

Westfield Township Board of Trustees

Trustees Special Meeting

November 10th, 2020

Trustee Schmidt commenced the Trustee special meeting via Zoom and in-person on November 10th, 2020 at 3:35pm. Roll call: Patterson- here, Horner- here, Schmidt- here. Meeting commenced.

Guests- In person attendees: Carolyn Sims (TWP Zoning Inspector)

Zoom attendees: Brent Rozar, Carol Rumburg, Attorney Jerry Innes, Jason Lavor, Mark Belmont (CESO Engineers), Fred Herrera (future tenant representative)

ZI Sims explained the current zoning of the 8686 Lake Road (old truck wash) parcel. Sims summarized that Mr. Lavor and group are finalizing a lease with industrial use. They are proposing a zoning text map amendment to allow an industrial use on the SE corner of the parcel. A consultant has been hired by Lavor. Currently, there is a house located on the SW corner of the parcel. The owner is not interested in selling the home but is supportive of the industrial use overlay. With regard to the home, Sims noted that by application the proposal is industrial, but the current zoning would not change from highway commercial. Water and sewer are required for the property. Sims noted that sewer and water hook up is available behind the Pilot truck stop.

Mr. Lavor stated that a small office would be located towards the front of the property towards Lake Road. The property will have an aggregate surface that is impervious in nature. The project is a multi-faceted development. The first phase is the trailer leasing portion, according to Lavor. The second phase will be restaurant retail space. The third phase will be a large building with multiple offices available for numerous types of businesses (ie., lawyer office, hair salon). A deed restriction is on the frontage of the property that does not allow gas sales to occur. Said restriction should dissolve in approximately five (5) years.

ZI Sims states that the next steps would be a zoning inquiry pre-application conference inclusive of herself, Trustee Patterson, Mr. Lavor and group.

Trustee Schmidt asked for input from Attorney Innes. Innes mentioned that the time frame may be longer than usual due to the holiday season.

The board of Trustees discussed the deadline for encumbering CARES Act funds. Carol Rumburg, Terri Grimm and Tom Wagner plan to meet tomorrow morning to finalize technology purchases/needs for the TWP. The board of Trustees will need a final invoice by Friday, November 13th in order for FO Kurtz to encumber funds by the deadline of November 16th, 2020.

Trustee Schmidt motioned to adjourn at 4:16pm; seconded by Horner. Roll call: Patterson-aye, Horner-aye, Schmidt-aye. Meeting adjourned.

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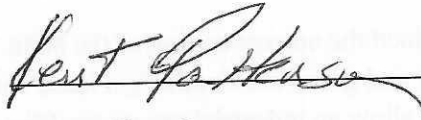
Respectfully submitted by:

Amy M. Banfield

Date approved: 12/7/20



Trustee Michael Schmidt, Chair



Trustee Kent Patterson



Trustee Craig Horner