

Westfield Township Zoning Commission

Organizational Meeting

January 20, 2021

Secretary Porter opened the organizational meeting at 6:50 PM. Roll Call: Doty, Franz, Grimm, Rumburg.

Also attending via zoom: Trustee Schmidt, Trustee Horner, ZI Sims

Rumburg makes a motion to nominate Doty as ZC chairman; seconded by Grimm. Doty accepted and all said aye.

Grimm makes a motion to nominate Franz as Vice-chairman; seconded by Rumburg. Franz accepted and all said aye.

The Board sets the meeting dates for the 2021 year:

February 17, 2021	August 18, 2021
March 17, 2021	September 15, 2021
April 21, 2021	October 20, 2021
May 19, 2021	November 17, 2021
June 16, 2021	December 15, 2021
July 21, 2021	

Dates are subject to change.

Doty makes a motion to accept the By Laws as corrected; seconded by Rumburg. All said aye.

Doty makes a motion to adjourn the organizational meeting at 7:05; seconded by Rumburg. All said aye.

Regular Meeting

Doty opens the ZC regular schedule meeting at 7:05 PM. Roll call: Doty, Rumburg, Franz, Grimm

John Miller has resigned as a ZC Board member. The Board thanks John for his years of dedication to the Board.

Jack Franz and Greg McGlashan (BZA) will need to be reappointed as Board members by the Trustees.

Doty would like to know which Medina County Prosecutor will be the contact for the ZC Board. ZI Sims stated that Mike Lyons is the Zoning Contact through Medina but Gerald Innes, Lorain County Prosecutor has retired so the Township Trustees must call and ask for another zoning contact for zoning issues that may need outside council.

There is a need for a Prosecutor’s review for Section 308 and possible Section 309 proposed text. Looking back at records and talking with Rob Henwood of Medina County Planning Services he recommended the prosecutor’s review for the zoning text.

ZI Sims explained that a virtual meeting on January 19, 2021 with MC Planning Services was scheduled to discuss assistance for writing a text map amendment and text language amendment for Highway Commercial property. Attending the ZOOM meeting was Rumburg, ZI Sims, Trustee Horner and

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Secretary Porter. The meeting was scheduled to receive advice for the applicant who was requesting a change in zoning for the Old Truckstop.

MC Planning services explained that they had concerns with PRD language submitted by the ZC Commission for their informal review. They were concerned with the alignment to the Comprehensive Plan (dealing with the RR text language and the allowed density); the idea of “an envelope” to be used for placement within the PRD and they would forward their review in its entirety. They should be able to represent this PRD for Rural Residential but had some concerns. The ZC discussed Section 308 (East Greenwich Road) and they stated that the prosecutor’s office did not review the language. After discussion with the ZC Doty makes a motion.

Doty makes a motion to send PRD draft text language to the Prosecutor’s Office for review. The motion died due to a lack of a second. Conflict with the MC Prosecutor’s Office was discussed by the ZC Board members.

ZI Sims clarified that Section 308 was already zoning language and it is up to the Trustees to handle any review by the Prosecutor’s Office.

Doty stated that all text language should be reviewed by the Prosecutor’s Office and there does not seem to be a review. (MC Planning Services was to send the text language to be reviewed by the Prosecutor’s office prior to their recommendation to the ZC.)

Doty explained to the ZC Board that the MC Planning Services informal review did not seem complete and would like to send it back.

ZI Sims stated that Section 309 is not consistent with the Comprehensive Plan and there is some concern with the density and the envelope. It would be a good idea for the everyone to make a list to show evidence that the new proposed text language can be aligned with the Comprehensive Plan. Sims stated that pages should be reference and that MC Planning Services could be invited to a meeting for discussion.

Doty reviewed the notes from the Medina County Health Department regarding density and their regulations for water and sewers. The ZC Board members discussed water and sewer for the PRD and the consensus was to have the language be “broad” to include the whole township. It was also agreed that the ZC did not know the Health Department’s regulations. The proposed text language is for minimum lot sizes and septic systems or wells will still have to get the approval of the MC Health Department which would dictate the lot sizes.

Franz made the point that ZC does not have control of the MC Subdivision Plan or the invention of new septic systems. The proposed text language should be written so the ZC does not need to rewrite zoning when new septic technologies may change the need for lot sizes.

Grimm asked if the ZC should sit down with MC Planning Services.

The ZC discussed the use of the term ‘condominium’ which is used in the proposed text language. Rumburg stated that the term was used on page 3 (section C.4) of the new text language.

Sims stated that according to the Comprehensive Plan, East Greenwich Road is a good place for higher density but in RR the density should be less.

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Doty stated that he would call MC Planning Services to invite them to meet with the ZC on February 10th or February 17th at 6:30 PM.

Sims stated that the applicant Lever would need to meet with the ZC to get his application to MC Planning Commission by February 1, 2021. Sims asked if the ZC could hold a special meeting to acknowledge the receipt of the Lever application and then make a motion to send the application to MC Planning Services to make their deadline.

Doty stated that January 27th or January 28th could work if the ZI Sims acknowledges that the application is complete and the ZC could meet.

Sims stated that the Trustees have met with the applicant. A change to the Zoning Text and a Text Map Amendment will need to be written by the applicant since his use of trailers being leased is not in the Highway Commercial language. The applicant will have to write the changes to the zoning text and map they will need. They are amending the area between 224 and Greenwich Road and the area of Lake Road to the ramp. In June they sent a concept plan to the Trustees to use the back of the old Truck Stop property for retail and fast food restaurants are proposed.

Doty stated that Section F. (page 10) is a reference for ZC preliminary plan and that the ZC will send amendment to the Trustees.

Franz makes a motion to adjourn at 8:15 PM; seconded by Rumburg.

Date approved: 17 February 2021

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Joseph Doty, ZC Chairman

Jack Franz, ZC Vice-chairman

Carol Rumburg, ZC Board Member

Terri Grimm, ZC Board Member

Jack Franz, Alternate ZC Board Member

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