

WESTFIELD TOWNSHIP ZONING COMMISSION
January 10, 2006 @ 7:30 p.m.
Organizational/Regular Meeting

Zoning Secretary Marlene Oiler called the meeting to order at 7:30 p.m. Roll call indicated four members of the Zoning Commission were present: Scott Anderson, James Likley, Wayne Brezina, and Russ Zupanic. Jill Kemp was absent. Others present were Trustee Tim Kratzer and Board of Zoning Appeals member Ron Oiler plus latecomer Martha Evans.

Nominations for the office of Chair for 2006 were opened. Scott Anderson nominated Russ Zupanic, seconded by Wayne Brezina. There were no further nominations. The vote was unanimous and Russ Zupanic will be Chair for the year 2006. The meeting was turned over to the new Chair. The Chair called for nominations for the office of Vice Chair for 2006. Wayne Brezina nominated Scott Anderson, seconded by Russ Zupanic. There were no further nominations. The vote was unanimous and Scott Anderson will be Vice Chair for the year 2006.

A motion was made by Scott Anderson to re-adopt the Westfield Township Zoning Commission Bylaws (Rules of Procedure), which had been adopted on 11/29/05. Russ Zupanic seconded the motion and the vote was unanimous.

All members present reviewed, signed and turned in for the township records the following forms: Application for Zoning Appointment (updated), Westfield Township Employee Handbook, Westfield Township Policy Prohibiting Discrimination & Sexual Harassment, Westfield Township Policy on Drugs & Alcohol Abuse, IRS W-4. All further verified their address, phone number and term of appointment. Jim Likley's new e-mail address is jl likley@gmail.com

The Resolution/Signature page was signed relative to the Zoning Commission amendments that were passed at the 11/7/05 meeting. The amendments and Resolution/Signature page will be inserted when the zoning code is reprinted.

Upon motion by Wayne Brezina, duly seconded by Scott Anderson, the December 13, 2005, meeting minutes were approved as submitted. The original minutes were signed.

The zoning secretary distributed a copy of the letter that was sent on 12/20/05 to Randy Perry, per the zoning commission's request, relative to zoning change requests for Chippewa Valley Campground.

The following is a brief summary of tonight's meeting, which was recorded on audiotape.

OLD BUSINESS

(1) Trustee Tim Kratzer indicated that he had talked with Mr. Perry recently and he is probably not going to buy the campground. He has three other opportunities that he could purchase where the campgrounds are in better condition. Willie hasn't heard anything from Mr. Perry for approximately 2 ½ months. Mr. Perry said he had the funds to invest in major improvements on this property but he was waiting to see about the Zoning Commission review of the Ohio Department of Health Recreational Vehicle Park Rules. After the 12/20/05 letter, Mr. Perry apparently decided he didn't want to hassle with it. We were able to get the change in conditional use to go with the land rather than the owner. I haven't gone through the Rules but possibly we could have changed some.

(2) Discussion took place relative to the possibility of a zoning infringement fine/penalty as was briefly discussed last month. Chair Russ Zupanic reviewed this further and is concerned whether the township would need to have a global penalty or if we can specify penalties only in certain districts. He will discuss the issue with legal counsel before proceeding. This matter is tabled.

NEW BUSINESS

(1) Copies were distributed of the Application for Zoning Amendment, which was just submitted by Guillermo (Willie) Carrasco for property located at 8809 Lake Road (campground). He is requesting a change from RR to LC with the proposed use being campground and sports complex. There were no attachments or supporting documents, only the one-page (out-dated) form.

Trustee Tim Kratzer stated that he had been talking with legal counsel and he plans to have a meeting in the next week or two with Willie and Zoning Inspector Gary Harris. If Willie changes to LC it will jeopardize the campground for any future expansion but he can still use what's there. If he would split it and get some frontage with a private road or something of that nature where he could get part LC and leave the other part RR, it might be a better use. He wants to put up a sports dome.

There was general discussion about the application. The discussion related to splitting the property, no frontage or access if split; putting in a private road or purchasing a right-of-way to attach to the cul-de-sac to make it a legal lot; part of the property is in a flood plain; the new road the State will be putting in; is it wise to change districts before the State makes the road changes; should this be examined in line with possibly updating our comprehensive plan. In addition, the consensus was that the application was incomplete at this time.

Upon motion by Wayne Brezina, duly seconded by Russ Zupanic, the Application for Zoning Amendment submitted by Willie Carrasco is not accepted (or considered filed) until it is submitted with all supporting information. Roll call vote was unanimous. It was also suggested that we tell him the concern that his request may be premature due to the State's proposed construction later this year. He should also be informed that the township might be starting to update its' Comprehensive Plan over the next several months.

(2) The current Westfield Township Development Policy Plan (comprehensive plan) was discussed. It was dated December 1996. The consensus was that it should be updated. There were questions about funding such a project and whether any grant funds might be available.

A motion was made by Wayne Brezina, duly seconded by Russ Zupanic, that the Zoning Commission should send a letter to the Westfield Township Trustees requesting the update of the Westfield Township Development Policy Plan. Roll call vote was unanimous.

ANNOUNCEMENTS

- The Medina County Department of Planning Services flyer showing the dates of the various Zoning Series Workshops was distributed to all members.
- Next regular meeting will be Tuesday, February 14, 2006, at 7:30 p.m.

Upon motion by Scott Anderson, duly seconded by Jim Likley, and unanimously passed, the meeting adjourned at 8:30 p.m.

Marlene L. Oiler, Certified PP, PLS
Westfield Township Zoning Commission Secretary

(minutes approved 2/14/06)