

# WESTFIELD TOWNSHIP ZONING COMMISSION

January 9, 2007 @ 7:30 p.m.  
Organizational/Regular Meeting

Zoning Secretary Marlene Oiler called the meeting to order at 7:30 p.m. Roll call indicated five members of the Zoning Commission were present: Scott Anderson, James Likley, Wayne Brezina, Jill Kemp and Russ Zupanic. John Miller (alternate) was also present. Others present were Gary Harris, Tim Kratzer and Ron Oiler.

## **Organization**

Nominations for the office of Chair for 2007 were opened. Scott Anderson nominated Russ Zupanic, seconded by Jill Kemp. There were no further nominations. The vote was unanimous and Russ Zupanic will be Chair for the year 2007. The meeting was turned over to the Chair. The Chair called for nominations for the office of Vice Chair for 2007. Scott Anderson nominated Jill Kemp, seconded by Russ Zupanic. There were no further nominations. The vote was unanimous and Jill Kemp will be Vice Chair for the year 2007.

A motion was made by Scott Anderson to re-adopt the Westfield Township Zoning Commission Bylaws (Rules of Procedure), which initially had been adopted on 11/29/05. Jim Likley seconded the motion and the vote was unanimous.

## **Minutes**

Upon motion by Jill Kemp, duly seconded by Wayne Brezina, the December 12, 2006, meeting minutes were approved as submitted. The original minutes were signed.

## **Correspondence**

A copy of the MCDPS flyer was distributed for the zoning workshop scheduled for January 25, 2007, at 6:30 p.m. in Medina. MCDPS also has a zoning workshop listed for February 22, 2007. All are encouraged to attend.

The Resolution/Signature pages were distributed for signing relative to the Zoning Commission amendments that were passed at the April, July and October 2006 meetings.

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

## **Old/New Business**

Chairman Zupanic took a few minutes to welcome John Miller as Zoning Commission alternate for 2007 and to bring him up-to-date on the matters the Commission have been considering.

- (1) Planning for Lake Road Corridor – Review of HC and LC zoning (see 9/14/2000 memorandum to Westfield Township Zoning Commission from Mark Majewski, Northstar Planning and Design Inc.) We need to discuss if that is the way we want to keep it or does it need to be modified.
- (2) Review of the zoning code relative to signage – The signage came about from the Medina County Board of Realtors regarding signage for house sales, etc. Mr. Likley worked on coming up with new text that could be reviewed.
- (3) Home Occupation – This matter has been tabled for quite some time.

The Chair began discussion on the Lake Road corridor matter and indicated that perhaps signage could fit into that as well. Everyone had been furnished a copy of Mark Majewski's (planner) memo dated 9/14/00 re. Planning for the HC District. The members reviewed/discussed the planner's comments and alternatives. A couple differences between HC and LC are the lot sizes and the sexually oriented business location.

Landowner/resident Tim Kratzer stated perhaps he should interject his proposal at this time because changing zoning is what he wants to propose. The township map was on display and Kratzer pointed out the location of his property and how it relates to the I-71/I-76/SR224 interchange.

Kratzer - I plan to introduce an application to change my property zoning from the current RR and LC to HC. I have been working with a planner and an architect and we have a preliminary design of what could be done with my property. My feeling in this area with the HC on one side and the interstate highways along it as well is that the commercial aspect would fit better in HC. The application would request my 110 acres and my daughters 3 acres, 5 acres and .8 acre - all on the North side of Greenwich Road from Hulbert Road down to the Zuber property and the Meyer property be changed to HC. I have LC in the front but the back of my property is RR. We are looking to put in what my planner and architect call "big boxes" similar to a Giant Eagle or Lowe's or something of this nature - something similar to what is at the Wadsworth corner of I-76 and SR261. The architect is working on water and sewer. Water is available from the county and we are working with the county sanitary engineer's office to bring sewer from Westfield Center. The sanitary engineer indicated they want to work with me and Pride One/Omni (owner of old truck stop), who initially approached Westfield Center to bring a main down there for their development.

Some discussion points and/or concerns were:

- the possible extension of HC on the North side of Greenwich all the way from Hulbert Road to Lake Road
- the need for traffic studies
- the widening of Greenwich Road
- the location of the new ramp from behind Zuber and Kratzer's property
- the possibility of creating additional traffic at the I-76 and SR 3 intersection as well as the Lake Road/Greenwich Road intersection
- possible commercial development of the whole area of vacant land around the I-76/I-71 interchange area
- the property N across the highway is the campground and soccer fields
- the property directly E is a 14 acre back lot parcel, Ford's house at the end of Hulbert and a 5 acre lot that a family with a modular home owns back by the electric substation, then the substation
- the location of the property by the interstate highways is an area prime for development/progress
- the need for a professional planner (Majewski) as a consultant and the need for Thorne at the Prosecutor's Office to be contacted for legalities
- how the new interchange the state is revamping will also affect Seville and the possibility of coordinating with them for long-range planning

- the amount of commercial/retail space available to the property
- that the property West of Seville along I-76 is already zoned industrial/commercial by Seville
- the property S of Greenwich Road is currently zoned LC
- the permitted uses and conditional uses in the HC and LC districts
- the square footage of retail in LC and that HC doesn't address footage
- whether Seville or Westfield Center would try to annex the property
- the Lake Road expansion for alignment of turning lanes and whether Lake Road would be improved past the old truck wash down to Greenwich Road
- a new zoning classification for this type of retail/commercial development and that other townships' zoning could be checked for wording
- the need to still maintain a rural atmosphere while planning carefully and smartly for development (don't want an area similar to the Montrose area on SR 18 in Montville Township)
- that some nearby areas had been developed a number of years ago and there is decline or near collapse in those commercial developments (i.e. Rolling Hills)
- that this area would be accessible to not only local residents but Cleveland and Akron are big cities nearby within easy driving distance
- the concern about Fire and EMS coverage and the extra load on those emergency services
- the additional tax revenue for the township and the schools
- the opportunity for local jobs for the residents and community

After considerable discussion relative to the above points/concerns, the secretary was instructed to write a memo to the township trustees asking for funds to bring Mark Majewski in as a planner to talk about different zoning options. The secretary will also contact Majewski and Thorne about their availability. Suggested workshop dates with Thorne and Majewski would be Tuesday, January 23, or Tuesday, January 30, 2007, at 7:30 p.m. and the members will be contacted as to the workshop date. The Chair stated that signage and home occupation would go on the back burner at this time.

#### **Announcements**

- Trustees monthly meetings have been changed to the 1<sup>st</sup> and 3<sup>rd</sup> Mondays
- Next regular meeting will be Tuesday, February 13, 2007, at 7:30 p.m.

#### **Adjournment**

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

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

(Minutes approved 3/13/07)