

WESTFIELD TOWNSHIP ZONING COMMISSION
February 14, 2006 @ 7:30 p.m.
Regular Meeting

Chairman Russ Zupanic called the meeting to order at 7:35 p.m. Roll call indicated five members of the Zoning Commission were present: Scott Anderson, Jill Kemp, James Likley, Wayne Brezina, and Russ Zupanic. Others present were Trustee Jeff Plumer, Board of Zoning Appeals member Ron Oiler, Guillermo Carrasco (5695 Stow Road, Hudson) and _____ (939 Pitkin Avenue, Akron).

Upon motion by Scott Anderson, duly seconded by Wayne Brezina, the January 10, 2006, meeting minutes were approved as submitted. The original minutes were signed.

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

OLD BUSINESS/NEW BUSINESS

Additional paperwork was submitted by Guillermo (Willie) Carrasco in regard to the Zoning Commission's request that information be provided before it could determine if the application he submitted for Zoning District Change would be accepted as complete. The parcel number for this application is 041-15B-39-025. Mr. Carrasco explained that he wanted to build a sports building/complex and the bank is concerned about loaning the money since the property is zoned RR and has a conditional use granted to it.

While the members reviewed the application and supporting information, there were questions/comments about the type of building, what would happen to the current campground, how the campground may be utilized in the future, that permanent residents are not allowed except for one caretaker, where the new building would be located on the property, about the location of the 100 year and 500 year floodplain on the property, about possibly splitting the property and putting part in LC and leaving the balance in RR. Mr. Carrasco indicated he initially wanted a dome but now may build a metal building and possible building sites are being considered but no final determinations have been made on these issues.

The Zoning Commission members brought to Mr. Carrasco's attention that if the change from RR to LC took place, the campground could continue as a nonconforming use but he would be limited as to the amount of any improvements. The zoning code indicates that any improvements could not be more than twenty-five percent (25%). It was also brought to Mr. Carrasco's attention that only RR zoned property allows for building in floodplain overlay areas. Also, he may need to apply for variances in the future for any changes or building he may want to do.

Chairman Zupanic indicated he would like to see more detail of where the building would be located, the general dimensions and type of the proposed building, the areas for parking, any further campground plans or future uses for the area etc. He also expressed

concern that he would like to see a comprehensive plan just for that area and not handle changes in the area around the interstate interchange in a piece meal fashion.

After the review of the application, the Zoning Commission members determined that it was complete and the application is considered as filed at this meeting. The public hearing date was scheduled for Tuesday, March 14, 2006, at 7:30 p.m. The paperwork will be submitted to the Medina County Department of Planning Services for their review and recommendation. Since Mr. Carrasco had submitted a similar application approximately a year ago, the zoning secretary will check with MCDPS to see if they would want to review the current application or rely on their recommendation from the previous submission.

NEW BUSINESS

Jim Likley brought up for discussion possible changes in the HC zoning code relative to accessory uses. He had talked with Assistant Prosecutor Trina Devanney relative to the recent Board of Zoning Appeals application from Travel Centers of America and TheraTouch and it was suggested that the HC zoning code be changed to allow the Board of Zoning Appeals to hear accessory use applications as a conditional use and, upon review, set any conditions as it deemed necessary. After discussion, Jim Likley made a motion as follows:

Article III, Section 306 B.1.d – remove the words “uses and”.

Article II, Section 306 B.2. – add “h Accessory Uses as provided in Section 205 and including signs as regulated by Article IV and parking and loading as regulated by Article V subject to the subsections of Article VI, Section 606 A.32.

Article VI, Section 606 A. 32 – add the words “or Accessory Use” after the heading entitled Similar Use. Add the words “or accessory use” after the words ‘similar use’ in the second sentence.”

Article II, Section 205 A. 2. – remove the words “uses and”

Article II, Section 205 A. – add “6. Accessory uses must also comply with any and all conditions established for the primary use of the property.”

Wayne Brezina seconded the motion. Said motion was unanimously passed. MOTION CARRIED.

Jim Likley also brought up for discussion a change in Section 303 B. 2 h since the recent amendments to the zoning code had eliminated the majority of the language relative to oil and gas wells. After discussion, Jim Likley made a motion to eliminate the words “oil or gas wells” and replace with the word “reserved” under Article III, Section 303 B. 2. h. Scott Anderson seconded the motion. Said motion was unanimously passed. MOTION CARRIED.

Both of these proposed amendments to the zoning code will be submitted to the Medina County Department of Planning Services for their review and recommendation.

OTHER BUSINESS

Chairman Russ Zupanic inquired about the status of the zoning commission's request to the trustees to update the township comprehensive plan. Jim Likley reported that the trustees had discussed the request at their recent meeting and that a letter had been sent to the Medina County Department of Planning Services requesting such an update and asking for grant funds for said purpose. Trustee Jeff Plumer further explained that the MCDPS would handle the grant application and would be proceeding based upon the township's request.

ANNOUNCEMENTS

- Next regular meeting will be Tuesday, March 14, 2006, at 7:30 p.m.

Upon motion by Russ Zupanic, duly seconded by Wayne Brezina, and unanimously passed, the meeting adjourned at 9:00 p.m.

Date: _____

Minutes Approved By:

Chairman Russ Zupanic

Scott Anderson

Wayne Brezina

Jill Kemp

Jim Likley

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