

Westfield Township Board of Zoning Commission

March 22, 2017
Regular Meeting

Chairman Doty called the meeting to order. Roll call: Haumesser- aye, Franz- aye, Doty- aye, Miller- aye, O'Neil- aye and Rumburg attended meeting at 6:45 PM.

Also in attendance: Trustee Likley and Mark Majewski (land planner).

Haumesser makes a motion to accept the February 15, 2017 meeting minutes as submitted; seconded by Doty. Roll call: Haumesser- aye, Doty- aye, Franz- aye, Miller- abstain, O'Neil- aye. The motion passes.

Majewski talked with Susan Hirsch of Planning Services regarding the draft plan and her recommendations.

Discussion: Map of Overlay property will be created by Medina County Planning Services at a later time.

Comments (3.A.1) Determination with Site Plan; Preliminary Site Plan Review will include this and details should be included by the developer.

Majewski will add clarification of 3.A.1 table that determines which Board will review the different Site Plans and Overlay will be included in the Zoning Text.

Open Space areas will be considered Block and labeled as such. The term "parcel" will be changed to "block" and labeled Open Space.

Discussion: What percent of open space can be a water source; pond, creek, wet-land.

Density (20%) will encourage development of this particular area.

Restricted versus Common Open Space will be clarified on final document.

Discussion: Side-walks on public and subject to review on private roads. Pathways will be left for natural areas.

Day Cares and Adult Care facilities are not defined in the Zoning Text. Many of these properties are defined by the state.

Chart: Define Right-of-Way and define how many feet the set back is (30 feet).

Accessory Building: Limit to 12 feet height and 150 square feet.

Natural Hazard's Overlay Area-Language needs to be cleaned-up.

Similar Use- Be consistent to the Zoning Text.

Time changed to 24 months for construction.
Tentative schedule:

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“What If” meeting: Ask Likley to attend the April 19, 2017 meeting and discuss the Natural Hazards area and how it fits with the Industrial/ Residential area being planned.

Public input and Public Hearing may be May/ June after Board is comfortable with the details of the property.

Haumesser makes a motion to adjourn; seconded by Doty. All said aye.

Respectfully submitted by:
Cheryl Porter, Zoning Secretary

Date Approved: April 19, 2017

Chairman Joseph Doty

Vice-Chairman John Miller

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Rory O’Neil, ZC Board Member

Jack Franz, ZC Board Member