

Westfield Township Zoning Commission

Public Hearing for Proposed Text Language

March 16, 2016

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

Also in attendance were Trustee Likley and ZI Sims

Chairman Doty explained that the proposed text language sections were addressed due to issues that reoccurred. The Zoning commission worked closely with the Medina county Planning Services and also received recommendations from Medina County Planning Commission and Prosecutor Dean Holman regarding opacity of fences.

Comments from the floor- none

The Zoning Commission applied some of the recommendations; posted the Zoning Text Amendment at the Town Hall and Advertised the Public Hearing in a timely manner are now ready to send their recommendations to the Trustees.

Chairman Doty makes a motion to approve the following proposed text language; Article II, Section 205; Section 1102; Section 303, 304, 305, 306, 307; Article V, Section 506 and 507 and to send the text language to the Trustees for their review; seconded by Haumesser.

Roll call: Doty- aye, Haumesser- aye, Rumburg- aye, Miller- aye and O'Neil- aye. The motion passes.

Doty makes a motion to adjourn the Public Hearing; seconded by Haumesser. All said aye. The motion passes.

Doty makes a motion to open the regular ZC meeting at 6:35 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye. The motion passes.

Doty makes a motion to accept the January 27, 2016 and February 24, 2016 meeting minutes as corrected; seconded by Haumesser. Roll call: Doty- aye, Haumesser- aye, Rumburg- aye, Miller- aye, O'Neil- aye. The motion passes.

Agenda: Discuss Greenwich Road Corridor with Mark Majewski from North Star Planning.

Training: March 29, 2016 at 6:30 PM at 665 Wadsworth Road, Montville presented by Planning Services on Foundation of Ohio Zoning Part I. This is one of a three part series. New ZC members are required to have 8 hours of training and current ZC members must have 2 hours of training.

Mark Majewski was retained by the Trustees to help the Zoning Commission write zoning language.

Work Session with Mark Majewski:

Gable, Doty, Miller, O'Neil, Rumburg, Haumesser, Zi Sims and Likley.

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Addressed:

- 2014- East Greenwich Road addressed
- Commercial District Size
- North property of Commercial area and environmental concerns
- Industrial
- Maintain rural character of the township
- Highly valuable land
- Availability of utilities (water and sewer)
- Highway/ Commercial District
- Overlay suggested within Lake and Greenwich Road area.
- Requirements in the zoning (buffers, etc.)
- Overlay of Planned Unit Development (denser residential area)
- Presently how many businesses in the Local Commercial District

ZC Members agree on the following:

- Do not extend further south from the Local Commercial on both the west and east side of the Village
- Do not extend the Local Commercial area to Seville
- Create an LC1, LC2, LC3 since they have different needs
- Planned Unit Development must be looked over and consider creating a Conservation District
- Leave RR but create opportunities for Light Industrial or Light Office Industrial District

Majewski will examine the PUD; Legalities of an Office Industrial Overlay; and Sanitary Engineer's for sewers and talk with Amy Lion- Galvin

Haumesser makes a motion to adjourn at 8:43 PM; seconded by Miller. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

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Date approved: _____

Chairman Joseph Doty

Vice-Chair John Miller

ZC Board Member, Debbie Haumesser

ZC Board Member, Carol Rumburg

ZC Board Member, Rory O'Neil