

Westfield Township Zoning Commission

Regular Meeting
February 25, 2015

Doty calls the meeting to order at 7:00 PM.

Roll call: Miller- aye, Doty- aye, O'Neil- aye, Haumesser- aye.

Absent- Anderson and Sturdevant

Also in attendance: ZI Sims and Trustee Thombs

O'Neil makes a motion to accept January 28, 2015 meeting minutes; seconded by Haumesser. Roll call: O'Neil- aye, Haumesser- aye, Miller- abstain, Doty- aye. The motion passes.

Public Hearing Information

According to Assistant Prosecutor William Thorne a public hearing may be closed/ adjourned and a vote may take place at a later date if necessary (within 30 days). Once the board adjourns and announces that they will continue on a different date it is not necessary to republish an announcement in the paper.

By Law Approval

Haumesser makes a motion to accept the Zoning Commission's By Laws for the year 2015 as submitted; seconded by O'Neil. Roll call: Haumesser- aye, O'Neil- aye, Miller- aye, Doty- aye. The motion passes.

Porter will provide a new Zoning Commission's By Law signature sheet with present board member names to be signed.

Fence Language

Sturdevant will provide information from Henwood and Thorne regarding Fence Language. Nothing provided at this time.

Highway/ Commercial

- Doty provided a draft copy of 306 Highway/ Commercial for all of the board members. He also informed the board that the 1996 and the 1976 Comp. Plans had the same suggestions as the present Comp Plan. Doty wanted the board to discuss at a later time the present requirement of Central Water and Sewer Service at this area.
- ZI Sims and Doty met with Susan Hirsh and Rob Henwood for their informal suggestions regarding Highway/ Commercial language. The question of how to reduce the burden of needing Central Sewer and Water will need to be addressed.
- Ohio EPA will address the use of a commercial use of a septic system.

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- Doty provided the board with square footage of grocery stores in neighboring areas to get an idea of dimensions to begin discussion:
 - B.2. i. **Grocery and food stores not to exceed 75,000 square feet.**
 - Buelers in Wadsworth is 89,000 sq. ft.
 - Buelers in Medina is 72,000 sq. ft.
 - Giant Eagles in Wadsworth is 92,000 sq. ft.
 - Millers' in Lodi is 29,000 sq. ft.
- Comp Plan states that development should not include a large box store and the 75,000 square feet is just a suggestion for discussion.
 - B.2.j. **Other Retail Trade not to exceed 30,000 square feet.**
 - Drug Mart in Lodi is less than 25,000 sq. ft.
 - Marc's' footage is 20-30,000 sq. ft.
- B.2.k. **Office**

Article XII January 15, 2014- Signature Page from the past Zoning Commission and the Trustees to add storage and warehousing, light industrial etc...

Section 606- Discussion included the hypothetical Westfield Commons Proposal (site plan map provided to the board members by the Chair). Size of lots, setbacks and side yards were discussed and compared to Montville Townships Zoning (2 acre minimum for subdivisions and all others are 1 acre).

Miller stated that Speedway Drive is not in compliance with today's zoning (Mc Donald's- 1.1 acres, Arby's- .97 acres, Super- 1.5 acres, empty lot- .84 acres).

ZI Sims also mentioned there is not a standard for a cul-de-sac in the zoning code and should be added to the Highway/Commercial language.

O'Neil expressed that having a 1 acre minimum may create a 'mini-strip mall' with more traffic and a higher density. There may be a need for more than 1 entrance.

Miller will work on a table (much like Montville Township's) **430.4, lot requirements and 430.5, 430.6, 430.7**. The Board will further discuss water and sewer in the new district (Lake and Greenwich property).

Susan Hirsh advised not writing zoning for a specific area. Existing buildings may be converted with approval of the Ohio EPA.

Miller suggested that **Ohio EPA should be added to 305 C-2**

Rory advised that the Local Commercial District does not state they need (require) water and sewer but will be regulated by densities and the Medina Co. Health Department.

Miller- 306 A add as well as benefitting the local market and are therefore distinguishable from used in the LC district on basis of size and intensity of use.

The board members are to do the following: **Go to 606 and decide on what should apply or not.**

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Sims suggested that control of square footage and what can come in could be controlled as a percentage of hard surfaces are not to exceed a certain amount.

Likley explained to the board why the trustees approved 306 and how they were looking into adding light industrial and the added language did not hinder the zoning code.

Sims suggested deleting entire section 306 E-6 so as not to create a nuisance.

Planning Services recommendation was to create Cul-de-sac. Supplemental Regulations should include lighting; objectionable to a common person.

Announcements

February 26, 2015 Montville Workshop @ 6:30 PM

March 23, 2015 Workshop/ Training with Prosecutors @ 7:00 PM- (Give questions in advance to Porter)

March 25, 2015 ZC Regular Meeting @ 7:00 pm

Haumesser makes a motion to adjourn at 9:40 PM; seconded by O'Neil. All said Aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: _____

Joseph Doty, Chairman

Heather Sturdevant, Vice Chair

John Miller

Debbie Haumesser

Rory O'Neil

Scott Anderson

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