

WESTFIELD TOWNSHIP ZONING COMMISSION
Regular Meeting and
Kratzer Text/Map Amendments Public Hearing
November 13, 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, Landowner Tim Kratzer, Jack Cagan, Thomas Zellers (5905 Buffham), Willie Carrasco (769-7622), Roger Pries (887-5610), Ken and Lisa Beckman (7583 Greenwich Road), Hershel and Murrelene Drake (10335 Wooster Pike), Bryan and Lori Smith (7553 Greenwich Road), Dennis Delagrange (9730 Westfield Road), David Tryon (9068 Friendsville Road), Jim Gardner (Seville), Ron Oiler (6969 Buffham Road), Margaret and Frank Kerr (6396 Greenwich Road), Wirtie and Gary MacPhail (5629 Greenwich Road), Jake Bauman (5744 Greenwich Road), Kevin and Jill Daugherty (9275 Daniels Road), Rick Perry (6075 Buffham Road), Agnes Porter (8146 Westfield Road), Liz Bannerman (8146 Westfield Road), Keith Simmerer (8195 Westfield Road), Rick and Irish Blankenburg (9303 S. Leroy Road), Tom Micklas (7360 Buffham Road), Joel Seek (5905 Seville Road), Carol Kushmider (9333 S. Leroy Road), Dan Iacobucci (9551 Daniels Road), Bill Hutson (9323 S. Leroy Road), Rick Robs (9750 Grant Drive), Jack Greenwald (5550 Mud Lake Road), Mr. & Mrs. Bruce Broadbridge (Wooster Pike), Terry Likley (9585 Daniels Road), Greg and Jennie Anderson, Tim Sims (5570 Mud Lake Road), Susan Brewer (9796 Daniels Road), Melissa Brewer (9796 Daniels Road, Sandy Miller (6089 Seville Road), Sandy Kalmeyer (6069 Seville Road), Stanley Scheetz (225 East Liberty Street, Medina), and Larry Porter (8146 Westfield Road).

Correspondence

Letter faxed 11/13/07 to Marlene Oiler, Zoning Secretary, Westfield Township Zoning Commission from A.P. James R. Bennett II, relative to Notice of Public Hearing. The secretary explained that the draft publication notice and draft notice to adjoining landowners pertaining to the Kratzer amendments had been sent to the Prosecutor's Office prior to notices being mailed. However on 11/8/07 she noticed an inconsistency in the wording of both notices and immediately contacted the Prosecutor's Office. Today's fax letter indicated that the notice is insufficient and needs to be republished and therefore, the hearing cannot go forward tonight. A copy of the letter was distributed to the Board. After discussion, a new public hearing date was scheduled for Tuesday, November 27, 2007, at 7:30 p.m.

The Medina County Department of Planning Services Staff Reports dated November 7, 2007, relative to the Kratzer zoning text/map amendments had been previously provided to each Board member. The Staff Reports are available on the MCDPS website and they will be given tonight to the web master for the Westfield Township website. Chairman

Zupanic indicated that the Reports are only recommendations much like when we listen to the public's recommendations to us. There is no legal binding, only recommendations.

Minutes

Scott Anderson made a motion to approve the October 9, 2007, meeting minutes. Jill Kemp seconded the motion and the minutes were unanimously approved.

The October 23, 2007, meeting minutes were held because of the uncertainty of the status of that meeting.

Old Business

Chairman Zupanic inquired as to the status of the Signage proposed amendments, which had been tabled at the October 9th Public Hearing. Jim Likley indicated that he had not been able to get with Planning Services to get any more information regarding the temporary signage but he would try to do so soon.

Chairman Zupanic indicated that he had a letter faxed to the Zoning Commission on 11/13/07 from A.P. James R. Bennett II, relative to Considering Letters from Residents. A copy was distributed to the Board. This issue will be discussed at the next meeting.

New Business

John Miller mentioned that the Sustainability materials received at the MCDPS zoning workshop 10/25/07 were pretty informative about green planning for the future. A copy will be sent to the other Board members per his request.

Jim Likley indicated that he had a faxed letter dated 11/13/07 from A.P. James R. Bennett II, relative to Making Decision on both the Zoning Commission and the Board of Trustees. The letter indicated a conflict of interest and improper to vote as both a zoning commission member and as a trustee on the same matter. The letter was copied and distributed to the Board.

Jim Likley also distributed to the Board a letter dated 11/13/07 sent to David Freel, Executive Director, Ohio Ethics Commission requesting a decision on how to proceed relative to the Kratzer text/map amendments.

Other Discussion

There was a question from the audience relative to the zoning board's definition of an adjoining neighbor for notice purposes. After discussion, it was indicated that the ORC states "to all owners of property within and contiguous to and directly across the street from the area proposed..."

There was a question from the audience relative to the speed limit on Seville Road as well as speeding along there especially because of the I-71 construction and the temporary closing of Greenwich Road. It was indicated that unless otherwise marked, the speed limit would be 55 mph. Any speeding should be reported to the Sheriff's Office for their handling. If school buses were involved, it could be a safety issue and the

school could also be notified. There was discussion about posting of speed signs and the possibility of a traffic study being done by the county for lowering the speed limit. Trustee Sims is in charge of roads this year and she will follow-up with the county on these concerns.

There was a question from the audience relative to an alternate for the zoning commission. Trustee Sims indicated that a few months ago the trustees agreed to accept applications and then conduct interviews. Chairman Zupanic expressed the board's need for an alternate member. Trustee Sims indicated that because of the complication of Mr. Kratzer's application before the board, the Prosecutor's Office would need to be involved in this matter.

Adjournment

Upon motion by Jill Kemp, duly seconded by Scott Anderson, it was unanimous that the meeting be adjourned. Adjourned at 8:10 p.m.

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

(Approved 12/11/07.)