

WESTFIELD TOWNSHIP ZONING COMMISSION  
Regular Meeting – December 12, 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 Trustee Tim Kratzer were also present.

**Minutes**

Upon motion by Jim Likley, duly seconded by Wayne Brezina, the November 14, 2006, meeting minutes were unanimously approved and signed.

**Correspondence**

The zoning secretary advised that she had been in contact with Planner Mark Majewski and he will review his files relative to the zoning along Lake Road/HC/LC that had been put on hold a few years ago at the time of the revision of the zoning code.

The zoning secretary also advised that she had a telephone inquiry regarding an adult bookstore and the individual had purchased zoning books.

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

**General Business**

Chairman Zupanic indicated that perhaps revision to township signage could be incorporated into the discussion issues of HC/LC and the Lake Road corridor zoning issues. Jim Likley indicated that he had been working with Medina County Department of Planning Services and they had prepared a buffer zone map for informational purposes, which was then reviewed by the zoning commission members.

There was general discussion regarding:

- high-rise signage;
- potential building in flood plain areas;
- leasing of the old truck stop for the I-71/I-76 interchange revamping staging area;
- zoning map revision due to the Carrusco property being rezoned from RR to LC;
- the soccer fields and the access road put in;
- what rezoning may need to be looked into prior to the interchange project being completed;
- if a new zoning district needs to be added or changes in any district;
- the IdleAir units at T/A are now operational;
- the township comprehensive plan;
- the concern with haphazard building within the township;
- zoning map locations in HC for sexually oriented businesses;
- lot splits.

Trustee Plumer brought to the meeting his copy of minutes, draft zoning code amendments and other paperwork from the earlier discussions in 2000 etc. prior to the rewrite of the zoning resolution. One memorandum dated September 14, 2000, from Planner Mark Majewski made reference to Planning for the HC District. A copy of this memorandum will be provided to all zoning commission members for review prior to the next meeting. The balance of the file material will be left at the town hall if any member wishes to read or refresh his/her memory of the earlier discussions.

As discussed at the last meeting, Jim Likley provided to the Prosecutor's Office the realtor proposed language along with the other signage proposals for their review and input. A copy of A.P. Thorne's response letter dated December 1, 2006, with reference to "Recommended Signage Laws" was distributed to the commission members. Mr. Likley also distributed to the commission members his draft of the "Proposed Text Changes Article IV" based on A.P. Thorne's letter. Due to the extensive nature of the proposed signage changes, it was determined that additional time was needed to review this proposal. The matter was tabled until the next meeting.

#### **Announcements**

The next regular meeting will be Tuesday, January 9, 2007, at 7:30 p.m., which will also be the organizational meeting.

#### **Adjournment**

Upon motion by Jill Kemp, duly seconded by Scott Anderson, and unanimously passed, the meeting adjourned at 8:25 p.m.

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

(Minutes approved 1/9/07)