

WESTFIELD TOWNSHIP ZONING COMMISSION
August 15, 2006 @ 7:30 p.m.
Regular Meeting and
Site Plan Review for Linda Randall, DVM – 7777 Greenwich Road

Vice Chairman Scott Anderson 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 Scott Anderson. Russ Zupanic arrived at 8:10 p.m. Dr. Linda Randall (P.O. Box 712, Westfield Center), Candace Hutton (1340 Snowberry Lane, Medina) and Ron Oiler (6969 Buffham Road, Seville) were also present.

Minutes

Upon motion by Wayne Brezina, duly seconded by Jill Kemp, the July 11, 2006, meeting minutes were approved as submitted. The original minutes were signed.

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

Site Plan Review

Vice Chairman Anderson opened the site plan review for Linda Randall, DVM, (Cloverleaf Animal Hospital). The application for site plan review is for a proposed Agility Building at 7777 Greenwich Road (permanent parcel #041-15A-26-020). The zoning secretary duly swore in the applicant.

The applicant stated that she would like to erect a Coverall building to be located at the back of the property where it will be most appropriate in terms of use and aesthetics. The building is intended for indoor dog agility and obedience training. She has been conducting outdoor agility training at the location for three years and has been using a riding stable for the training in the wintertime. The property in the back is zoned Rural Residential. The building would be approximately 70' x 84'. This Coverall building is a different shape and is not as high as the dome-shaped ones in the area. It would consist of an entirely open floor plan with a dirt floor or agility mats (or something similar), electricity and with lighting and reflective heating inside.

Upon questioning by the zoning commission members, the applicant further stated that there would not be any animals housed in this building; that she would probably not run water to the building; that the building would be white as it would filter more light; that outside lighting would only be courtesy lights (downward reflected) and probably movement-triggered; outside lighting would be as needed for safety purposes. The application further indicated that training classes normally involve 4-6 people maximum and the hours would be after the animal hospital was generally closed so as to minimize any additional traffic. Tentative time frames would be 5:30 – 7:30 p.m. (2-3 hours each) 2-4 days a week and perhaps Saturday afternoons. Traffic may increase slightly but will be minimal spread over the week. The applicant anticipates the current parking will be adequate but, if needed, the parking area would be expanded to the East.

Jim Likley indicated that he had looked at the property and where the building would be located and it looked good. There is a low area in the back that is not buildable. The aerial photo shows the low area and the property with the existing animal hospital on it. There is woven wire fencing approximately 4-5' high and it's well kept and maintained. The applicant indicated the building would be approximately 25-30' off the East property line, the West is the low area and the North is quite a distance as the fence is 25' from the property line and it would be probably another 15' in.

Wayne Brezina inquired as to any additional security equipment other than the outdoor lighting. The application indicated she had not planned for additional security alarms but may rethink this issue as far as vandalism.

Candace Hutton (adjacent property owner) inquired if there was any gas line easements on the property and if there were any plans to turn it into a kennel. The applicant stated she was unaware of any gas lines except the gas line along the front of the property. The applicant further indicated that she had no intentions of turning it into a kennel in the future but in such a case she would have to come back with another application.

Jill Kemp inquired about looking into any Rural Residential zoning regulations and this was briefly discussed. This particular property is Local Commercial in the front with approximately 2/3 of the property Rural Residential.

Scott Anderson inquired about the height of the building, as the limit is 35'. The applicant indicated the building would be approximately 25' high.

The zoning commission members reviewed Section 205, Accessory Structures and Uses, as well as Section 303, Rural Residential District. It was determined that this application falls within the guidelines of the zoning regulations.

Jim Likley made a motion to accept Dr. Linda Randall's site plan application for an Agility Building at 7777 Greenwich Road. Jill Kemp seconded the motion.

Roll Call Vote:

Wayne Brezina	aye
Jill Kemp	aye
Jim Likley	aye
Scott Anderson	aye

MOTION CARRIED.

Jim Likley advised Dr. Randall that there is a time frame for completion of the building and she would need to contact Zoning Inspector Gary Harris to secure the permit. The site plan review was closed.

Chairman Russ Zupanic arrived and assumed the duty as chairman and the meeting continued.

Correspondence

A copy of the 8/10/06 letter from the Medina County Department of Planning Services was distributed to all members. The letter notifies the township that a revised preliminary plan for Westfield Commons Subdivision is scheduled for September 6, 2006, and requests any comments be submitted to them. Upon review of the preliminary plan, it appears that the only revision is to the road and there appears to be no problem with what is shown but the zoning secretary will check with MCDPS for clarification. The zoning commission members did, however, have questions as to what the intent is for lots and what will happen to the property behind it.

New Business

Jim Likley brought up for discussion proposed text amendments to Section 602 and 606 – Conditional Use for Government Projects (ODOT construction projects over the next few years, etc.) A draft of the proposed language that he had prepared was distributed to the members for review. He further commented on the discussion that took place at the special trustees meeting on August 11 and the trustees' concerns as well as the comments made at that meeting by Chief Assistant Prosecutor William L. Thorne. Mr. Likley has submitted the proposed language to the State/ODOT and is waiting to get their comments as to their willingness to proceed along those lines.

The township has been advised that Zoning Inspector Gary Harris can issue a temporary building permit for a six (6) month period, which can possibly be extended for an additional six (6) month period. The Board of Zoning Appeals would have the final say. The temporary permit would suffice until such time as the proposed text amendments could be considered. The zoning commission members requested that the zoning secretary send the proposed text amendments to Assistant Prosecutor Bill Thorne for his review before proceeding further.

It was also suggested that due to the nature of this zoning amendment that a joint meeting with the Board of Zoning Appeals might be helpful. This will be pursued for next month.

Old Business

The discussion relative to the home occupation suggestions, tabled previously, can also be a topic for the joint meeting with the Board of Zoning Appeals. Another topic for the joint meeting is the draft sign regulation language, which the Medina County Board of Realtors had submitted.

Announcements

Next regular meeting will be Tuesday, September 12, 2006, at 7:30 p.m.

Adjournment

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

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

(Minutes approved 9/12/06)