

Westfield Township Zoning Commission
Minutes of Meeting
Northcoast Premier Soccer LLC, Site Plan Review/Approval
August 20, 2013

The meeting was called to order at 7:31 pm by Chairman Heather Sturdevant. Members in attendance: Greg Brezina, Sue Brewer, Scott Anderson, Heather Sturdevant and zoning secretary Sherry Clarkson. Members absent: Jill Kemp and Dennis Hoops. Guests in attendance: Bill Thorne, Jim Oiler, Matt Witmer, Mike Schmidt, Mike Sweeney and Willie Carrasco.

Chairman Sturdevant advised we are here to discuss the site plan for Northcoast Premier Soccer to get this approved so we have a baseline to go forward. Chairman Sturdevant advised the board had a chance to review the plan with Bill Thorne and we came to the conclusion that everything labeled on the map was okay. Parking and trees were the main items which were not marked. It was noted that we can approve, based upon our current code, the map provided and dated 2012 and vote on it and we don't see any problems as approving it as it labeled. Then we can talk about things moving forward. Do I have a motion to accept the site plan for 2012 for Northcoast Premier Soccer LLC, Lot #041-15B-39-033 without the code map on the left hand side to be crossed out as not applicable to the front property. A second to the motion was made by Scott Anderson. A roll call was taken as follows: Greg Brezina-aye; Sue Brewer-aye; Scott Anderson-aye; Heather Sturdevant-aye. The motion passes. Chairman Sturdevant advised the map will now be stamped and signed by members.

There were some items not on the map which were in question. It was noted that the applicant has talked to Bill Thorne on this. That being the parking issues at hand. We were looking at parking which was lined (on the grass) but not identified on the map (Chairman Sturdevant showed applicant on the current map and identified the areas). The applicant proceeded to show areas on the map to the board. It was noted parking will not be a problem, but the applicant will need to submit a site plan and mark the areas and meet the zoning regulations (hard surface and trees) and obtain the necessary permits from the zoning inspector.

It was noted that the applicant can do one site plan showing the two parcels and pay one fee identifying any new parking areas planned. It was noted that this would need to meet the current zoning regulations and/or be taken to the Board of Zoning Appeals for a variance if need be. (Parking too close to property line, would be an area variance. If for some reason another driveway would be needed, a use variance would need to be applied for).

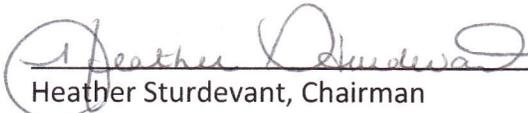
The applicant advised that they are thinking of putting in artificial grass, on the field. It was noted in the movement of dirt, the applicant would need to check with the Highway Engineer's office and obtain a permit.

Bill Thorne asked that in the future should the applicant have questions, they should contact the zoning inspector concerning parking on the fields. (eg. Fields flooded, tournament etc.) It was noted it is easier to solve a problem by asking questions before a problem occurs. It was

noted that the parking issues are controlled by the township. It was noted the lines of communication need to be kept open between the applicant and the township.

With no further questions, the meeting was adjourned at 8:15 pm.

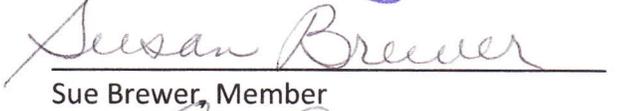
Respectfully Submitted
Sherry Clarkson, Zoning Secretary


Heather Sturdevant, Chairman

9-10-13
Date


Greg Brezina, Co Chairman

9/10/13
Date


Sue Brewer, Member

9/10/13
Date


Scott Anderson, Member

9/10/13
Date