

WESTFIELD TOWNSHIP ZONING COMMISSION
Regular Meeting – March 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: Wayne Brezina, Jill Kemp, James Likley, Russ Zupanic and Scott Anderson. Alternate John Miller was also present. Others in attendance included: Trustee Jeff Plumer, Trustee/landowner Tim Kratzer, Zoning Inspector Gary Harris, BZA member Ron Oiler, Bruce and Rosemary Broadbridge (10352 Wooster Pike), Tom and Karen Micklas (7360 Buffham Road) and Rick and Irish Blankenburg (9303 South Leroy Road).

Minutes

Upon motion by Jill Kemp, duly seconded by Scott Anderson, the January 9, 2007, meeting minutes were unanimously approved and signed.

Upon motion by Jill Kemp, duly seconded by Wayne Brezina, the January 23, 2007, workshop minutes were unanimously approved and signed.

Correspondence

The following correspondence/announcement flyers were reviewed:

- MCDPS Zoning Workshop - 3/22/07 at 6:30 p.m.-9:00 p.m.
- Medina County Health Dept. Informational Meeting Concerning New State Sewage Treatment System Rules – 4/4/07 at 3 p.m.-4:30 p.m.
- Ohio Tax Exemption Certificate re. Cloverleaf School Income Tax - (form was distributed and completed by board members)
- Tom & Diane Bombard letter of 2/21/07 regarding public input meeting
- Kathryn & Jonathan Jodoin e-mail of 2/16/07 regarding public input meeting
- Northstar Planning/Mark Majewski letter of 3/6/07 regarding proposed planning services

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

Old/New Business

Chairman Zupanic indicated that Home Occupation and Signage matters had been tabled for the present time. He further indicated there was no zoning applications submitted to date for consideration at this meeting. The meeting was opened for general discussion.

Chairman Zupanic – I think the board needs to start looking at being proactive about development because it's going to come quickly and if it's not what we talked about previously, it's going to be some other property. That whole area is ripe for development.

Likley – We could look at what’s permitted and what’s conditional in HC and LC – if there are any adjustments that could be made to make the present HC and existing LC more feasible.

Kemp – Until there is something in front of us I think we could proceed by looking at the suggestions that Mark Majewski made to us back in 2000 – whether we wanted to change any of the zoning.

Chairman Zupanic – Does anybody have any comments about what was raised in the last meeting. Some people were adamant one way or the other.

Miller – There is no proposal on the floor – why don’t we talk about the existing zoning and if there are any changes to consider.

Likley – I think the residents have a right to say the type of community they want to live in. We have the responsibility to look at how it’s going to impact the neighbors and impact the community as a whole.

Unknown – As I said at the previous meeting, there’s the noise, there’s the traffic and it becomes a domino effect. Pretty soon 224 will look like North Court Street in Medina and none of us want that.

Chairman Zupanic –Right now it can turn into that because that is the way it’s zoned on both sides of Greenwich Road – both sides are zoned LC, which would allow up to 7500 sq. ft. stores. If we leave it as it is zoned right now, the soccer fields and all that area is LC and now there is a new access road that supports LC and that area. That whole area of Lake Road is zoned HC and LC. Literally right now the only place that couldn’t be developed is the back 40 of Kratzer’s farm because everything around it is pretty much zoned commercial. We have two major highways intersecting in that area and there’s stuff there now and more is coming. I don’t know what the chances are about annexation – that whole thing can be taken and we wouldn’t have control of that.

Unknown – We wouldn’t have the expense either.

Chairman Zupanic – Yes, but guess what, we still would have to live with it. This is the kind of stuff we need to take into consideration.

Unknown – If small businesses go in there that’s something I think people can tolerate.

Kemp – One other thing to consider and I’m not saying that this is the best plan, but normally when something like this is controversial, the people who don’t want it are the ones that come and the ones that don’t come, don’t really care. We really had a small percentage of people who actually live here that came to the prior meeting.

Unknown – I saw people becoming angry about the potential that the community is going to change much more rapidly than they want it to. I think you people have the capability to slow that down.

Chairman Zupanic – We as a board and as a community need to take a look at how we want to best develop it and we need to look at what it would be best for the community for now and 20 years from now.

Unknown – Perhaps best means not to develop.

Chairman Zupanic – Maybe it does but there are other avenues people can take – there’s annexation and legal recourse against this township.

Kemp – And we are going to have some growth.

Oiler – I would suggest that you go back to what you started to originally discuss. There’s nothing before you – it’s a moot point to even discuss it. Start out and finish what you started discussing because that’s originally why you brought Mark Majewski here in the first place.

Kemp – That is whether we want to rezone any of what is HC now.

Likley – If you want to look at the proposals that were made from Northstar back in 2000 then look at the options that were designed – the proposed alterations to our existing HC and LC in that area. What’s the board’s consensus as to alternates 1, 2 and 3.

The board members took some time to review the alternatives received from Northstar previously. There was discussion among various board members as to the pro’s and con’s of the different proposals – discussions about LC, HC and Industrial areas and the current permitted and conditional uses and how each district could possibly be changed. Also discussed was the possibility of a new zoning district, i.e. Commercial 1 and Commercial 2, or the possibility of amending the permitted/conditional uses in LC and HC. There was also discussion about the growth in the township as well as in Westfield Center.

Other discussion during the meeting related to:

- rezoning along Lake Road and Greenwich Road;
- potential building in flood plain areas;
- the campground and development in that area;
- the old truck stop area and potential development;
- the soccer fields and the access road put in;
- the size of residential lots (3 acres minimum);
- the type of businesses that can go in LC and HC;
- if a new zoning district needs to be added or changes in any district;
- the large industrial area north of Seville;
- the possibility of annexation;
- the past annexation by Westfield Center of township land.

After review of the Northstar alternatives, the consensus of the board was that they proceed in two phases – (1) the existing HC that is on the West side of I-71 and (2) the corridor going down Greenwich Road and the possibility of a new zoning district. The

board would need to decide and define what it is we want in these districts – set some limits for building sizes and set some limits on what we want to see there.

There was also discussion about getting help from a planning person relative to growth in NE Ohio regarding the population, the trends and about the growth pattern. It was also suggested that the board could talk with the representative landowners affected by the zoning areas being considered or set a special meeting and invite them to get some input from them. After further discussion it was decided that the board would plan a workshop for Tuesday, March 27th and invite someone from the Medina County Department of Planning Services (and possibly someone from the Prosecutor's Office) to attend to discuss what are our options, what do we need to do – basically to get more information to allow us to proceed with the zoning review.

Announcements

- Workshop session will be Tuesday, March 27, 2007, at 7:30 p.m.
- Next regular meeting will be Tuesday, April 10, 2007, at 7:30 p.m.
(May meeting date will need to be rescheduled due to 5/8 election.)

Adjournment

Upon motion by Jill Kemp, duly seconded by Scott Anderson, and unanimously passed, the meeting adjourned at 8:50 p.m.

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

(Minutes approved 4/10/07)