

Westfield Township Zoning Commission

Regular Meeting
October 14, 2014

Chairman Sturdevant calls the meeting to order at 7:42 PM. Roll call: Brewer- aye, Doty- aye, Sturdevant- aye, Kemp- aye, Anderson- aye. Also in attendance are Alternate Berezina and Trustee Schmidt.

Approval of Minutes

Anderson makes a motion to accept the meeting minutes for September 9, 2014 as submitted; seconded by Kemp. Roll call: Doty- abstains, Sturdevant- aye, Kemp- aye, Anderson- aye, Brewer- aye. The motion passes.

Approval of Workshop Minutes

Kemp makes a motion to approve the meeting minutes for September 9, 2014 Workshop with corrections; seconded by Anderson. Roll call: Sturdevant- aye, Kemp- aye, Anderson- aye, Brewer- aye, Doty- abstains. The motion passes.

Fencing Regulations and Definitions

Sturdevant explains to the board that this language was sent to Planning services in June and after talking with Susan Hirsch in September the recommendations have still not been sent back to the ZC. Rob Henwood requested Hirsch to make recommendations and they were then forwarded today (October 14th). The board will review Planning Services recommendations and our changes will be on the Planning Commissions' docket for November 5, 2014 for a Formal Review.

Definitions- Add Fence to Accessory Structure (Recommendation of Planning Services.

Doty reminded the board that they did not want fences to be an accessory structure because that would be limiting to the placement on the lot.

Sturdevant rechecked the table that had the lot lines and the position of the fence.

Doty explained that if we leave fence as an accessory structure then we negate the "taking fence out of the yard regulations."

After great discussion the board decided unanimously to keep fences as an "Accessory Structure" and to make the following changes to the following sections: Fences may be installed abutting the property line and are exempted from regulations in tables, 205-B.5, 303-B, 304-B, 305-B, 306-B, 307-B.

The board also agreed unanimously to make the following changes to the definitions:

Fences- an accessory structure or barrier constructed of wood, metal, masonry, stone or other durable materials, rails, boards, wire mesh etc. and 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

Westfield Township Zoning Commission

stoops, porches, steps, landings, culverts, bridges or sidewalks shall not be considered as fences under this definition.

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

Heather agreed to make changes to the text and to meet with Susan Hirsch at Planning Services so they would understand the intent behind the board's changes (in agreement with the recommendations as well as the board disagreeing with Planning Services recommendations).

Doty asked for a copy to be sent to ZI Sims for her recommendations but Sturdevant did not think there was enough time. Doty made it understood that he disagrees with this quick turnaround and having another board (Planning Services) dictate the timetable of Westfield Townships ZC's actions. Sturdevant also mentioned that ZI Sims had not been to the last couple of meetings and that the ZC board is used to the previous Zoning Inspector attending all of their meetings. Doty also felt that having ZI Sims attend the meeting would be helpful but she is not required to attend. Sturdevant would like open lines of communication with ZI Sims. Doty continued to address not having enough time to catch mistakes with the fence language and would like to be given more time to review this document. Sturdevant would like to stay on schedule and send to Medina County Planning Commission for their November 5th meeting.

Sturdevant addressed the Planning Services recommendation to have decorative fences of 6 feet required to obtain a zoning permit. The Planning Services were referencing Article II, General Regulations; Decorative Fence and Fences can't be over 6' in height so the comment of requiring a zoning certificate exceeding 8' would not be allowed by the table on page 8 of the Zoning Resolution. Doty asked for clarification of why the board suggested 8' is their recommendation and Sturdevant said that 8' seems to be the standard barrier size. The board feels that 8' is adequate because it is ornamental and not an enclosure. For this reason the ZC Board unanimously felt that it was not necessary for all fences to have a permit.

The ZC Board continued to read through the MC Planning Services staff comments and addressed 205-B.4 "Where a traffic vision or **safety hazard** is created by a fence, the zoning inspector shall require a modification to the height location of the fence as required to prevent or eliminate the hazard. Doty requested that safety hazard be added to the language.

Westfield Township Zoning Commission

Sturdevant made a motion to send all amendment changes to Medina Count Planning Commission for a Formal Review; seconded by Kemp. Roll call: Kemp- aye, Anderson- aye, Brewer- aye, Doty- aye, Sturdevant. The motion passes.

Sturdevant will write and send amendment of the Fence, Fence Wall and Fence Decorative definitions and text language to the MC Planning Commission on 10-15-14.

Old Business

Training- Montville does not have a date for training. Sturdevant offered to have a training session at Westfield Township if the new members could not get their hours in any other way. Please contact Sturdevant if this is necessary within the next 2 weeks. BZA and other townships will be invited if a workshop is organized. Anderson requested a later time (7:30 PM) due to his work schedule. Doty has attended the Public Records and the Sunshine Act in Wadsworth. All reappointed members must complete 2 hours yearly.

Doty made a motion to adjourn at 9:20 PM; seconded by Sturdevant. The board unanimously agreed to adjourn.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: _____

Heather Sturdevant, Chair

Jill Kemp, Vice- Chair

Sue Brewer, ZC Board Member

Joseph Doty, ZC Board Member

Scott Anderson, ZC Board Member

Westfield Township Zoning Commission
