

Westfield Township Board of Zoning Commission

Regular Meeting
May 13, 2014

Sturdevant calls the meeting to order at 7:37 PM.

Roll call: Sturdevant- aye, Anderson- aye, Doty- aye. Absent: Sue Brewer, Jill Kemp & Greg Brezina

Also Attending: ZI Sims, Trustee Schmidt, Trustee Likley

- The board received the Informal Review back on the Solar Language from Medina County Planning Services, Susan Hirsch.

Sturdevant reads the recommendations. The board discusses in length the recommended changes proposed by Planning Service. The discussion revolved around the height of solar panels and there was a consensus among the present board members that the panels would most likely not be placed above the peak which would be the highest point of the structure. Doty addressed that the worst case scenario would be 35' 8". The language also addresses flush mounted solar panels would not be more than 8" above the roof.

Sturdevant asked if there should be a vote tonight or wait for a full board. It was unanimous to wait for the full board but the language could be sent for a formal review in the meantime.

Doty makes a motion to make the suggested changes by the Medina County Planning Services and to resubmit the language for a formal review; seconded by Sturdevant.

Roll call: Anderson- aye, Doty- aye, Sturdevant- aye. The motion passes.

- Sturdevant talked with Assistant Prosecutor Thorne regarding making the language changes of rear, side yard language to rear, side lot. Bill Thorne thinks on first glance that this change may close the loop hole that is causing the township problem with the present language. Thorne wishes to look at these changes in depth and will get back in touch with Sturdevant. After hearing back from the Assistant Prosecutor the language will be sent to Planning Services for an informal review.
- Trustee Likley addressed the board to discuss creating a new Commercial 1 District. He felt this new district would provide an opportunity for traveling public and or local uses for an underutilized area.

Doty inquired if the board was going to expand the existing Highway/Commercial District or make a new district.

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Likley said it would be a new district that would utilize the 40 acres of present blight that has set empty for more than 15 years. The area is owned by 3 different owners (so there would be an opportunity to invite them into the discussion). These properties also have water and sewer available but these utilities would have to be upgraded. The Highway/ Commercial District would remain the same at this time.

Doty would like to see some planned zoning with thoughtful consideration of this area.

Sturdevant mentioned that the Greenwich Road residents didn't want any development and it may not get passed by the community.

Likley mentioned the accessibility to highway and that Mud Lake, Greenwich Road and Daniels Road areas would get additional traffic and this is a concern.

Likley suggested to the ZC to look at this vacant area and 1.) Vet it

2.) Go through the formal review process and 3.) Get property owners involved.

The board decided to make this new language a focus of the next couple of months (making it clear this is a specific area of 224 to Greenwich to 71).

- Fences were revisited by the board and Sturdevant wanted to address the idea of the township to allow for ornamental walls that were presently not permitted. The following are also not permitted: PVC fencing and ornamental Uni-lock blocks.

Doty addressed that fences are presently included in the structure definition and therefore ornamental fences should follow the set-back criteria.

Sturdevant discussed the definition of fences and the definition of structures as well as the difference of a wall.

ZI Sims describes a wall and excludes it from the fence definition because it is not permitted on a lot line (however, fences can be).

Sturdevant discussed the idea that a wall at the entrance of a drive was close to the property line and this needs to be addressed when writing language for walls and structures.

Comment: Matt Wittmer- 5606 Buffham Road wanted to remind the board that some fences and walls had agricultural purposes and the area that Sturdevant was discussing was not the owners' intent to be a nuisance.

The board discussed in length the definition of the word fence should be pulled from the definition of structure.

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- Doty would like to see 3 changes:
 1. Change definition of structures (remove fences and walls from this definition).
 2. Define Wall (including ornamental)
 3. Amend 205.B

Sims would like wall to be added to the section that has fences so the resolution is not in conflict with itself.

- New definition: **Wall: A structure composed of wood, metal, masonry or other durable materials erected for the primary purpose of being ornamental.**

Sturdevant proposed that the wall could have a side yard set -back of 25'.

Zi Sims had a personal preference of front yard (not a side or rear yard).

- Sturdevant wishes for the board to look into fences and what changes should be made to the Zoning Resolution and be prepared to discuss at the June 10, 2014 ZC meeting.

Old Business

- Zi Sims informed the board that there was no longer a need for a public hearing. The Greenwich Road Mini Storage Units will require a lot combination (on 3-21-14) and that Bob Riley the property owner has met with Assistant Prosecutor Karas and Zi Sims to discuss pursuing variances. The property is in nonconformance for 4 new buildings and a compromise has been made to approve the 4 buildings in Phase 2 (after lots are combined) and denied approval of Phase 3. Erosion permits have expired and now Riley has to comply with the new permits and will then go before the BZA if the site-plan changes.
- Rob Henwood requested the trustees to make a resolution to include a time frame (maybe 60 days) to have signed Mylar recorded after a lot combination.

With no further business to come before the board, Sturdevant makes a motion to adjourn at 9:34 PM; seconded by Doty.

Respectfully Submitted by:

Cheryl Porter, Zoning Secretary

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Meeting Minutes Approval Date: _____

Heather Sturdevant, ZC Chair

Jill Kemp, ZC Vice-Chair

Scott Anderson, ZC Board Member

Joseph Doty, ZC Board Member

Sue Brewer, ZC Board Member