

WESTFIELD TOWNSHIP ZONING COMMISSION  
May 24, 2006 @ 7:30 p.m.  
Special Meeting – Campground Zoning Language

Chairman Russ Zupanic called the meeting to order at 7:30 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, Martha Evans, Denise Moteleski (8033 Lake Road) and Trustee Tim Kratzer (late arrival).

**Minutes**

Upon consensus of the members, the May 9, 2006, minutes were tabled until the next regular meeting.

**Correspondence**

A copy of the 5/23/06 e-mail from the zoning secretary to Randy Perry and Randy Perry's letter reply was distributed. The trustees' public hearing on W. Carrasco's application is scheduled for May 10, 2006, at 7:30 p.m.

The following is a brief summary of tonight's meeting.

**Old Business**

The Recap of Article VI. Section 606 A. 25 (items a – k) and the Westfield Township Campground Language Proposal drafted by Jim Likley (items 1-16) and Randy Perry's May 23, 2006, letter suggestions were reviewed and discussed by the members.

Some discussion items included:

- Lighting (ODH regulations are minimal).
- Cabins shall not be used for permanent residents or year around occupancy.
- Differences between modular homes, mobile homes, house trailers, etc.
- Per ODH a modular home would be an accessory use (a mobile home would also be an accessory use to the campground). Perry talked about building a home for himself for the property.
- ODH indicated that they allow two manufactured homes (house trailers/mobile homes) on a campground and an owner's home. Once you get over two then it becomes a mobile home park and the rules change.
- Pike Township, Stark County, campground language as they have a KOA campground that is open year around.
- A new owner has to apply for a new license, site plan review with ODH and any renovations need a permit from the zoning inspector.
- The campground being mainly in a flood plain.
- Parking.

- A 25' buffer from property lines for all structures as well as all campsites; 7 ½' allowed between campsites.

Questions/concerns that need clarified and answered:

- Does ODH take precedent over all township zoning regulations?
- 25' or 7 ½' from property line – how does it relate to permanent structures as well as to campsites.
- Are cabins/cottages permanent structures or are they considered by ODH as campsites.
- What makes a permanent resident – define domicile.

It was determined that the proposed language changes and the questions be submitted to legal counsel (Prosecutor's Office) in order to get their comments and recommendations.

**Announcements**

Next regular meeting will be Tuesday, June 13, 2006, at 7:30 p.m.

**Adjournment**

Upon motion by Jill Kemp, duly seconded by Scott Anderson, and unanimously passed, the meeting adjourned at 9:00 p.m.

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

(Minutes approved 6/13/06)