

WESTFIELD TOWNSHIP ZONING COMMISSION
July 11, 2006 @ 7:30 p.m.
Regular Meeting and Public Hearing
Zoning Amendments – Article VI, Section 606 A. 25 a-k

Chairman Russ Zupanic called the meeting to order at 7:35 p.m. Roll call indicated four members of the Zoning Commission were present: Jill Kemp, James Likley, Wayne Brezina and Russ Zupanic. Scott Anderson was absent. Trustee Jeff Plumer and Ron Oiler were also present with Martha Evans arriving later.

Minutes

Upon motion by Jim Likley, duly seconded by Wayne Brezina, the June 13, 2006, meeting minutes were approved as submitted. The original minutes were signed.

Correspondence

A copy of the 7/6/06 letter and Staff Report relative to the proposed zoning text amendments from the Medina County Department of Planning Services was distributed.

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

Public Hearing

Chairman Zupanic opened the public hearing relative to the proposed zoning text amendment to Article VI. Section 606. A. 25. Specific conditions pertaining to recreation areas, which allow campgrounds. The commission members proceeded to review each of the 12-point campground language items (draft 6/13/06) and the MCDPS comments with the following results:

Items 1, 2, 3, 4 and 5 are okay.

Item 6 is okay. (Note: A definition for hazard or annoyance as it pertains to amplified sound will be researched for the next meeting.)

Items 7 and 8 are okay.

Item 9, add to the proposed 6/13/06 draft language: "Signage is established by the Board of Zoning Appeals as part of the Conditional Zoning Certificate."

Item 10, rewrite the proposed 6/13/06 draft language to read: "Storage of recreational vehicles shall be permitted within a campground, either on campsites or within a central storage compound. The central storage compound shall provide for and maintain a 25' buffer." (Note: Add to Article XI, Section 1102 Definitions the following definition: "Storage Compound. A place within a campground that is designated to store recreational vehicles.")

Item 11, rewrite the proposed 6/13/06 draft language to read: “Except for the campground owners or their employees, a recreational vehicle, cabin, cottage or tent shall not be used as a permanent residence. Permanent residence would be a primary residence for a person or family.”

Item 12 is okay.

To keep in conformity with the current Westfield Township Zoning Resolution outline, the above numbered items 1 – 12 will be rewritten as items a – l.

Upon motion by Jill Kemp, duly seconded by Jim Likley, and unanimously passed, the above proposed zoning resolution text changes, as amended tonight, are approved and shall be submitted to the township trustees for their consideration. (See Exhibit A for complete language.)

The public hearing was closed.

Old Business

Chairman Zupanic stated that he had just received a memo dated July 10, 2006, addressed to Medina County’s cities, township and villages from the Medina County Board of Realtors. It contained draft sign regulation language that they are recommending for consideration in order to allow for standardization of real estate signage regulations across Medina County for residents, residential developments, institutions, businesses, and commercial establishments. This will be copied for the zoning commission members to review next month.

Chairman Zupanic also stated that the home occupation suggestions, which were tabled previously, should be on the agenda next month.

Announcements

Next regular meeting will be Tuesday, August 8, 2006, at 7:30 p.m.

Adjournment

Upon motion by Wayne Brezina, duly seconded by Jill Kemp, and unanimously passed, the meeting adjourned at 8:30 p.m.

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

(Minutes approved 8/15/06)