the October 19, 2015 meeting minutes as corrected; seconded by Thombs. Roll call: Likley- aye, Thombs- aye, Schmidt-aye. The motion passes.

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July 23, 2015 meeting minutes on hold. Zweifel is still looking for SD card.

Fiscal Officer's Report

- Payment Listing in the amount of \$58,669.01 including Crossroads Asphalt Recycling (\$730.00) discussing the amount changed due to lack of traffic control. The amount shows the deduction.

Schmidt makes a motion to pay the bills in the amount of \$58,669.01 as submitted; seconded by Thombs. Discussion: Striping of the county roads is in the center line only. Edge striping was originally done through a grant and the white line is for safety. Roads that are edge lined the Township will try to keep these lines. Likley asked Evans to use the fire proof cabinet for storage of paints or flammable items.

Mowing count is needed for appropriations next year.

Roll call: Thombs- aye, Schmidt- aye, Likley- no. The motion passes.

- Fund status in the amount of \$315,999.42.
- Quote for cleaning the hall in the amount of \$65.00 + tax. Township does not pay tax. All employees are bonded and insured.
- Audit update- more paperwork is requested and everything should be in by Wednesday.

Roads' Report

- Chipped and seal is \$38,741.00. They billed us for \$35,598.50. We paid \$34,868.50 with a saving to the township in the amount of \$3,872.00 (by watching the crews and their hours).
- Akron Tractor- \$1,723.26 to fix the mower (parts and labor).
- Cemetery paperwork will be sent out for the 2 plots.
- Bridge- Buffham to Chippewa Creek- issues with the corners starting to slide the stone out. Cold patch would be a good temporary fix before winter.
- Seville Road project- closed up to 90 days.

Thombs makes a motion to proceed with the repair of the tractor at Akron Tractor in the amount of \$1,723.26; seconded by Schmidt. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. Motion passes.

Zoning Report

- ✓ Colbert is going for a use variance- November 15, 2015 application is due back
- ✓ Issue 2 permits
- ✓ King- variance for a garage (granted)-decided to attach garage due to cost so a certificate was issued.
- ✓ 5395 Seville Road-addition to a deck
- ✓ Violations- second drive (Kennard Road)
- ✓ Chrissy Colbert- on hold
- ✓ Kratzer Lawsuit- waiting on decision

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- ✓ Zoning Certificate- working on driveway requirements and definitions of yard. Starting on Industrial Zoning text.
- ✓ BZA granted 2 area variances on Buffham Road; Haumschild/ Kazmarek- Lot split and side yard width variance for an addition to the garage.
- ✓ Area variance for Truck Stops of America on November 5, 2015- Signage variance for increase of square footage of sign.
- ✓ Carol Lewis Mini Storage- Modify Site Plan Review on Greenwich Road and new owner is granted Phase 2 and is asking to update the site plan review- before the BZA on November 5, 2015.
- ✓ Request Thorne to attend the November 5, 2015 site plan review.
- ✓ Workshop has been offered to explain how to review a site plan. New members will contact Likley if they wish to attend this workshop.
- ✓ Oversized map mounted- in the process
- ✓ North Coast Soccer- Conditions expired on October 31, 2015. Sweeney will pursue getting the information in for his review before Christmas.
- ✓ Lot Split and variance on Buffham- Was before the BZA due to being a nonconforming lot (judicial action) and not at the discretion of the Board of Trustees and lot must be resurveyed and recorded before coming before this board for signatures. Garage variance was contingent on the new lot being recorded.
- ✓ ZC had submitted to Planning Commission an informal review of the proposed language.
- ✓ Thombs asked who is responsible for the sheriffs at the soccer fields. Likley suggested calling the Sheriffs' Department with concerns.

Old Business

Sirens-Welding of battery boxes is not necessary at this time.

Zweifel received a \$1500.00 check from Kimble for being a site for recycling. Solid Waste District- MC 18 committee received letters of interest. Next meeting is on November 12, 2015 of the Policy Committee and MC 18. An appointment to the board is coming.

New Business

Cleaning quote of \$65.00- Zweifel will contact another company.

Town hall rental- Want to have in place by the first of the year.

Brownfield Coalition Grant- Schmidt attended the Monday meeting and the group talked about recommending a coalition to write a grant for up to \$600,000 versus a \$200,000 grant. Dan Browns is a consulting group who write grants (cost \$15,000 for writing grants) and the applications are due on December 18, 2015. Awarded in May of 2016 and rural areas are a priority. Likley asked which grant writers they were going to hire and what is the Township's financial commitment? Residents should have a commitment also. As of today, there is not another meeting date scheduled.

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Announcements

Special Meeting on November 9, 2015 @ 6:00 PM

Regular Trustee meeting on November 16, 2015 @ 7:00 PM

Thombs makes a motion to adjourn; seconded by Likley. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: November 16, 2015

Trustee Michael Schmidt, Chair

Trustee James Likley

Trustee William Thombs