

Westfield Township Board of Zoning Commission

Regular Meeting
June 10, 2014

Sturdevant called the meeting to order at 7:45 PM.

Roll call: Kemp- aye, Anderson- aye, Brewer- aye, Brezina- aye, Sturdevant- aye.

Absent: Joseph Doty

Meeting Minutes for 5-13-14 are tabled to the next meeting.

April 8, 2014 Meeting Minutes were signed by the board.

Sturdevant read the Zoning Text Amendment Final Review (Sec. 205L Solar Panels) received from Susan Hirsch of the MCPC. The board unanimously agreed that the language should include 'principal and/or accessory buildings' to this section.

Sturdevant makes a motion to hold a Public Hearing regarding the new language to Article II General Regulations, Section 205 Accessory Structures and Uses L. Solar Panels on July 8, 2014 at 7:30 PM; seconded by Kemp.

Roll call: Anderson- aye, Brewer- aye, Brezina- aye, Sturdevant- aye, Kemp- aye. The motion passes.

New language was discussed and agreed upon by the board:

Fences- a structure or barrier made of wood, metal, masonry or other durable materials, rails, boards, wire mesh etc. used to mark a boundary or to define and to enclose a specific area for the purpose of protection, privacy or confinement. Railings along or adjacent to front stoops, porches, steps, landings, culverts, bridges or sidewalks shall not be considered as a fence under this definition.

Fences/Wall- a structure made of wood, metal, masonry or other durable material erected for the primary purpose of being ornamental and used as an enclosure, boundary marker or as a means of retention for either water or earth.

Fences/Decorative- a structure made of wood, metal, masonry or other durable material used in the manner to which it is designed to add to the design aesthetics or attractiveness of the lot on which it is placed rather than as an enclosure or barrier. Railings along or adjacent to front stoops, porches, steps, landings, culverts, or bridges or sidewalks shall not be considered as decorative fences under this definition.

The board reviewed the materials that are currently permitted in the Zoning Resolution.

Sturdevant read the definition on page 125 for fence and will add 3 new definitions (replacing the original fence definition) and will read as follows:

- 25 a. Fences
- b. Fences/ wall

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c. Fences/ decorative

Page 8, B. Fences will read as follows:

1. Fences, wall fences, decorative fences shall be permitted in compliance with the standards in the following table. Agricultural fences shall be exempted as provided in Subsection 202.A.1: (Wall fences in excess of 8' shall require a zoning certificate.)

The board discussed the opacity and height requirements after ZI Sims recommended a second look due to walls and their opacity.

Sturdevant addresses that #2, #3, #4, #7 under Fences will read as follows:

2. Fences, Decorative Fence Height. The height of a fence shall be measured from the top elevation of the top board, rail, or wire to the natural grade of the ground, or, in the case of a wall fence not to exceed 15' in height, from the top surface to the ground.
3. Fences, Decorative Fences Opacity. Opacity shall be the proportion of the surface of a typical section or panel of a fence which is open to light and air when viewed along a line perpendicular to the fence section or panel. Wall fences are exempted from minimal opacity requirements.
4. Where a traffic vision hazard is created by a fence, decorative fence or wall fence, the Zoning Inspector shall require a modification to the height or location of the fence as required to prevent or to eliminate the hazard.
7. Fences, Decorative Fences and Wall Fences located in the front yard, or in a side yard which abuts a public right-of-way shall not be made of chain link, wire, mesh, or metal pipe materials.

Sturdevant informed the board that she is waiting for Bill Thorne to address the issue of front/rear and side yard could be replaced with the words 'lot lines'.

Sturdevant discussed with the board the information/ clarification from Trustee Likley regarding the Commercial 1 District which was not meant to replace the entire Highway/Commercial zoning but only for a specific area; southeast corner which includes the old truck stops.

Trustee Thombs provided his opinion to the board regarding what he felt people would want to see developed in that area. He also stated that the board has the New Comprehensive Plan and the comments from the residents are invaluable for understanding their positions. Thombs would also like to see more people and the real estate agents involved to give their input. He also believes it could be a very profitable corner due to the success of the soccer complex.

Trustee Schmidt provided his opinion to the board that the township is behind in implementing the Comprehensive Development Plan since we are in the last year of the five year plan. He discussed the

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revitalization of Seville and their \$15,000.00 grant to study the downtown historic district and perhaps this is the avenue that Westfield Township should pursue.

ZI Sims offered her opinion as a resident and as a former trustee that the ZC already has a study; 1996 Comprehensive Development Plan, 2003 Comprehensive Development Plan and the current 2009 Comprehensive Development Plan and they all have similar conversations and expectations from the residents.

Brewers asked if before “creating a dream plan’ shouldn’t we find if the EPA can clean up the old truck stop?

Sturdevant believes it isn’t the townships responsibility to clean it up but the responsibility should be for the township to open up further zoning opportunities. The ZC should take a proactive approach.

ZI Sims stated that we already have a study (3 separate studies) and the ZC should review these comp. plans prior to inviting property owners or residents.

Sturdevant proposed the following plan for the ZC to follow:

1. All board members take the time to review the comp plans from 1996, 2003 and 2009. (The first two are on the web if the members do not have a hard copy.) This will insure that all members are on the same page and ready for discussion.
2. Workshop with the trustees, board members and ZI.
3.
 - a. Workshop with property owners and public hearing to craft the language then Planning Services or
 - b. ZC crafts the language and develops a plan of action, residents invited then Planning Services

Sturdevant will communicate with the trustees the opinions of the board to have a say in how they will be paid; monthly versus every quarter.

Kathy Zweifel will be sending out information how board members should proceed with the OPERS changes.

With no further business before the board, Sturdevant makes a motion to adjourn at 9:36 PM; seconded by Kemp.

Announcements

- **Trustee Regular Meeting- June 16, 2014 @ 6:30 PM**
- **SHEMO workshop- June 24, 2014 @ 6:30 PM at the Medina Library**
- **Public Hearing on Solar Language- July 8, 2014 @ 7:30 PM**

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- **ZC Regular Meeting -July 8, 2014 following the public hearing**

Respectfully Submitted by:

Cheryl Porter, Zoning Secretary

Date Approved: _____

Heather Sturdevant, Chair

Jill Kemp, Vice-Chair

Susan, Brewer, ZC Board Member

Joseph Doty, ZC Board Member

Scott Anderson, ZC Board Member

Greg Brezina, ZC Alternate Board
Member