

WESTFIELD TOWNSHIP ZONING COMMISSION
Workshop – December 4, 2007 @ 7:0 p.m.

Chairman Russ Zupanic called the workshop to order at 7:00 p.m. Roll call indicated four members of the Zoning Commission were present: Russ Zupanic, Jill Kemp, Scott Anderson and John Miller. Also present were: Landowner/applicant Tim Kratzer, Morris Stutzman (Attorney for Kratzer), Trustee Jeff Plumer, Trustee Carolyn Sims, Gary MacPhail (5629 Greenwich Road), Bobbie and Roger Pries (6941 Greenwich Road), Carolyn A. Bock (9183 S. Leroy Road), Larry E. Patt (8146 Westfield Road), Agnes Porter (8146 Westfield Road), Tom and Karen Micklas (7360 Buffham Road), Ron Oiler (6969 Buffham Road), Dwayne Kramer (7363 Buffham Road), James Likley (9585 Daniels Road), and Larry Bensinger (7403 Greenwich Road).

Workshop Discussion

Chairman Zupanic explained the workshop procedure to the audience. This purpose of this workshop is for the Board and the applicant/landowner Tim Kratzer and his attorney to discuss and/or negotiate any changes to the pending text/map amendments, which would create a new General Business (GB) district in Westfield Township on this approximately 105 acres. Some items discussed were:

- concern with the square footage of buildings and what would go into this GB district;
- the market would dictate or limit the type of development that could go into the area;
- would area be better served with small industry, light manufacturing and/or light business;
- many of the permitted uses already exist in the current LC and/or HC districts along with the other language regarding signage, accessory uses, etc.
- the need for a comprehensive plan revision as requested by the zoning boards several months ago but it could take two years or more;
- not reasonable to expect the applicant to wait for an updated comprehensive plan as applicant is entitled to a timely decision on the applications;
- possibility of rezoning to LC for the entire area as it is already zoned LC on the first 500' along Greenwich Road;
- concerns about increased traffic in the area and infrastructure costs;
- the site plan review would address issues such as costs to upgrade roads, water and sewer but typically the developer would be responsible and this could be negotiated at the time of site plan review;
- would it be better to scale back LC along Greenwich Road and change this area to HC;
- the need to possibly centralize any development coming into the township;
- concern with minimum paying jobs as opposed to real jobs;
- a larger store(s) in the development in addition to smaller stores would help draw enough business;
- the various permitted and conditional uses listed.

There were differing opinions among the Board as to when the traffic study, as suggested by the MDCPS Staff Report, should take place. Past practice in Westfield Township (such as with T/A) indicated that the traffic study was done after it was approved, not before. Attorney Stutzman indicated in his many years of practice, the traffic study was always done in connection with any site plan application.

There were also differing opinions as to when infrastructure issues would be addressed – roads, water and sewer. As with the past T/A matter, infrastructure issues was addressed at the time of site plan review.

Chairman Zupanic indicated that it appeared that the Board was more concerned with square footage for retail but more lenient with industrial or professional.

The applicant indicated that HC was not proposed because of the current zoning code relative to sexually oriented businesses.

Applicant's attorney indicated that the landowners wanted a mixed-use development, not industrial. They would be agreeable, if necessary, to size limitations on churches (for example) but not on all listed permitted uses as the market would determine what size of a building could come in.

Agreed upon zoning text changes:

- Sale of new and used cars and light trucks would be moved from a permitted use to a conditional use;
- Indoor amusement and recreation would be moved from a permitted use to a conditional use;
- Multi-family conditional use would be removed completely as there was no current definition for it;
- Under Section 308 C. 4. b. ii. 2, add the words "material storage" as they had inadvertently been omitted initially in the application.

Applicant's attorney will make the agreed upon changes and get to the Zoning Commission members before the next meeting.

Announcements

The next regular meeting will be Tuesday, December 11, 2007, at 7:30 p.m.

Adjournment

Upon motion by Scott Anderson, duly seconded by Jill Kemp, and passed, the workshop was adjourned at 8:47 p.m.

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

(Approved 12/11/07.)