

WESTFIELD TOWNSHIP ZONING COMMISSION

Special Meeting and Public Hearing

Proposed Zoning Amendments to Article III, Sections 302, 303, 304, 305,
306 and 307; Article VI, Section 602; and Article VI, Section 606

(Conditional Uses pertaining to government sponsored projects)

October 31, 2006 @ 7:30 p.m.

Vice Chairman Scott Anderson 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, Wayne Brezina and Scott Anderson. Russ Zupanic was absent. Board of Zoning Appeals member Ron Oiler, Trustee Jeff Plumer and Trustee Tim Kratzer were also present.

Public Hearing on the Proposed Amendment to Article III, Sections 302, 303, 304, 305, 306 and 307; Article VI, Section 602; and Article VI, Section 606.

The draft of the proposed amendments as previously discussed at the October 10, 2006, regular Zoning Commission meeting was reviewed and discussed along with the MCDPS Staff Report. The zoning commission members determined that no change in Article III, Section 302 NH Natural Hazards Overlay District was necessary.

Trustee Kratzer inquired about the four-year time frame for completion and what would happen if the project was not completed within that period. It was explained that there is language in the proposed addition to Article VI, Section 602, which allows for an extension to be applied for through the Board of Zoning Appeals.

Jim Likley made a motion to approve the proposed amendment additions (revised language shown on the attached 10/31/06 draft). Jill Kemp seconded the motion.

Roll Call Vote:	Wayne Brezina	- aye
	Jill Kemp	- aye
	Jim Likley	- aye
	Scott Anderson	- aye

MOTION CARRIED.

The proposed amendments will be forwarded to the Westfield Township Trustees to schedule a public hearing.

Announcements

The next regular meeting will be Tuesday, November 14, 2006, at 7:30 p.m.

Adjournment

Upon motion, duly seconded, and unanimously passed, the meeting adjourned at 7:45 p.m.

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

(Minutes approved 11/14/06)

Proposed Additions to Article III District Regulations:

Proposed Addition to Article III, Section 303 RR Rural Residential District,
B. Uses, 2. Conditional Uses –
Add: m. government projects

Proposed Addition to Article III, Section 304 SR Suburban Residential
District, B. Uses, 2. Conditional Uses –
Add: i. government projects

Proposed Addition to Article III, Section 305 LC Local Commercial District,
B. Uses, 2. Conditional Uses –
Add: i. government projects

Proposed Addition to Article III, Section 306 HC Highway Service
Commercial District, B. Uses, 2. Conditional Uses –
Add: h. government projects

Proposed Addition to Article III, Section 307 I Industrial District, B. Uses, 2.
Conditional Uses –
Add: d. government projects

(Draft October 31, 2006)

Proposed Addition to Article VI, Section 602 (add D. Conditional Use for Government Projects)

Section 602 D. Conditional Use for Government Projects

Conditional use may be established for a government sponsored project on a temporary basis on land that is leased by the government, or agent thereof such as a contractor or supplier. Due to the scope and magnitude of a government sponsored project such as highway expansion, water or sewer projects this conditional use provision has been established. A conditional use for a government project may be issued in any of the zoning districts in Westfield Township. The intent of this provision is to provide safe travel on area roads to the normal traffic patterns, to maximize the efficiency of the project and to allow oversight of project areas by the Board of Zoning Appeals. Project areas include but are not limited to: staging, storage, refuse areas, support areas to the main project and/or the construction of processing plants built for the purpose of supplying the project. Each project area shall require an application and will be reviewed independently by the Board of Zoning Appeals. These conditional uses shall only be temporary. As used in this rule, "temporary" shall be defined as the time necessary to complete the project but not to exceed four (4) years. If necessary, an extension may be applied for through the Board of Zoning Appeals. Upon project completion or after the termination of the temporary use, all structures, utilities, materials and refuse shall be removed by the applicant, unless they meet the zoning requirements of the district, the lease agreement with the owner, and the rules of the Board. The area of land used shall be reclaimed to its original condition unless the lease agreement with the owner states otherwise.

(Draft October 31, 2006)

Proposed Addition to Article VI, Section 606 (add 33. Specific and Supplementary Conditions)

Section 606. 33. Specific and Supplementary Conditions

Specific conditions pertaining to government sponsored construction projects.

- a. Must have direct access to main project work area, access by State maintained roads, or access to local roads as approved by the Village, County, or Township.
- b. Processing plants must be a minimum of six hundred (600) feet from a neighboring residential dwelling.
- c. Fencing shall be allowed not to exceed six (6) feet in height for the security and safety of project area and be approved as part of the conditional use permit.
- d. One sign shall be permitted on the project site, not to exceed thirty-two (32) square feet and six (6) in height. Signage ancillary to the temporary use shall be kept to a minimum, not impede safe travel on roadways, and be approved as part of the conditional use permit.
- e. Lighting shall be downcast and shielded so as not to shine onto adjoining properties or roadways.
- f. Due to the nature of these conditional uses Article VI, Sections 605 A and B shall not be considered in the review process by the Board of Zoning Appeals.
- g. A copy of the lease agreement shall be submitted with the application to the Board. Personal, financial and other information not pertinent to this application shall be blacked out.
- h. A performance guarantee shall be required to insure reclamation of property as per the lease agreement and zoning requirements.

(Draft October 31, 2006)