

Westfield Township Zoning Commission

May 9, 2018

Special Meeting and Public Hearing

Attending: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye, Franz- aye,

Also attending: ZI Sims, Trustee Schmidt

Public Hearing

Zoning Text Amendment

Chairman Doty opened the public hearing for the updating of the Zoning Maps and Maps Amendment.

Secretary Porter verified that the meeting was published correctly.

April 4, 2018 the Medina Department of Planning Services recommended the updated Zoning Text amendment with no changes.

Doty makes a motion to refer the proposed Text Amendment (Natural Hazards Overlay, Zoning District and Natural Hazard Zoning District) to the Board of Trustees; seconded by Miller. Roll call: Doty- aye, Miller- aye, Haumesser-aye, Rumburg- aye, O'Neil- aye. The motion passes.

Doty makes a motion to adjourn the Public Hearing at 6:46 PM; seconded by Haumesser. All said Aye.

Special Meeting to review Application for Site Plan Review

Deer Pass Golf Course

Roll Call: Haumesser- aye, Doty- aye, Miller- aye, O'Neil- aye, Franz- aye, Rumburg- aye.

Also attending: ZI Sims, Trustee Schmidt, Lonny Carter, Alexandro Martinez, roger Nair, Lynn Nair

Correction of the Zoned Property to Conditional Use was explained to the property owner.

Application for Site Plan Review was discussed.

Zi Sims discussed paving the parking lot and 1 year completion was too long. MC Building Department has approval to move forward but after on-sight septic paper work is complete.

Conditions discussed:

- Approval of Septic System and paperwork provided to ZI Sims
- ZC Boards' approval of Site Plan
- Fire chief approval/ written response needed
- Medina County Building Department approval to move forward.
- ZC Board will need final blue prints

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- ZI Sims will have the ability to make sure all of the conditions are completed.

Chairman Doty states that the intent of the Zoning Code is to be followed and there won't be an approval until all is finished.

1. Septic Permit (Section 305.C.2)- Health Department prior to the zoning certificate; need an upgrade according to the EPA (doubling the size); submitted to the EPA soil scientist; waiting for the permit to install.
2. Map Scale 1/20ft and 9 copies to the ZC
3. American Disabilities Act- 5 handicapped parking spaces
4. Trees in parking lot- 13 trees within the area of any parking lot. (1 tree for each 10 spaces according to Article 5.) Site plan will need these to be designated
5. Trip Generation Report- brief report and all 7 items addressed according to Section 807. D. 3b. (Highway Engineer has trip generation on file.
6. Parking lighting- follow code and lights need to be on site plan. Have existing lights marked on the site plan.
7. Parking spaces meet 504. B/ 505. B and authorization of fire department for safety equipment.
8. Land scape buffer (ditch and road frontage).
9. Hours of operation- Currently 6:30 am- 9:30 PM. Restaurant is open from 11:00 an- 10:00 PM with a liquor license.
10. Time for paving parking lot (half for fall and half is in the spring due to cost. Main area paved by opening; seconded area paved after thaw and spring of 2019.
11. Replace existing sign in existing location with a needed sign permit. No change in size.
12. Meeting May 23rd at 6:30 PM to discuss these conditions.

Porter will advertise but will not be able to attend. Also absent will be Franz.

Haumesser makes a motion to adjourn at 8:00 PM; seconded by Doty.

Respectfully submitted by Cheryl Porter, Zoning Secretary

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Date approved: 15 August 2018

Joseph Doty, ZC Chairman

John Miller, ZC Vice- Chairman

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Jack Franz, ZC Alternate Board Member

Rory O'Neil, ZC Board Member

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