

WESTFIELD TOWNSHIP ZONING COMMISSION
Regular Meeting - October 10, 2006 @ 7:30 p.m.

Chairman Russ Zupanic called the meeting to order at 7:30 p.m. Roll call indicated four members of the Zoning Commission were present: Jill Kemp, James Likley, Russ Zupanic and Scott Anderson. Wayne Brezina was absent. Board of Zoning Appeals member Ron Oiler, Trustee Jeff Plumer and Trustee Carolyn Sims were also present.

Minutes

Jim Likley made a correction to the September 12, 2006, minutes – page 2, line 10, 5th word should be “motion”. Upon motion by Scott Anderson, duly seconded by Jim Likley, the September 12, 2006, meeting minutes were approved as corrected. The original minutes were signed.

Correspondence

The secretary distributed a copy of the September 12, 2006, memo to Chief Assistant Prosecutor Thorne and his September 19, 2006, fax response to the inquiry. Also a copy of the Medina County Department of Planning Services Staff Report dated October 4, 2006, was distributed regarding the proposed amendment to Article VI, Sections 602 D. and 606.33.

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

Proposed Amendment to Article VI, Sections 602 D and 606.33

The MCDPS Staff Report was reviewed and comparison made to the proposal originally submitted relative to government sponsored projects. Upon discussion of the various staff comments made therein, it was noted that some of the comments were just general information comments or comments that simply described the objective. The zoning commission members further reviewed and discussed each of the items.

Scott Anderson made a motion to accept the amendment modifications (revised language shown on the attached 10/10/06 draft). Jill Kemp seconded the motion.

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|-----------------|----------------|-------|
| Roll Call Vote: | Scott Anderson | - aye |
| | Jill Kemp | - aye |
| | Jim Likley | - aye |
| | Russ Zupanic | - aye |

MOTION CARRIED.

Home Occupation Recommendations from Martha Evans

Chairman Zupanic indicated he had done some initial research on home occupation and asked that this issue be postponed for another month.

Medina County Board of Realtors Recommended Signage Language

The Medina County Board of Realtors recommended signage language was reviewed along with the current provisions of Section 406 (Signs Permitted in Residential Districts) and Section 407 (Signs Permitted in the HC, LC and I Districts). Chairman Zupanic had drafted some proposed language changes and these were reviewed as well. Signage concerns related to temporary signs, the placement of signs in road right-of-ways, setback distances, whether signs cause visibility problems, whether signs are posing hazard or safety issues, height limitations, time frames for commercial property signs, real estate signs, etc. It was determined that additional review of the signage language was needed. This matter was tabled until the next regular meeting.

Announcements

It was determined that a special meeting would be held for the public hearing relative to tonight's zoning amendments. It will be scheduled tentatively for either October 24 or October 31, 2006, at 7:30 p.m.. The next regular meeting will be Tuesday, November 14, 2006, at 7:30 p.m.

Adjournment

Upon motion by Jill Kemp, duly seconded by Scott Anderson, and unanimously passed, the meeting adjourned at 8:40 p.m.

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

(Minutes approved 11/14/06)