

WESTFIELD TOWNSHIP ZONING COMMISSION
September 12, 2006 @ 7:30 p.m.
(Combined Meeting with Board of Zoning Appeals)

Chairman Russ Zupanic called the meeting to order at 7:35 p.m. Roll call indicated four members of the Zoning Commission were present: Russ Zupanic, Scott Anderson, Wayne Brezina and James Likley. Jill Kemp was absent.

Others in attendance included Board of Zoning Appeals members Mike Schmidt, Larry Bensinger, Kevin Daugherty, Robert Gecking and Ron Oiler; Trustees Tim Kratzer and Jeff Plumber; Zoning Inspector Gary Harris; and Fire Chief Jack Snoddy. Martha Evans arrived late.

MINUTES

Upon motion by Wayne Brezina, duly seconded by Scott Anderson, the August 15, 2006, meeting minutes was unanimously approved.

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

The Westfield Township Zoning Commission called this combined meeting in order to get input of the Board of Zoning Appeals members relative to three topics of concern:

- (1) The Zoning Commission's proposed zoning text amendment to Article VI, Section 602 – adding D. Conditional Use for Government Projects; and the proposed zoning text amendment to Article VI, Section 606 (adding 33. Specific and Supplementary Conditions).
- (2) The Medina County Board of Realtors recommendation for standardization of Real Estate Signage Regulations.
- (3) The recommendation by resident Martha Evans to change our zoning code relative to Home Occupation (add and amend Section 205 E, amend Section 305 B.1.d., add to Section 807.b) and add to Section 705 A.

The background for the proposed zoning text amendments to Article VI, Section 602 and 606 relates to the Ohio Department of Transportation (ODOT) plans for the improvement of the intersection of I-71 and I-76/SR224 and surrounding areas/roadways. ODOT plans have been reviewed over the past few months with the trustees and residents. The entire project is expected to last four to five years with several temporary phases to it. The safety of the residents and related issues are a concern. It is anticipated that adding zoning code amendments for government-sponsored projects will enable ODOT and their contractors/subcontractors to work in conjunction with the township zoning resolution.

The proposed zoning text amendments to Article VI, Section 602 and 606 were reviewed and discussed in detail. The proposed text amendment language had been reviewed by both ODOT and Chief Assistant Prosecutor William Thorne (both had made minor changes). This combined meeting resulted in other minor revisions to the proposal:

- (1) Section 606 33. c. - The words “Chain link” were deleted at the beginning and the words “and be approved as part of the conditional use permit” were added at the end.
- (2) Section 606 33. e. – The word “or” was changed to the word “and.”
- (3) Section 606 33. I – The word “/or” was deleted.

James Likley made a motion to submit the proposal (as revised) to the Medina County Department of Planning Services for their review. Scott Anderson seconded the motion.

Roll Call Vote:	Scott Anderson	- yes
	Wayne Brezina	- yes
	James Likley	- yes
	Russ Zupanic	- yes

MOTION CARRIED.

Note: See attachments for complete language. Attachments: Proposed Addition to Article VI, Section 602 (add D. Conditional Use for Government Projects); and Proposed Addition to Article VI, Section 606 (add 33. Specific and Supplementary Conditions) – draft September 12, 2006.

The Medina County Board of Realtors recommendation for standardization of Real Estate Signage Regulations was then discussed. The proposal relates to residential for sale signs (number and location), temporary signs (open house signs, location, and directional arrow signs), and commercial/industrial signs (size and location). Comments, suggestions and discussion took place. The Zoning Commission will review our current language as it relates to the proposal. Additional research will be done also and the matter will be addressed further by the Zoning Commission.

The last issue for discussion related to the recommendation by Martha Evans for adding /amending Home Occupation zoning code language. One proposal was to have a Type I (work is done on-site) and Type II (work is done off-site but equipment could be stored at the residence). A few other townships do have a breakdown as to on-site/off-site home occupation. It was also discussed about a home occupation application, which could be similar to our agriculture application. It was determined that further research and more clarification as to home occupation would be needed. This matter will be addressed further by the Zoning Commission.

Upon motion by Russ Zupanic and seconded by Scott Anderson, it was unanimous that the meeting be adjourned. Adjourned at 9:51 p.m.

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

(Minutes approved 10/10/06)