

WESTFIELD TOWNSHIP ZONING COMMISSION
Public Hearing for Text and Map Amendments
Parcels #041-15B-51-017 and #041-15B-51-011
Landowners – Timothy and Linda Kratzer
October 23, 2007 @ 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: Russ Zupanic, Jill Kemp, James Likley, Scott Anderson and John Miller.

Others in attendance included: Trustee Jeff Plumer, Trustee Carolyn Sims, Bill Hutson (Westfield Center), Jim and Denise Gardner (5712 Greenwich Road), Bryan and Lori Smith (7553 Greenwich Road), Ron Oiler (6969 Buffham Road), Tim Shaffer (8268 Ryan Road), Patrick Sullivan (222 Water Street), Ronald and Thelma Morrow (6104 Stuckey Road), Judy Watts (9999 Daniels Road), Ken and Lisa Beckman (7583 Greenwich Road), Sandy Simmerer and Keith Simmerer (8195 Westfield Road), Susan Brewer and Melissa Brewer (9796 Daniels Road), Kevin Daugherty (9275 Daniels Road), Dorothy Kimble (6638 Kennard Road), Jack Greenwald (5550 Mud Lake Road), Ryan and Kelly Gregoire (6100 Buffham Road), Denise Gardner (5712 Greenwich Road), Terry and Debra Graves (9232 Hulbert Road/5566 Greenwich Road), Dwayne Kramer (7363 Buffham Road), Liz Bannerman and Larry E. P_____ (8146 Westfield Road), Mike Schmidt (7920 Ballash Road), Thomas and Karen Micklas (7360 Buffham Road), Virginia Price (7910 Westfield Road), Martha Postlethwait (9810 Daniels Road), Scott Rhoades (5722 Greenwich Road), Rick & Irish Blankenburg (9303 S. Leroy), Tim Gallatin (5835 Mud Lake Road), Jim Huttinger (5757 Seville Road), Velvet Eby (7070 Greenwich Road), Scott Gregoire (5800 Buffham Road), William D. Powell (8925 Kennard Road), Rick Perry (6075 Buffham Road), John M. Minor (6170 Buffham Road), Rich Robbs (6750 Grant Drive), Carol Rice (8471 Avon Lake Road), Lee Bentley (7515 Buffham Road), Denise Moteleski (8033 Lake Road), Jr. Doty (6009 Seville Road), Gary and Wirtie MacPhail (Seville), John and Mary Baker (Westfield), Tim Sims (5570 Mud Lake Road), Jake Baumann (5744 Greenwich Road), John Molnar (8336 Norwalk Road, Litchfield), Peg and Frank Kerr (6396 Greenwich Road), Joyce Keefe (1057 Brandywine), Thomas Zellers (5905 Buffham Road), Brian West (5579 Greenwich Road), Melissa Spitzer (5735 Greenwich Road), Michael Cook (5634 Greenwich Road), Bill and Gayle Foster (7048 Ryan Road, Medina), John and Erin Grubiss (2393 E. Sterling Road, Creston), Joy Fechko (7475 Garman Road, Burbank), and John R. Kimble (6638 Kennard Road). (Note: There may have been other persons who did not sign in.)

Public Hearing

Chairman Zupanic – I would like to welcome everybody to this public meeting to discuss zoning text amendment and zoning map amendment changes. The sole purpose of this meeting is literally to get any opinions from the public. We will not be voting tonight. There will be no decisions made tonight. Just to let everybody know this whole

amendment proposal has been given over to Medina County Planning Commission for review and if I'm not mistaken that review will take place in the next week or so but it will be done in time for our normally scheduled zoning meeting which occurs the second Tuesday of the month. So, again I have a feeling that this meeting will be continued until that date. But again, the sole purpose of this meeting is to get your input. To expedite this rule what I'm going to suggest that we do is I want everybody to have a chance to talk. For the first go around I'm going to limit everybody's speech to say three minutes and I would hope that everybody has the courtesy to let the people speak, do not interrupt, and then once everybody has a chance to speak one time, if anybody wants rebuttal or have any other comments, we will continue and we will keep doing this until everybody is talked out, with one condition. We're going to end this meeting at 9:30 p.m. If people still wish to talk after that we will reschedule another meeting and everybody will continue to have a chance to talk until they cannot talk any more.

To start though what I have is a quick presentation showing the map and showing a quick idea of what is being presented and I believe that we have somebody from the Kratzer's to give, how much time do you think you will need (probably 5-10 minutes). Okay, what we will do, let me do this quick presentation. We'll turn it over to Mr. Stutzman and give him about 10-15 minutes and then we'll turn it over to the citizens and again if anybody wishes to talk, what we are going to have to ask you to do though is to swear in and come up here because we need to get it on tape and make sure we can understand what is going on. Again, I apologize for this but I forgot my little remote control here so I've got to do it manually.

Just to let everybody know this is a zoning map of Westfield Township and what we have here is primarily Highway Commercial (HC) and Local Commercial (LC). I'll come up here and point. The majority of our township is Rural Residential (RR), about 95%, but we still also have this area in here for Industrial, Suburban Residential, Local Commercial and Highway Commercial. What has been presented to us today and what we are going to be discussing is a rezoning of a section approximately right over here and the rezoning is also going to be a zoning change to not LC or HC, but I believe you are asking for a General Business, I believe that is what we are discussing here. Currently in LC and HC we are allowing these items to take place and, if you can remember our zoning map on Greenwich Road, we currently allow these types of businesses to go in. Again this is under LC and HC. So we currently are allowing those to take place. Again, this is just a Zoning 101.

What has been presented to the board is a new zoning change, which is called General Business District and, again I did this today to try to let everybody see what is being presented. The uses they are looking for are, as you can see right here, - they are looking for food services, general merchandise, furniture, retail service facilities, and it's kind of hard to see but I have highlighted in red those items that we currently allow so there is nothing new there. But if you look in blue we currently allow these in HC. There are still kind of gray areas because right now we specifically do not say we allow hardware stores but I'm guessing that if it was presented to us that would be a part and we would allow that to go in (I cannot say that for sure) but what I've done is highlighted in bold

those items that I thought were the most massive changes that are going to take place if the General Business District goes in. They are looking for supermarkets, department stores, sale of new and used cars and light trucks, and motion pictures and theatrical playhouses. Again if anybody from the board wishes to add anything, please do so. In question is this about 100 – 105 acre parcel – this is Greenwich Road and I'm guessing this will be explained a little bit later from Attorney Stutzman. This is approximately 105 acres. There are actually two parcels in question – the main parcel here and then about a 1.7 acre parcel there on Greenwich Road. That's really hard to see. If anybody can make this out, this is Greenwich Road coming down here, this is the intersection, I tried to overlay what the new intersection is going to look like and this is really hard to see but if I'm not mistaken the parcel that we are talking about is right in here and hopefully this next one will be a little better, I don't know. But again this is Greenwich Road and this is the new intersection that is going in and the parcel in question comes down here, over here, and over here so generally this area right back in here and that's what we are talking about rezoning at this point. And again we are talking about two things – (1) an addition of a General Business District and (2) rezoning of that piece of property to that General Business District. If I can turn the floor over, please, and I think you will have to be sworn in at this point.

Secretary – An attorney doesn't need to be sworn in.

Chairman Zupanic – Okay.

Attorney Morris Stutzman – Thank you Mr. Chairman, ladies and gentlemen, it's my privilege to be here this evening as counsel for Tim and Linda Kratzer in whose behalf I submitted an application first for a zoning text amendment and then also an application for a zoning map amendment and the Chair I think has done a good job of outlining the two amendments that we submitted. I would like to make some general comments this evening which I hope will provide some context and hopefully some constructive for both of these amendments as you consider them. In asking for a new zoning district to be created the Kratzer's recognize that they are asking for a significant change. A change which some residents will support and others will clearly not. While all of us live with change I think it's fair to say that we often don't like it and this may be one of those instances. Tim and Linda are lifelong residents of the township and I can tell you that this application was only filed after giving it a lot of thought and doing some real soul searching because other options do exist. However they believe that the future benefits that may result to the township are so significant that it merits serious consideration even though the process of change may be difficult and unsettling for both the residents of the township as well as for themselves. And so as you consider these applications I would simply ask that all of you do so with an open mind.

In reading the township development plan policy including the update that was done most recently, I was struck by several things that I wanted to mention this evening. While there is a desire to retain the townships predominantly rural character, there is also a very clear acknowledgement that the township is impacted by the state and regional highways that pass through it. And you have a good example of it right up there on the screen.

That's a condition that none of you asked for I'm certain but it exists. The update that was last done acknowledges that new developments in the HC district would likely be considered which would provide increased tax revenues, which will benefit the township and the school district. Now the HC district, of course, provides primarily for accommodations for through automobile and truck traffic. Then finally I noted that while the township has a LC district, at least according to the update, there is no LC area that exists in such a district at the time of that update. In fact I believe a recommendation was made to delete the district in order to discourage strip development and then it was withdrawn on account of some objections that were made.

Now let me say that the intent of this General Business district that is being proposed is to permit a variety of office, retail and service establishments in unified proximity to major roads or highways. And there is a difference between the General Business district and the LC district. The LC district was designed to provide limited commercial development that can be located in close proximity to residential use and the proposed General Business district is designed to provide larger businesses and commercial development that is located along or close to major roads or major highways. Now I would suggest to you this evening that the benefits to the township of having this kind of a district as part of your zoning code would include the following.

First it seems to me that this kind of district would be a reasonable alternative to the HC district for property that is located along major highways in your township and it would provide a greater variety of uses than does the HC district, which is intended again primarily for accommodations and services for through automobile and truck traffic. Second the district would allow for business commercial establishments to be placed in a larger grouping along the major highways rather than scattered across the township, which would avoid the strip development concern that you see in some townships and that was noted with some concern in the last update to the development policy. Third I would suggest that a district of this kind has the potential for creating additional jobs for the residents of Westfield Township. From my experience with rural townships I know that jobs are typically limited and as a result persons, especially younger persons, often find it necessary to seek employment elsewhere and quite frequently that results in them moving away from the township and actually living elsewhere. I have been told that a retail business commercial development of a size of the Kratzer property could generate, depending upon the mix of use that exists, somewhere between 1500 – 2500 additional jobs, a portion of which could certainly be filled by residents of this township. Finally I would suggest to you that this kind of a district has a potential for generating significant tax revenues in the form of real estate tax, employee income tax, school tax, county income tax and sales tax, just to mention a few. Along with the county, the township and school district would be the primary beneficiaries of the increased tax revenue. Just by way of example, the Kratzer property is currently valued for agricultural purposes, both of the parcels that were shown on the screen there, would have a combined taxable value of a little over \$56,000 and the real estate taxes paid this year would be slightly over \$2100. If the property is rezoned and ultimately developed as a business and commercial area, I think it is quite obvious the real estate taxes would greatly exceed that amount.

Let me also say that we know you haven't heard from the County Planning Services with regard to the proposed text amendment and while we tried to be complete in the amendment that we proposed, we're certainly open to considering any suggestions that either the Commission or the County Planning Services might have and would welcome the opportunity to meet for that purpose if that is to be desired.

A few brief comments about the zoning map amendment. Currently as has been noted, the property is RR except for about 500' of frontage along Greenwich Road, which is LC property. Again over the course of many years the Kratzer farm which started out long before Tim received it has been downsized considerably and currently the tillable acreage is below 100 acres and it's really not of a size that is sustainable for use as a family farm any more. In addition because of the proximity of that farm to I-71 and SR 224, the closeness to the HC area including the truck and auto stop and the travel center and everything else that is there, it realistically is not suitable to residential development, which I know is something that is desired here in Westfield Township. If you look more broadly, I would also point out if you look to the East of the property I believe there has been some industrial expansion, which would be on the West side of Seville, there's some industrial expansion that has happened there and if you look to the West of the Kratzer property of course you have the interchange area and the HC area there and I guess I would simply submit to you it seems that a General Business district of the kind that we are proposing here is certainly a suitable use between those two ranges of other uses that exist on both sides. If the zoning text amendment would be approved, then I think granting the zoning map amendment for the Kratzer property would benefit the township because it would allow them to pursue the development of a business commercial district in this area. It's in close proximity to some major highways. It would allow a more varied use mix than what the HC district would permit. Since it is located near the major roads we believe that with proper planning again, this property can be developed in a way that will not detrimentally affect the rural character of the remainder of Westfield Township. We also believe that the development would certainly have the potential of greatly enhancing the tax revenue for the township and the school district, which would help secure the future and the services that they can offer to the residents.

So again, let me say, the township didn't ask for these roads to pass through it but they do, it's part of the townships' landscape. I think the development plan correctly acknowledges the likelihood of increased development along these roads. The district we are proposing is simply a reasonable alternative to simply having more accommodations for truck and automobile traffic and has the potential for generating significant tax revenue, which will be beneficial for the residents and which will help secure the future of the township and its residents. Again the location of the Kratzer property being so close to the highways and interchange area is such that with planning I think it can be developed in a way that it won't deter the general rural character of the township. Also I would simply say that by granting these requests it gives the township the opportunity for a greater amount of control and management over the development of this area. In other words it gives the township, you might say, a seat at the table in the voice of the development of this area, which might not be the case with some other options. If these

applications are granted, we understand that there is a lot of additional work that needs to be done. In developing the site plan, it would obviously need to include an utilities plan, the need to include an access plan and all of that, of course, would ultimately have to be submitted to the appropriate commission for review and approval.

Let me just add that the Kratzer's have been residents of this area. They don't plan on leaving the area. They would like to be able to pursue developing this property for uses other than those permitted in the HC or the LC districts and they want the property developed in a way that both they and the township can take pride in it and they believe that utilizing the proposed zoning district is a way that gives both the township and them the opportunity to do that. If there are any questions from the commission members I would be happy to take them at this time. If not, I think that would conclude my remarks.

Chairman Zupanic – Does anybody on the board have any comments? Thank you very much. Alright, we are going to open it up to anybody that wishes to speak. And again we are going to limit it to about three minutes each to start with and again it is the intent to have everybody get a chance to talk. We do ask that you come up here to the podium so everybody can hear and so Marlene can then take the proper minutes necessary. Who wishes to be first? The Chair recognizes... and you'll have to be sworn in.

Michael Schmidt was sworn in by the secretary. I just wanted to state to the board that I'm neither for nor against the proposed map change or text changes but the only thing that I would like to point out to the board is about three months ago, the Zoning Commission as well as the Zoning Board of Appeals, which I'm a member of, made recommendations to the trustees to revise our Comprehensive Plan. Mr. Stutzman in his first sentence said this is going to be drastic change for the township. Absolutely it's a drastic change and the last time - and he also mentioned the previous comprehensive plan, the last comprehensive plan was in 1996 (actually done in 1995) so it's almost 13 years old now at this point of time. There was a slight revision that was done in 1999, adopted in 2000, but it was very, very minimal and I think as we all know that we looked at a plan that Russ and I went and talked to a community planner about and we got a proposal of what he would recommend for a comprehensive plan for the district. The comprehensive plan is really the vision of what the township is going to look like in the future and I think it would be very ill advised to make any kind of a recommendation until a plan is done because, as Mr. Stutzman stated, this is going to be a drastic change to the township – a drastic change to the township and until a comprehensive plan (I don't know how many people are here tonight, say 100 people), let's say 100 people out of 3600 –3800 people in the township, something like that. When that original comprehensive plan was done - I was able to secure some records and we probably had about a minimum of 50% turnover either in new people or people that either have come into the district and/or have moved into or out of the district so the comprehensive plan that was done in 1996, less than half of the people that live in the township now had any kind of say in that plan and with the drastic changes that's going to be – good, bad, indifferent, for or against – I think we need to find out what the people really want and until that is done I think it would be ill advised to make any kind of recommendation to the trustees.

Rich Bailey was sworn in by the secretary. I run the Allied Mortgage in downtown Seville. A couple of these questions are from a neighbor of mine who wanted to be here but he was sick. On this bulletin we got somewhere along the way here, Jeff Plumber - his first sentence was Westfield Township uses zoning to protect the health, safety and welfare of the community. And his comment was how does this proposal affect the health, safety and welfare of our rural community because it's going to really change the characteristics of a rural community. This is just the beginning and what is going to happen is what was mentioned in the first meeting we went to - somewhere along the way a proposal is going to be made to expand this and we are going to end up with businesses down Hulbert Road etc. Ten years from now this is going to be 100% different from what it's going to start out right now and pretty much the rural community will not necessarily be there anymore. Also a comment that I observed is it seems to me that there is already work progressing towards this anyway because if you look at the bridges they are putting in down there they are wide enough to expand that road already so they are already planning for this anyway. I don't think it - I think that's a pretty obvious thing. Also in regards to this type of addition, right now you can go pretty much 15 minutes or so in any four directions - Lodi, Rittman/Wadsworth, Wooster, Medina - and get pretty much everything they are asking for. And more importantly than any of that is when this happens you're going to find that it's going to end up sucking the business right out of downtown Seville. You are going to have a ghost town in there. Businesses are going to be run out. They are going to move in the nicer area, etc. and there are going to be vacant buildings all downtown, which again is going to destroy the characteristics of the community and major changes are going to happen as a result of that. That's my comment.

Chairman Zupanic - I would like to make a comment to that about the bridges and already planning for it and I ask the trustees out here - are we actually planning on widening Greenwich Road with the bridges being constructed now?

Trustee Sims - No, not being widened. (portion inaudible)

Trustee Jeff Plumer - It's not our road. It's a county road. (portion inaudible)

Chairman Zupanic - Again I do not believe there is any plan for widening Greenwich Road nor do I believe the bridges are being planned for the widening of Greenwich Road and I just wanted to make that comment. I just want to make sure that no rumors go out of here unfounded.

Jack Greenwald was sworn in by the secretary. All this is beautiful stuff however I live at the corner of Hulbert and Mud Lake and you should see how traffic has picked up. It's unbelievable and my concern is when this development, as nice as it is, what's going to happen to our nice little country roads. Mine is turning into a disaster and there is not even anything going on except Greenwich being closed for the bridge and I would definitely have to say no just on account of the traffic. They are not considering highways, byways, and access to this shopping center. From Wooster you are going on a

country road. You're not going on a freeway unless you get on the road down at Lodi and come up around but the whole SE area is going to be using our roads to get to that shopping center. I say no way.

Dwayne Kramer was sworn in by the secretary. I have to reiterate what he just said. I can't see any benefit to the community at all. We are surrounded by everything that they are planning to put there. We just said they are not planning on doing anything with Greenwich Road. If you are not going to do anything with Greenwich Road, how are you going to get in and out of there. The plans are for a parking lot for 4-5000 cars. I moved out of this mess. I moved from Medina because Medina got too crazy. I don't know how many of you go into Medina on the weekends but you can't drive from one end of the town to the other on the weekends. I moved out of there and came here to get away from all of that. I would much rather stay just the way we are.

Tom Micklas was sworn in by the secretary. I suppose that a lot of people here know that I haven't been real happy about this idea from the outset. One thing, some of the comments that were made was we're going to request this zoning change to develop this area at this point. Now it looks to me that the language is very vague when you are trying to establish a General Business district. You want it in proximity to major roads. Well Greenwich Road is a major road, 224 pretty soon - pretty soon this business district will take over this area. We will be swamped. I moved away from this type of development twice now. I don't want to have to do it again. I don't want the noise. I don't want the traffic. You say that it is going to provide jobs for half the people in the community - well it's only 4800 people here. What kind of jobs are we going to provide? How much can you make working at Drug Mart, Home Depot and small retail establishments? This is not for this township and I think everybody who wants to preserve what we have here - this plain, small township, I think you have to say no to this.

Keith Simmerer was sworn in by the secretary. I hear a lot of things being mentioned today about what we are going to get when these businesses come in but the one thing we need to take into consideration is what are we going to be left with if these businesses fail. We have grand plans - what's the guarantee that this plan is going to succeed. We are going to have some very large buildings that are going to need fire protection and support services that this township does not have the facilities currently to handle so the only way that we are going to be able to handle these extra services that are going to be brought with these monstrous buildings is to increase taxes to add in fire equipment and support to protect these buildings, not to mention the drain on our police services to handle any crime that's going to be resulting from these types of businesses that will be coming in. The sheriff's department that is patrolling our township is going to be tied up down there handling automotive break-ins, store break-ins, vandalism, this type of thing. I had a few things written down to make a couple of points. The thing that has brought us all together here and, don't kid yourself, it's money, big money and Mr. Kratzer's property has a value right now if he would like to sell or develop that property just like our property has a value. He has every right in the world to do that just as we do but he is asking to drastically change the face of the township with changes that this township cannot afford to support but he's asking us to do that anyway. His motivation to do this

is strictly to line his pockets with more money than he can currently if he sells his property as is but you know what, if I want to sell my property I have the same problem. I have to sell it for what its current value is under its current zoning. I see that it is – we already have a commercial district in the township. If we want to bring most of what I can see the types of business into the township, we already have zoning that handles this. Why do we need more? It seems that the only thing this allows is more and bigger, which like I say it's going to raise our taxes to do this and vacant buildings don't hire people and don't generate much in tax revenue and if the businesses that own these buildings go under they don't keep paying taxes either but we will still have to provide the support for them so we'll be left forever with the expense of supporting these metal illuminated eyesores. I don't know whether any of you have ever lived near an area where suddenly a huge parking lot went up and the monstrous lights that it takes to light these parking lots but for the people, anyone that lives in that area, they are going out at three in the morning and it's going to be like noon. They are going to need to have their sunglasses on and your nighttime skyline will be forever changed. The amount of stars that you'll see at night if you go out in your back yard will be drastically diminished by developments such as this. I think that is basically all I had to say and obviously I'm not for this change. I feel that the township's current zoning addresses the majority of the industrial and commercial applications and larger buildings of massive size are not necessarily something that we need or want in this township.

Jake Baumann was sworn in by the secretary. I'm going to show you where I'm at on the map up here. This is my property right here. It's about five acres and this is Mr. Kratzer's up here so I'm right across the street and Mr. Kratzer is not a friend of mine. I've never spoke to him other than at township meetings but being the next-door neighbor, I'm okay with it. To me no matter what you feel about it, it's about jobs. If you've got 2000 jobs at stake, even if you didn't like it - I'm a small businessman and my income is about half of what it was five years ago, ten years ago, because business is terrible so to me it is about jobs. If you don't like it, that's okay but I'm okay with it because it will provide jobs. That's where I stand.

Ken Beckman was sworn in by the secretary. He spoke it's all about jobs. Now you've got an outlet mall up in Lodi that's half empty. I don't see too many jobs there. There's plenty of open space up there if they want jobs they can build those stores up there. They don't need to be putting it here right now, it's not needed at all.

Jim Gardner was sworn in by the secretary. Like Jake, I live directly across from where this development would go in and the sad fact is whether we all like it or don't like it the way things are in the world today it's going to happen eventually. I'm not going at this point of time to say whether I'm for or against it but I will say this, I have noticed a lot of other development. We're got Atlantic Tool & Die, you've got Schneider that's down on the other end of Kratzer's and we've got other industrial stuff going towards Chippewa. We've got land development. If it came right down to it, I would rather have a shopping center over there than a factory and that's about all I've got to say. The bottom line is that it is encroaching on us whether we like it or not. I don't really know what the right answer is but I don't see how we are going to stop it. It seems to me that the succession

is just moving on and on and by golly if I don't like it I have the option to sell and move but by no means will I fault Mr. Kratzer for selling his property, whichever way he does do it.

Ryan Gregoire was sworn in by the secretary. Every single one of us in this room has affected this township in one way or another. You built a house; you buy a house; you add traffic; take traffic away; you burden our school district with taxes on housing. We have to be self-supporting. Going outside twenty miles away to get groceries. In history things have changed and our ancestors probably didn't like it. I know the Indians didn't like it. So we really have to keep an open mind on this. We don't know what's going in here. We don't know what kind of improvement it might make or not make or what's it going to do to traffic. We can anticipate that it might close down or it might stay open but if it stays open, it's going to benefit the schools and probably lessen some of our taxes because of the generation of income on salary tax, the property tax etc. I think we just have to keep an open mind and research it further. At this point I can't say whether I'm for or against - I really don't know exactly what impact it's going to have. From what I've heard and listened to what's going on I would have to say with our school district I would be a little bit more for it than against it. It's about our youth and we need to educate them and I can't say but there are certain things that could go in there that could change things forever and it's going to happen one way or another. It's going to happen now - it's going to happen 10 years from now or 15 years from now and I think we just need to keep an open mind and really try to make the best educated decision we can possibly make on this.

Scott Rhoades was sworn in by the secretary. Everyone says that everyone is moving south and I'm a perfect example of that. I lived in Lakewood, Ohio. They built Lakewood City Center right down the street from me and I moved to Brunswick. I picked Brunswick because it was an oasis between Strongsville with the mall and Medina with the traffic that everyone was talking about. They built Brunswick City Center and I decided to move south again. I purchased approximately fifteen acres just approximately across the street from Mr. Kratzer and I'm for him - just because I think with the proximity of his property that it is a perfect location. After purchasing my property I fell in love with Westfield Township and I probably wouldn't want to build my dream house where I'm at but I probably would sell it and buy another piece of property in Westfield Township just because the people are among the nicest people I've ever met in my life. The only thing I would suggest and I probably will be contacting Medina County Planning Commission is that if we are going to create a General Business district to make it from Lake Road to Hulbert Road to contain the traffic. I would probably sell out and move somewhere else in Westfield Township but I think if it is done properly we could contain the traffic to that area and still have a rural lifestyle, which I want.

James Huttinger was sworn in by the secretary. You talk about all this - I'm a farmer and I want to keep this area rural and how can I drive my equipment down the roads when all this stuff is going to be traveling on the roads. You got to be safe on the roads and it's hard to do that and it's not going to stay that way.

Lori Smith was sworn in by the secretary. I don't see how you all can sit here and say this is not going to increase our taxes. Look at Medina. Medina has all this growth. The taxes are so high. Their school, they build elaborate schools and they can't fund their schools to rely on the taxes so that's bunch of bull right there. It's not going to help that. I live across the street from a business that went out of business. I would not want any of you to go through that and this is exactly what is going to happen. Just like someone stated, the outlet mall is suffering, it's suffering bad. There's rumors that it's going to close down. You don't think that is going to happen to this new thing that you are going to build. A lot of you who are supporting this, you said it, you have money. You are going to sell your land and make a profit on it. You are not thinking about anybody else that it's going to affect.

Tim Shaffer was sworn in by the secretary. I would just like to start by saying that I am against this and I can see how people that live across the street could be for this because it just opens the door for their property to be zoned the same way and they can turn around and do the same thing. I live down here because I like the rural residential, the community. I don't want to live in Wadsworth. I don't want to live in Medina. I don't want the traffic. I don't think the money that they say will be generated - I think that's a big joke. They always say that and it doesn't come, it just never comes to fruition, so I'm against it.

Terry Graves was sworn in by the secretary. I'm not good at this, folks, but Tim I am your next-door neighbor. I have nothing against some of the things you want to do but on the screen here for the new proposal, why the new proposal? Basically it's all there as it was in the first place. You want to add a car dealership and stuff like that. Why would you want to do that? Your father before you had that farm, why would you want to tear that up and put in automotive stuff like that. It's bad enough you want to go into grocery stores, department stores, I don't know about you but my farm that my father and my grandfather started, they would be rolling over.

Larry Bensinger was sworn in by the secretary. I can't help but think sitting in the back how everyone has the tenancy to try to personalize this matter and attack someone with an idea. What Ryan said about nobody likes change - I think that's very true. It's hard to deal with change but if you look back through history, transportation has always been at the center of change. You had the oceans that people came across. You had the rivers that were developed. People went across the United States in covered wagons and everywhere they went commerce sprung up. Mr. & Mrs. Kratzer are not the enemy. The enemy is this intersection and someone, whether it's them or someone else, this area is changing whether we like it or not. I personally think somebody that has devoted their life or a good portion of their life as a public servant, as a trustee, deserves a fair hearing on this thing and I don't think they are getting it. People are confusing cause and effect here. You can snicker all you want but it deserves an open mind. I used to live in Cleveland too. Don't you think it's funny that there are so many people that have moved and moved and moved, well guess what, it followed them wherever they go. Anybody that knows anything about real estate knows that it goes to the highest and best use. If Mr. Kratzer didn't have a reasonable idea that he could make this work, he wouldn't be in

front of us and he has a right to try to get the highest and best use out of that property whether we like it or not. I would submit that the board has a real obligation to give this a fair hearing and not be short-circuited by all the cross currents that are going on.

Dorothy Kimble was sworn in by the secretary. I think that the gentleman that spoke before me really hit it on the head. I typed up something that I was going to say today and I started it out with reminding me what the definition of eminent domain is. We live in a free country, don't we? Well, I think we do to a point but when it comes to eminent domain I don't think that's free. I don't think that's a freedom and I think what the gentleman again before me said, we shouldn't be attacking Mr. Kratzer because if the state came in and eminent domained my property or my dad's property, I don't know what I would do. I don't know how they can live their day-to-day life. He's been a farmer all his life. His dad was a farmer all his life. His grandfather was a farmer all his life. That's all he knows. They came in and chopped up his grandfather's farm; they chopped up his dad's farm and now they are chopping up his farm and this is the only way that he thinks he can get out of it. Tim, I don't know if I'm for or against this. John and I came in here thinking one thing; we're listening. We don't know what we think now. The only thing that I do know is that I don't ever want to be in your shoes because I think the state of Ohio and the government or whoever has done this is just treating you wrong and they are taking what you had and they are destroying it. You're 59 years old, what are you going to do; you've been a farmer all your life. I don't know what your answer is. I know that we can't personally attack Tim. I think we need more information. This is going on to the Medina County Board of whatever it is and we're sitting here making all these assumptions and we don't even have all the information. I think the biggest mistake that was ever made was when those truck stops were put over there in this township and I think that that's just a rollover, a rollover and a rollover and I hope this change isn't coming that we are all talking about because I don't like it either. I don't live near Kratzer's, I live on Kennard and further beyond the truck stops, but I don't want them any closer to us but I do know that we have got to stop attacking him because that's not what it is about.

William Hutson was sworn in by the secretary. I would like to go on the record saying that I am in favor of this proposal. I am in favor of looking at the proposal and working with the proposal to allow some type of commercial development for this property. When you look at the map, as the gentlemen indicated before me, you've got the roads there, they are developing the roads. This intersection is one of the most highly traveled truck intersections in the country and that's not going to change. You've got water. You've got access to sewer. The components that are needed to develop this property are within striking distance. This township has a unique opportunity now to try to control this development and allow it to develop in a way that the community wants it developed. If you shoot it down, and I've said this before, if I were in Mr. Kratzer's shoes, I would march right over to the village of Seville and say annex me. And if they annex that property then the township loses complete control of what might go in there. It's going to be totally within the purview of the village of Seville. It could be industrial development like they have on the north end of Seville. It could be retail development. It could be anything that the village of Seville decides it to be. You have the opportunity

now to control it. Take a look at the proposal – if you don't want car dealerships, then come back to him and say Mr. Kratzer we don't want car dealerships but there are a number of uses of this property that it can be developed to the benefit of everyone in this community.

Debra Graves was sworn in by the secretary. We live on the corner of Greenwich and Hulbert. We have two properties, one on Greenwich and one on Hulbert. I've known the Kratzer family for years. My kids went to school with their girls. I don't really know the parents as well as I know the girls. My husband was raised on a dairy farm so his heart is really in that farm and he would love to have that farm. I was raised in Cleveland and this is very country to me but I've lived in the Seville area for probably 25 years. I guess what I want to say is that when all this was proposed and my husband said oh my god we don't want this to happen, I said to him would you do it if it was your farm for the money. Everybody is attacking Tim about the money but I do believe, everybody can shake their heads no if they disagree, but if it was in our shoes and somebody was going to give us X amount of money for the property we would probably all do it. I know Terry would do it even though he loves the farm, he would do it. He came here tonight, pretty much a Tim supporter, and after he listened to people, all he could think about was his grandfather's dairy farm and how Tim has a farm and how he would love to have Tim's farm so I think he could be swayed. The only other thing I have to say about this is that I do not believe that all the amount of jobs that are going to come in would mean beans to anybody but maybe my grandchildren, 16 years old, but everyone in this room knows that you cannot live on minimum wage in Westfield Township or basically anywhere. I would have to work two or three of those jobs to make a living so I don't think it's fair to say that it's going to bring lots of jobs into this area, it's not jobs that we can live on. Good Luck, Tim, nothing personal. He was raised a farmer. He's got a farmer's heart. I was raised in Cleveland and I look at it a little bit different. I don't necessarily know that I want a store across the road from me but I can't blame Tim for wanting this for his family.

Tim Gallitin was sworn in by the secretary. I have a farm on Mud Lake Road. Being here 10 or 12 years ago, I can't tell exactly when, Tim Kratzer came to me. At that time lot size was 1 ½ acres and he wanted me to back him on changing the lot size from 1 ½ acres to 3 acres. He said they have done a survey and the people in Westfield Township wanted to keep it rural residential. If that is the case and you pass this, are we going to turn the lot size back to 1 ½ acres because if you pass this the rural residential goes right out the window. You are going to ruin the farming and the agriculture in this township.

Kelly Gregoire was sworn in by the secretary. I think I've heard from both sides fairly evenly, completely against or totally for, and a third party right in the middle where they don't care one way or the other. One thing that I think people have been trying to get across and I hope is the main point if nothing else tonight - is that we are not going to stop growth. It is not going to happen. Not in Westfield Township, not in Montana – it's going to get here some day and I think the point was made two or three times and I hope you can all grasp this, we have an opportunity to pull together as a community to make this attractive and to make this work. It might not happen with Tim Kratzer. He may sell

to somebody else tomorrow for \$3 an acre and that somebody will have money in his pocket who is going to fight it in court and it's going to come. It's going to hit this township some day but right now you have somebody who has been serving our community who wants to see our community stay the best it can. He wants to work with you. He wants to use your opinion on what we can put in there to make this workable and make it a beautiful environment for all us. Again we've heard it time and time again, keep our minds open to what this is. We don't know if it's going to generate minimum wage – we don't know that. We have no idea of what type of facility he may put in there. For all we know whatever goes in there could generate jobs for \$60,000 a year for some of us. How do you know? We don't know. Maybe that's not realistic but we don't know and until we have the facts all we can try to do is work with the situation and try to make it the best we can.

Bryan Smith was sworn in by the secretary. I've been a resident of Seville or Westfield Center for about nine years. When my wife and I were looking to relocate and we had left the state of Utah, we came back. We kind of were looking at the Chardon/Geauga area for a while because we wanted that rural residential area. Then we kind of looked out at the Medina area and around here. We looked - that is a pretty attractive area and it's so close to Cleveland and so close to some major shopping areas etc. and the land was a little less expensive than it was in Geauga County so we decided to purchase here. Also I fell in love with Westfield Center, believe it or not. It's a nice area. You have the insurance company there that keeps the little rural town kind of on its toes and keeps it polished up so I really appreciate that but in getting to my point, this isn't personal with me or Tim Kratzer, I don't even know the gentleman, but what I do want to say is the first meeting that I came to, he did have a developer here that explained how originally they wanted to develop as far as shopping centers etc. and at that meeting nobody questioned the fact - well how do you want it developed or here community this is your opportunity to say what you would like into that development. From what I saw it was already preplanned. There was already a study done. There was already developers there, you know, it was all polished so from my standpoint it was a forgone conclusion that it was big box stores, retail shopping centers, parking for 4000 cars. A couple of people have commented and here's your opportunity to say how it should be changed. Well my question to the zoning board is where is that opportunity to say how we want to change it? Is there a special meeting to say, you know - you have a list of what businesses could be on the new General Business. Well where does the community have an option to say no we want to take this off, this off and add this, no parks - I've never seen anything about a park.

Chairman Zupanic – Let me rebuttal that right now. First of all the original proposal that was presented, the board never saw that before. We had absolutely no idea of what was going to happen. And what you are talking about is what Mr. Schmidt (the first person to talk) referred to - about a comprehensive plan and, I have to say for the record, I back that one hundred percent of the way.

Bryan Smith – So you are saying that a study does need to be redone?

Chairman Zupanic – I would like to see a study done and I would like to see that with all the residents of this community - a comprehensive plan to oversee what we want to include in that area.

Bryan Smith – Because I think if you had, alright, if you had all the residents come in here and you had five plans up here, one zoning option A, B, C, D and E, I bet you would have a pretty diverse way of doing that, but the way it was presented to me and, obviously, the homework was done, it was all big box stores, shopping centers, restaurants and that kind of thing. Maybe that's not, it's his property not mine but if we do have a true option of doing this then I would say zoning board, it's your job to give us those options rather than just – you're the ones who are going to vote on this, yes or no, it's not going to be me. Well if we do have input I would like to say what's my avenue to actually having an input on that. Again, how can we change that.

Chairman Zupanic – Again I don't want to have it my opinion, I would rather have it be the opinions of everybody else but what you are talking about is a comprehensive plan.

John Miller – Let me add one thing. You do have an option by coming here once a month to the zoning board. This is the first time I've seen you here. I would like to see you here all the time. I would like to see all you people here all the time.

Jim Likley – I would like to add to that as well. Through the public hearing process, that's what the public hearing process is about - to look at this amendment and make suggestions to change it, to add to it, to delete from it, through the public hearing process and that starts tonight. That's what we are here tonight to do - to look at the language and to look at the concerns and interests of the residents as well as the board and it will go back and forth for a while until we get it down to a product that is complete.

Bryan Smith – You tell me there are options within that General Business district description. I know things are going to change. There's no question in my mind but if we can control that, that is one issue, but if we can't control it then it's just a forgone conclusion and I would say, no, I'm not in favor of this.

Chairman Zupanic – Anybody else wish to speak? I'm going to have to turn it over to the gentleman who spoke what third so if you still wish to speak.

Jim Likley – Before we start our second round here I would like to add a couple of things. Everyone has had the chance to have the first round. First of all I would add that this application is not specific to Mr. Kratzer or to the applicant's property. This application if you read the language – zoning text amendment is very general and broad. One of the questions that I have is what is a major road? What do you consider to be a major road? Is that Greenwich, 224, Buffham, Friendsville – these are all major roads in this community and if that is the case then this is by no means Mr. Kratzer's property. This is a good portion of the central corridor of Westfield Township so we have to really understand that while we have one applicant for this zoning change, this zoning change is not specific to Mr. Kratzer's property. Once we get into the map amendment then that

would be specific to this parcel so this language is available and provides an opportunity throughout the whole township as to a major road, 224, Greenwich, Buffham Road and Friendsville. I would also add that the application states that water and sewer is a prerequisite to this district. Many of you know that Medina County now owns Westfield Center's water facility. They have stated that they are going to run water west of Westfield Center on Greenwich Road and north on Friendsville. There's half of it. Some in Westfield Center have stated an interest in expanding their sewer district, their sewer lines so we have two elements that are required in this language, water and sewer. This is not specific to this parcel. This is specific to Westfield Township. It covers any and all of Westfield Township so it's not personal against Mr. Kratzer. We have to realize, this board has to realize, the members have to realize, and we all have to realize that this language can provide an opportunity on any one of those roads for a General Business district.

Chairman Zupanic – He is right. It is not just the Kratzer property.

Jim Likley – The LC district already is established on Greenwich Road, east and west of Westfield Center and has been for a long time. This language opens up the opportunity for a General Business district on major roads in Westfield Township. Mr. Stutzman, what is your definition of a major road?

Attorney Stutzman – Again the language can be tightened up if that is the desire of the commission. The intention in the draft was, by major road, we intended to mean the state and regional highways. We did not intend to refer to county roads for example. So if we need to substitute that language and refer to state and regional highways, we can do that.

Jim Likley – It presently states close proximity to major roads or highways such as 224 and I-71.

Attorney Stutzman – That's what we intended to do. It would be 224 and 76 and that would be the major highways.

Jim Likley – Even if you tighten that up, close proximity, eliminate the words major roads, close proximity to 224 and 71. That still encompasses two of the main roads throughout the township east to west – Greenwich and Buffham Road. Buffham Road presently has water run down it. Greenwich Road to the west of Westfield Center will have water this time next year according to the county engineer's office. So it opens up Buffham Road. It opens up Greenwich Road west of the Center and Friendsville because it will go north on Friendsville. Because those roads, if Greenwich Road west of Westfield Center is not close proximity to the highway, then Greenwich Road east of Lake Road is not close proximity to the highway and west of Westfield Center will have water this time next year. The county engineer's have told me so. So will Friendsville Road. Buffham Road presently has water. So this language does open those roads up to the General Business district, unless I'm not reading it correctly. At no point in the first paragraph does it specific the applicant's parcel.

Attorney Stutzman – You are absolutely correct. The zoning map or the zoning text amendment is interlocked with Mr. Kratzer. It's out there for anyone. The intent is to put into the zoning code a district, which will allow persons who have property along these interstate highways to have an option other than the HC district because that's really the only thing that exists right now. The LC district is not really designed for property along the interstates. The HC district is designed for that so the intent was to provide another district that would be an alternative to the HC district because we wanted different kinds of uses and so that is the reason for trying to do the zoning text amendment and the intent was to limit that to property in close proximity to the state and regional highway systems, 224 and 76 and 71.

Audience question – I just have a question, what is the definition of close proximity – 5 miles, 2 miles, what is close proximity?

Jim Likley – That's part of the question.

Chairman Zupanic – I guess the problem that I still have is we currently have LC in our zoning text and at this point LC can go in any road that we so desire. That's not to say if we create a General Business district it too can go into any road that we deem that we would like to see it, it does change the zoning map.

Jim Likley – That's my point. The zoning text amendment as proposed is not specific to the applicant's parcel. It opens up close proximity to 224 and Leroy Road, 224 and Westfield Road, 224 and Friendsville Road. It opens up Greenwich Road west of Westfield Center. It opens up Buffham Road east and west of Lake Road. Those are all in close proximity to the interstate highway system.

Chairman Zupanic – I think if we look at our HC we have it stated it basically services the traffic coming from the highway, I would have to take a look at that but how do we define what is HC.

Attorney Stutzman – Part of the way you define it is through map amendments. The map defines what is in proximity so you define it through your map.

Chairman Zupanic – We may still need some specifics.

Attorney Stutzman – Well the language is the same as what you used in the LC - close proximity to residential uses, for example, is right out of your zoning code right now. And LC is not really designed for a 100 acres, that's not what LC uses would be designed for. There are limitations on size for example.

Chairman Zupanic – Designed for 7500 square foot buildings that basically serve the local area.

Attorney Stutzman – Right. It's not designed to serve locations for groupings along interstate highways. Hence that's the reason for trying to propose a new district here is to

get an alternative to a HC district. I mean you have the HC district down there now. We would have simply come in and proposed to rezone it HC. We choose not to do that because we want uses other than what HC allows.

Jim Likley – I just wanted to make sure that everybody realized that it was not specific to this language or to this parcel. Like the HC someone could propose that the section of Friendsville and 224 could be rezoned to HC and I don't want to confuse things but the language, the zoning text is controlled placement wise by the map amendment. This zoning text amendment proposal is not specific to the Kratzer property. It opens up the corridor from east and west along 224, 76, is that not a fair statement?

Attorney Stutzman – The corridor is controlled by the map amendment. You control the map.

Jim Likley – We control the zoning. We control the text. We control the map.

Attorney Stutzman – That's right. You control the map and so you determine to what extent the corridor goes.

Jim Likley – But is it a true statement that...

Attorney Stutzman – The text amendment is not specific to the Kratzer property, that is a true statement.

Jim Likley – Thank you, sir. I have nothing else if you have more questions or comments.

Chairman Zupanic – Does anybody on the board have any comments?

Rick Blankenburg was sworn in by the secretary. I would like to just bring up a couple of things here. One, I noticed - first I'll state I'm agin it. I haven't lived here a long time. We've had reference to the old planning zoning general plan whatever, maybe I agree, maybe we should redo that but I'll wager that most of those people that moved here in the meanwhile didn't move here because they were forced to. I think they moved here because it was rural. Secondly, I don't know Mr. Kratzer, he seems like a nice enough guy when I see him here at the planning meetings, has a sense of humor, what not, just an ordinary guy. I reserve, he has a right to do for himself. He has every right to put it to the board here. We the people of the township also have the right to reject that. I would like to address that water issue. It's been said that we have water; that we have sewers. How do we know that? We've been told over and over we don't know what we are going to get. I live in Westfield Center. We currently have our own water system. I know we have water issues. We've just sold the system to the county in order to try and guarantee that we will have water. Our system as it currently exists, and somebody can correct me, I believe that about 70% of our water is sold to one customer, am I correct? If Westfield Insurance is using 70% of our capacity right now, they have about 1400 employees up there. We are going to add 1700 more jobs plus about several hundred thousand

strangers if this is a success. They are going to come in and want to eat in the restaurants, they want to use the restrooms, they just want to be there and the water usage will go up dramatically. Do we have the water capacity to handle this thing? I think somebody needs to do a study and I think it should be part of this proposal to already have done those things. I also understand why anybody living close by, hey, I would sell my property too if the kind of numbers they are throwing around would come around, who wouldn't but, you know, you have another option. The fellow across the street from me wanted to open a business. His house is currently for sale. He bought property in Millersburg and he opened his business on property that was zoned commercial. This aspect hasn't been addressed. I noticed that the people who are in favor of this proposal, they seem to say about three different things. One they kind of scare us with the specter if we don't do this we're going to lose control and what are we going to do then or they entice us with the idea, hey, think of the wonderful things that are going to be there, boy you are going to have theaters and grocery stores and what not and third they bring up the opportunity for a man to do the best he can for himself by selling his property to the highest bidder. All of that may be true but we need to study this thing thoroughly because to say, you know, you better take this because you might get something else, well how do I know if the something else is worse than what I'm getting now. It's just something that we've got to consider every aspect of this. Mr. Likley has brought up a new specter. We don't want to scare you the other way that - how do we know and there's other properties in the area that I believe developers are already looking at in anticipation - so I think we all need to hedge our bets here and be careful about what we go ahead and do. Although the whole idea that a development is going to come, well maybe it is and maybe it isn't. It's all up to the people of the community.

Chairman Zupanic – It's a little after 9 o'clock and like we said we are going to close the meeting at 9:30. Does anybody else have anything to say? I'm just making sure that everybody has a chance.

Tom Micklas (already sworn in) – I just want to ask or say one thing. We have a perfect example of the beginning of the domino effect. You mentioned that you would be selling your property and buying another house in Westfield Township. How many times are you going to move in Westfield Township? Every time that Wendy's sign pops up next to you, are you going to move again?

Scott Rhoads (already sworn in) – There have been a couple things stated here both for and against. Number one it's about the money. For me it is about the money. I would sell out and buy something else in Westfield Township. I think we all need to look at it realistically. I'm not a lawyer but I've been in the construction business my whole life in Cleveland. Every time I've seen people battle whoever wants to move in and it has gone to court and they have always lost and it has been developed. So I think what we could do here is come up with a plan that it can be developed that it doesn't harm everybody here. Everyone can have a rural lifestyle. I already own my dream house property right now. I'm going to have to give it up and go find something else. It took me a long time to find the property that I purchased. We were in southern Ohio. I was at auctions. I've got a Keypro card in my back pocket because I've been to so many auctions. I've had the

farm there for ten years. I found a piece of property that I like, I love, and I want to build my dream house there. I don't want to live across the street from a shopping center. I think we can do something here that will benefit all of us and control it to a specific area and still cut down on the traffic or keep the traffic to a minimum. I lived in Lakewood when they built Lakewood City Center and it took me twenty minutes to get out of my driveway in Lakewood. I moved to Brunswick and they built Brunswick City Center. When I go home up 71 N and get off at 303, it takes me about twenty minutes to get to my house, which is about five miles away. With this small area and the zoning board has pretty much said that they can control it to a specific area, if you take this little chunk and control it right here, I think it can be controlled and it still can be rural and I think that I can find another piece of property close to here that will suit my needs.

Karen Micklas was sworn in by the secretary. I have more of a question than a comment. Someone had mentioned that if this doesn't go through that they could go to Seville and have it annexed. My understanding is that we have to also approve that annexation, am I wrong?

Chairman Zupanic – I'm not an attorney (portions inaudible)... If somebody knows the law better than me, please let me know.

Karen Micklas (already sworn in) – So annexations don't have to go through the trustees?

Audience – I know this guy that lived in Westfield Township and all he did was is to say I want in Wayne County (Creston) and he went right in, no questions asked, no neighbor had a say a thing about it.

Carolyn Sims – It depends upon the type of annexation but the majority of it does not require ... depending upon the type. (portion inaudible)

Karen Micklas (already sworn in) – Then I have one other question. Is this the sole decision of the board or could it be put on the ballot and let all of the residents of Westfield Township vote. Everybody says we don't have true representation at these meetings and that we usually only have people who are against it, that would give you true representation.

Chairman Zupanic – Again, I'm not an attorney, I don't know the legal ramifications of that type.

Karen Micklas (already sworn in) – I didn't know if the zoning could request that it be put up to a vote.

Jim Likley – A referendum could be petitioned by the residents. Through a referendum petition if the decision yes or no is not satisfactory to the residents and they get enough signed petitions for a referendum then that would then be put it on the ballot.

Jack Greenwald (already sworn in) – I was there before and after listening to some of the gentlemen and ladies, one of my greatest concerns, and I live on Social Security, but I'm wondering how are they going to support the extra traffic on our back roads. And the gentlemen who voiced his concern about the police and fire department, I never thought about that. Where are they going to get the extra money for road maintenance or extra fees or extra fire, is that going to be more taxes for us? If it is, boy I'm going to be in a sad state of affairs.

Chairman Zupanic – Again, if you need to speak you need to come up here because Marlene has a tough time hearing and so do I. I don't have an answer for that. We'll find out and that's part of the research.

Keith Simmerer (already sworn in) - It seems to me there are a lot of questions. Could things go this way, could they go that way, well I've been sold a lot of things that sound like they will be great going in the gate but didn't turn out so great in the end. One thing that's for sure that's going to happen is that this is going to go to a vote through the zoning board. It appears to me that change is inevitable but we control change through zoning laws, which are guided by our current comprehensive plan. When the current comprehensive plan was created there were studies done and that's how we obtained the comprehensive plan that we operate under now, which it could be argued that it may be obsolete, but right now it is the closest thing to a study of how Westfield Township should be run and this to me appears to be a major change and falls outside of that current comprehensive plan and thus I feel that, show me different, if you say that this is good for the community, where are the studies that prove this - that are going to tell me that we are going to get this, that we will gain this, but we will lose this, it's going to cost us this much, it's going to affect us this way. How are we going to handle – what about the water that's going to shedding off all of this asphalt - these types of things. It seems to me that to be voting for something of this nature that is far and above what has been set upon by our current comprehensive plan would be extremely premature and a real leap of faith that is not warranted until somebody shows me otherwise and I would be very disappointed to see something this large of nature to go through without more comprehensive studies. Right now, we are all doing a sales job. We got a guy over here selling this side of it and I'm up here selling a different side of it and you're here selling your side of it but what nobody has really done for me is prove one way or another how many of these statements are true or false or something in between and it appears to me that we are sadly lacking in that to even be approaching the ability to make a decision in favor of this without this type of review. So, I own a sign company business and lots of businesses coming in well that would be great for me but until you prove to me that it is great for the community, I'm not really for it. Prove to me that it is going to be and then I'll back you up one hundred percent but a lot of people who were smarter than me who studied this a lot better, it may have been a few years ago, a lot of what they may have been looked at and studied back then may still be very viable. It could be that our community hasn't changed that much in these last few years but maybe it has but prove to me that it has and that our current comprehensive plan is not suitable to operate this township and that we should go way astray of that current plan.

Kevin Daugherty was sworn in by the secretary. I don't think that anybody would dispute that there is a lot going on up here. This is a big change as a lot of other people have stated. One thing I do want to start out with is, several of the people were right, this isn't about Tim and Linda. This is about a piece of property. It just happens to be Tim and Linda's property. And again I agree with several of the people, I don't fault anybody for trying to make the best use of their property but I do have a problem with trying to sell it as a benefit to the community. The whole reason for this proposed change is it's all about money. It's exactly about money. There are uses currently for that property - nothing has really changed. I believe that lady that felt some grief with Mr. Kratzer about the state taking his property and rendering his farm useless, I've got a letter from the Ohio Department of Transportation that states that thirty-three acres were brought, not taken, from Mr. Kratzer of which twenty-three acres was under the existing road right-of-way. Twenty-three acres of property that they bought from him was already under that intersection - that leaves about ten acres. I'm not real good at math and I didn't do the calculation but another good piece of that ten acres lies on the other side of 71 that wasn't even farmable to Mr. Kratzer because it was on the other side of the highway. I'm not sure how many acres were actually taken but it's certainly not enough acreage to render your farm unfarmable. And if anybody wants to verify it, I've got the letter from Brian Stacy of the Department of Transportation that states what was taken. The other thing that kind of bothers me about this is we are trying to shoehorn something into a piece of property that we don't necessarily have to have. I think Russ adequately stated that a lot of those uses, the majority of the uses that are stated, are already contained in our current zoning text. They are just not contained in that piece of property. When they say near major roads and arteries, we talked about that for a while. They are near major roads but you can't get to them. No one will allow you to build an exit off of I-71 and I-76 into this property so just being able to see that road doesn't give you access to the major arteries. They are still going to have to come in off of Greenwich Road and that's what the plan says. Greenwich Road is going to have an increase in traffic to sustain 4000 + parking spots. I don't know which way they are coming in off of Greenwich Road but whichever way you come in off of there it's gonna be in a position of Greenwich Road. It's just seems like it's the wrong spot and I think, as somebody else stated earlier, we can contain it by changing the map and we can say today that it's only this little spot on the map but tomorrow this gentleman is going to come and say I know it doesn't contain my property today but I would really like you to extend this across the road because now my property is not fit for residential or farming. Now I want my property changed and it kind of blossoms and it moves out so you can talk about containing it today but once you do something like that it really comes down to when is it going to stop. I think that everybody is adequately concerned this is a rural township and, yes, we have that monstrosity in the middle of it but it's up to us and this board to make sure that we do it in a controlled manner and whatever we do is a benefit to the community and not an imposition. I'm not sure that the proposed development with however many jobs it is, whatever kind of jobs they are and whatever kind of establishments come in, I'm not sure that is a big enough benefit to the community to make up for what we are going to live with because of the increased traffic, the lighting that will affect that area - it just seems like it's the wrong spot. And I know the reason stated was because it's close to these major arteries but there is no water currently, no sewer currently and there's no

infrastructure to move 4000 cars times how many times they rollover in a day through Greenwich Road.

Carolyn Sims was sworn in by the secretary. I'm one of the three trustees and I'm going to try to do a little pep talk here for all the residents. A lot of times I get the phone calls, well what can you do, what can you say, how should I read the zoning, can I get a copy of the application. Important in what I've told the majority of you is almost the same speech time and time again - that this is why you have zoning and this is why you have these meetings and this is why you have this board. But zoning if it is not permitted it is prohibited. That means that is what you are doing here. You are telling your five officials here what you would like to see or not see in the community so what you want to do is make sure that your opinions are represented here and understood that those five people understand what it is that you want and zoning guides our community. What it is that we put in the resolution by these five individuals and by the board of trustees is what can and cannot happen so if you decide that you want a particular development in this area or you don't, now is the time to express that so they know how to vote and ultimately the board of trustees would know how to vote as well to represent your interests. I've heard a lot of really good things and I'm excited to see the turnout here. One of the things that I would like to tell the board is that the board of trustees had received a packet of letters, you know, stating to the trustees or to the zoning commission, and Jeff Plumer and myself have assured the majority of those individuals who wrote those letters that it would be read into the public record and that you had an opportunity to read and understand what those residents' opinions were who, for whatever reason couldn't be here this evening, so Marlene has been given a packet of those if you do have an opportunity at the end of the meeting. Again I've told them those letters would be read into the record on the majority of that. But I still want to make sure that we all deal with fact and not fiction and make sure that the residents information is heard and understood and then understand the process that it will be before this board and they are telling you that there will be a second meeting and then at that meeting I believe Russ's intention is to move forward with a vote. Based on whatever that vote is then it comes to the board of trustees. These are the questions - I'm hoping that I've answered the questions regarding the board's intention through the week. Those are the same people that we see from the trustees' meetings to be able to give them accurate information on how to get you their opinion.

John Miller – You might tell them that the letters that were already received that if they want to forward those also to the Medina County Planning Commission they need to write to them.

Carolyn Sims – You could. Now Planning Commission typically – typically the Planning Commission does not take resident opinion into their recommendation considerations. Understanding resident opinion is always nice but their recommendations are to be based on studies, logistics, engineering and then you guys job and then ultimately the board of trustees will be to understand the residents' opinions.

Chairman Zupanic – May I understand that what I have here in this green (packet) are the letters that you are referring to?

Carolyn Sims – We can confirm that you have received those. I have faxed – I don't know – I haven't seen your file in green.

Zoning Secretary Marlene Oiler – I don't even have it.

Carolyn Sims – And Marlene doesn't even have one so I don't know.

Chairman Zupanic – Where did we get this?

Zoning Secretary – I have no idea.

Chairman Zupanic – I have a file here with a bunch of letters from residents. I guess I can't read them into the public because I don't know where they came from but they sure seem ...

Jim Likley – Did Martha leave these?

Chairman Zupanic – She very well could have.

Zoning Secretary – I don't know.

Carolyn Sims – We had asked her to maintain a file of resident letters written to the board of trustees or commission so that very well may be.

Chairman Zupanic – I think we should make sure that it is in fact Martha. To read these out loud in five minutes it's not going to happen so how do we want to place them into public record. Literally this could take us a good half hour.

Carolyn Sims – In addition to that, just clarification on the comprehensive again - I'd like to deal with the fact not the fiction of it that the comprehensive was revised I believe it was 2003 and the current board of trustees at the time had asked the actual consultant if it needed to be updated and at that time they had expressed that they didn't see a need to update the plan. But as you hear the differing opinions, just so you know, it is something that the board of trustees were going to look at deciding upon budgeting at the beginning of the year but whether or not it actually would be put into effect the beginning of the year probably would determine what comes before our board like these applications. But that is something that we are looking at but our consultant didn't even want our money but said that our current zoning was updated enough at the time.

Audience Member – How long does a plan take if you deem that a new one is needed?

Carolyn Sims – You know the process can be what you want to make out of the process. One of the things that I value is resident opinion. You can break up into steering

committees, have studies done and get opportunities. The majority of the plans would take anywhere, if you went very fast, with limited resident involvement would be a year and if you took your time both in the committees and with a lot of resident involvement it could be two.

Chairman Zupanic – Which consultant said it didn't need updating – what consultant was that?

Carolyn Sims – NorthStar, which was the company that did the updating. We have the letters on file. I can provide you copies.

Chairman Zupanic – I'm under the impression that they are recommending every five years and it specifically says ...

Carolyn Sims – It's ten to fifteen years to redo an entire plan.

Chairman Zupanic – I guess, again, for the record I would strongly urge the trustees to go forward at least for a portion of that. Again you keep saying we want to hear from the public – that is a golden opportunity to get the public involved with the future of the township.

Carolyn Sims – Yes. Russ, I agree with you. Everybody wants to know what the residents' opinions are. You just understood that our financial situation and financial struggles and ...

Chairman Zupanic – You also told me when the township found the \$75,000 you would go forward.

Carolyn Sims – That the struggles that we had, that we needed to find that and understand our finances and budget for such a large expense.

Chairman Zupanic – Again, I strongly urge the trustees to look into that because we can't keep our heads in the sand. We really need to get the public opinion and that is the golden way to do it.

Jill Kemp – It is money well spent – and really a small amount if we get all the residents.

Carolyn Sims – We are in agreement that resident opinions are very valuable. It was to when to spend the money to actually to get that.

Chairman Zupanic – I would like to discuss that and I see we have a couple more minutes but I saw a hand.

Audience – When we might see that plan?

Carolyn Sims – The comprehensive plan is available on the website. We had a resident volunteer and it's available and so is the update or you can come and ask our clerk for a copy and for five cents a page she can provide you a copy here.

Chairman Zupanic – Again, does anybody have anything to say.

Brian Knepp was sworn in by the secretary. Just a question, looking for all the facts here involved in this - is there any way to see a map like this that illustrates exactly what Mr. Likley was talking about as far as what land it could potentially affect as far as what is the circumstantial stuff around major arteries and roadways.

Jim Likley – You could go to county tax map website or any county map or township map that would show those roads.

Brian Knepp – But it defines the legal term of a major roadway?

Chairman Zupanic – I think we have decided that the major roadway is something that we need to define even more. We currently have LC and HC that's in our zoning and like I said we can go in and put that anywhere – it all depends upon the map. The map is what you see right there. I showed it up there before. It's where do we want to have that zoning in effect. And I think what Mr. Likley is saying is that a General Business district, the way it is defined, can go anywhere where there is water and sewer, not to say that it will, but it could. Just like LC could go there today. It could.

Brian Knepp – Just trying to get a better idea exactly where all those lines lie.

Rich Bailey (already sworn in) – My question would be - we already know what they are looking to put in there but is there a way to put in there what we don't want in there? Can you specifically say in this that Hulbert is off limits?

Chairman Zupanic – That's for the zoning text – the map.

Rich Bailey – Because it's gonna be a major road as a result of this mall. Hulbert is gonna be a highway from Creston to down to this area and it will be a major road at that time and open to that zoning opinion, if the wording stays the same. Is there a way that when this happens that it can be off limits for growth permanently?

Chairman Zupanic – The zoning text can change; the map can change. But again nothing is permanent.

Rich Bailey – Also, from the first meeting that I came to, I remember somebody stating (it might have been you) that the list of items that we put up here, the different stores and things that can be put in this project, we legally can't discriminate what can and cannot go in there, is that correct, did I hear that correctly?

Chairman Zupanic – That is correct – any type of legal business can go in there. You cannot discriminate.

Rich Bailey – Somewhere along this conversation the other day we were talking about we could pick this and we don't want this but pretty sure legally we can't do that based on what I heard at the first meeting.

Jim Likley – You can't say it's alright to have retail and then say but you can't sell this as retail. Retail is retail.

Rich Bailey – But we can say that we don't want a car dealership but we'll take anything else because if it fits that zone that's what can be there regardless.

Chairman Zupanic – There are things that you need to watch for. One of the things that also comes to mind is adult businesses. I would highly recommend looking at the zoning text to see what we have specified that can go in there and we do state what conditionally can go in there.

Chairman Zupanic – Does anyone else have any comments? It's 9:30 and we did say that we would close the meeting at 9:30, does anybody have any other comments or questions.

Jeff Plumer – I would just like to thank everyone for coming (portion inaudible).

Rick Blankenburg (already sworn in) – I made a few statements before and should have taken some notes but I didn't but I did think of one more thing that I wanted to mention. It has been brought up, one fellow said he lives across the street and he would rather live across the street from a shopping center than an industrial plant. I would like to point out certain things, just for example, Westfield Center we have the insurance company. We have 1400 people there. They are the same 1400 generally, they come and go every day. They become part of our community. When you go to a mass shopping center, a 5000 car parking, you've got different people in there every day. Now it's been mentioned that we have concerns for our children. You want to bring the children in. You want to hide behind the shield of a child, I can do that too. The elements that can come in 300-350 days a year, multiply that out, see how many strangers are going to be coming into your community. And I would like to encourage the board particularly, we talk about the speculation versus the reality. If you want to see the reality, I strongly recommend the board do this, take a ride up to Avon, Ohio. They went through this process about ten years ago and it is no longer any kind of a rural thing. There are shopping centers on corners on nearly every major intersection in the city. If you drive up Lear Nagle Road, it used to be grape ports of vineyards and farms (corn and grapes, beautiful country rural atmosphere). There are about six or seven new housing developments there now. Once again let's talk about if you want the if come, let's talk about the if come, not of the water and sewers for the proposed shopping center. Let's look at it countywide. Let's look at the whole picture. When we add not only these shopping centers on this corner but on the other corners as potentially could be opened up by this, we are talking, and maybe

you are gonna add another hundred houses, another five hundred houses, another thousand houses, how many can the township accommodate. When you start losing your rural character you start bringing in these personal needs from all the new people who move into the area so just be aware of that. When you let the fox in your hen house thinking he's only going to eat one, remember he's gonna bring his friends back with him the next time. When I was a kid we used to feed raccoon. We had this friendly raccoon that would come to the back door and we would feed him stale bread out the back door till he showed up with twenty-five other raccoons and then we had to stop so beware.

Jim Likley – Before we close I want to make sure that the letters that we received at the township – that the township has received – is placed in the record.

John Miller –Need a motion.

Chairman Zupanic – I guess we had one more hand. You have the ...

Zoning Secretary – I just have to have a copy of the letters.

Audience comment (inaudible)

Jim Likley – I make a motion that all letters received by the township be put in the record for the public hearing.

John Miller – I second it.

Chairman Zupanic – It's unanimous.

There was discussion among the board members about closing the public hearing portion of the meeting or continuing the meeting. (inaudible)

Chairman Zupanic – Well what we are going to do is continue this meeting. Our next meeting will be the second Tuesday of November and I believe during that time we should have the information back from the Medina County Planning Commission. I'm going to continue this because I think we need to allow other people to speak if they have anything else to say but I'm warning you now that what we need to do is have the board talk among ourselves and I'm going to close the public meeting at that point and not allow input and allow the board then to discuss what's going to happen and then make a vote on the amendments. So I believe what we are going to do is continue this, start it again the second Tuesday and I'll probably limit the public session of that to a half hour or an hour so we can actually do the business of the board.

Audience question – What's the date?

Chairman Zupanic – It's the second Tuesday of November – November 13th.

Carolyn Sims – And you will address the letters to the township at that time also?

Chairman Zupanic – I guess we have to if that’s what ..

Zoning Secretary – Well, the board can review them and make a record.

Chairman Zupanic – We can review them. I don’t know if reading them (inaudible).

Jeff Plumer – People have been told that these would be read into the record so (inaudible).

Chairman Zupanic – Well we are going to have a long meeting on the second Tuesday.

Adjournment/Continuation of Meeting

Upon motion by Scott Anderson, duly seconded by Jill Kemp, it was unanimous that the meeting be continued until Tuesday, November 13, 2007, at 7:30 p.m. Adjourned at 9:45 p.m.

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

(Approved 12/11/07 as to form as per Asst. Pros. James Bennett, II.)