

Westfield Township Zoning Commission & Trustee Workshop

September 9, 2014
Comp Plan Review Workshop

Likley opens the workshop on September 9, 2014 at 7:30 with the Zoning Commission and Trustees attending. Roll call: Sturdevant- aye, Kemp- aye, Anderson-aye, Brezina- aye, Brewer- aye, Thombs- aye, Likley- aye, ZI Sims- aye. Also in attendance is Brian Richtor- Assistant Medina County Prosecutor.

Thombs welcomed all participants and made sure everyone had papers and original comp plan target dates. He announced that this was an informal workshop and would like everyone to have an input into this process. The focus of this workshop is to establish goals, dates to meet those goals and who would be responsible.

Sturdevant feels the reviewing of the zoning code should be an ongoing process and this would take the longest period of time. She also wanted to know if shorter items are doable first and then take on larger items.

Likley felt that Office and Industrial District should be addressed and how does this lead into other zoning tasks. Final review would be 2018.

Sturdevant wanted the trustees to understand that this board has gone through this process before and then their decisions were changed and she would like to only update if the dates and tasks are realistic and doable.

ZI Sims shared with the board that the chart that they are asked to update was approved by both boards; the Zoning Commission and Trustees.

The panel spoke at length about what topics should be reviewed and when they should be addressed and updated by the Zoning Commission. The ZC members asked about what involvement the community or owners of the Highway/ Commercial area should have. It was suggested by Brian Richtor (Assistant Prosecutor) that the ZC should look at uses that fit with the general plan of the township and ultimately the vision of the township should be considered first and foremost.

Consensus with all whom participated was that a Highway Commercial District was to be defined and created. This should include the South East Corner of Lake Rd. and Rt. 224 (old truck stop). This language will be addressed immediately by the ZC into 2015.

Reviewing Alternative Residential Housing (senior housing) will be addressed by the ZC in 2016. This may also include Planned Unit Development / Green Initiatives and how to make the language more desirable in early 2016.

The participants felt that some of the groups could be grouped together; Natural Hazard Regulations, Contamination issues, and well head protection could be addressed early 2016.

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Neighborhood Business Amendments (changed from original West Greenwich Neighborhood Business Amendments) was discussed and consensus by the participants felt that perimeters should be placed on these businesses to protect the residential property. This would be addressed in early 2017.

Office/ Industrial District will be addressed in mid to late 2015 and all present felt that the Official Review of Zoning Code or Resolution should be addressed as an ongoing process with a review in 2018. Contradictions within the code will be an ongoing review and the final say will be with the Zoning Inspector.

Sturdevant feels that the Trustee liaison should be at the meetings so they will be able to present the ZC's reasoning behind their decisions.

Thombs requested ZC minutes to be sent to him so he could best stay in the loop to zoning policy.

Likley closed the work session at 9:00 PM.

Respectfully submitted by,

Cheryl Porter, Zoning Secretary

Date approved: _____

Trustee James Likley, Chair

Trustee William Tombs

Trustee Michael Schmidt

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Attachment: Comp Plan Target Date