

WESTFIELD TOWNSHIP ZONING COMMISSION
Regular Meeting – November 14, 2006 @ 7:30 p.m.

Chairman Russ Zupanic called the meeting to order at 7:30 p.m. Roll call indicated five members of the Zoning Commission were present: Wayne Brezina, Jill Kemp, James Likley, Russ Zupanic and Scott Anderson. Board of Zoning Appeals member Ron Oiler, Trustee Jeff Plumer and Joan Woosnam (104 Pleasant View) were also present.

Minutes

Upon motion by Scott Anderson, duly seconded by Jill Kemp, the October 10, 2006, meeting minutes were unanimously approved. Upon motion by Scott Anderson, duly seconded by Jill Kemp, the October 31, 2006, meeting minutes were unanimously approved. The original minutes were signed.

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

General Business

Trustee Jeff Plumer asked that the Zoning Commission consider reviewing the zoning relative to the Lake Road corridor, which had been tabled a few years ago prior to the revision of the zoning code. Planner Mark Majewski had given some suggestions about zoning along Lake Road. With the state revamping the I-71/I-76 interchange area it might be beneficial to the township to review the previous comments/suggestions. Upon discussion, the consensus was that each Zoning Commission member, who might still have paperwork from the earlier review, would try to locate any pertinent information. The zoning secretary will also review the files for any pertinent information. The zoning secretary will also contact Planner Mark Majewski and ask if he could review his notes and advise as to any state zoning changes that might apply. We may need to get guidance from the planner as we proceed with this review. A time frame was established for April or May 2007 to have this review completed.

There was general discussion of the time frame for the state interchange area project with it being indicated the target date for completion of the whole project was 2009. There was also discussion about the change in zoning from RR to LC of the campground, Westfield Terrace background/status and as to the location of LC, HC, I and SR zoning districts within the township.

Jim Likley advised that Medina County is working on revising language relative to flood plains but he is unsure of when it may be completed or what changes may be forthcoming.

Joan Woosnam indicated that the Universalist Church is looking to post signs in three different locations in the township. The one sign that was posted keeps getting torn down. She was advised to contact Zoning Inspector Gary Harris. Ms. Woosnam (a historian) indicated she was working on a book encompassing the Westfield Township history and she is asking for community response for input into the book. She requested everyone to write down his/her family history (as to when and why you came to the township, etc.) so these stories could be included in her book. Her e-mail address for responses is: jwoosnam@neo.rr.com

Old Business

Further discussion relative to Home Occupation recommendations was tabled.

Discussion took place relative to changes as recommended by the Medina County Board of Realtors.

Chairman Zupanic got paged for an EMS call and left the meeting. Vice Chairman Scott Anderson took over for the balance of the meeting.

Discussion continued relative to signage. Jim Likley indicated that he had spoken with Assistant Prosecutor Trina Devanney and the Medina County Department of Planning Services relative to the realtor language – both indicated that the proposed language was content specific and probably wouldn't pass official review of their departments nor would it hold up in court. Based upon that information, Jim drafted a proposal, which addresses temporary and permanent signage (content neutral) – this was distributed. He further indicated that he tried to address the real estate concerns as well as some of the signage issues that the township might currently overlook. The consensus was that Jim should provide to A.P. Devanney the realtor proposed language, Russ's proposal and his proposal and ask for their review and input by the next meeting. This matter was tabled until we hear further from the Prosecutor's Office.

Announcements

The next regular meeting will be Tuesday, December 12, 2006, at 7:30 p.m.

Adjournment

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

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

(Minutes approved 12/12/06)