

Westfield Township Zoning Commission

Special Meeting

February 10, 2021

Chairman Doty called the special meeting to order at 6:50 PM. Roll call: Doty, Grimm, Rumburg, Franz

Absent: Kurtz

Also in attendance: Denise Testa (Director of Medina County Planning Services

Zoom attendance: Trustee Horner, Trustee Schmidt, ZI Sims

Thursday there is a training session with ZI Sims for the ZC members at 6:30 PM. This session will be zoom only.

Application for Text and Map Amendment will be accepted at the ZC regular meeting on February 17, 2021 at 6:30 PM.

Meeting Minutes to be approved: 1-20-2021 and 1-27-2021 will be approved on the 2-17-2021 meeting.

The special meeting is to review the PRD text language that was submitted to the Planning Services for review. Denise Testa was kind enough to join the ZC in person to discuss the proposed text language.

Testa stated that the PRD language would mostly apply to the Rural Residential zoned district since most of the township zoning districts were RR. Testa felt the density in the proposed PRD was excessive according to the Township's Comprehensive Development Plan. This was a concern for the Medina County Planning Services (MCPS) in general.

Doty acknowledged the aggressive density but explained that the proposed zoning language is a minimum requirement and that onsite sewer and septic would dictate the developing of the property.

Testa stated that the proposed density in the text language would not be possible and the language was setting expectations to developers that could not be met. The change in lot size minimums (pg. 7) from 3 acres to .2292 acres is excessive. The Medina County Health Department and Sanitary Engineer's Office both stated the lot sizes were too small.

Doty explained that the ZC wrote the language to be long term and the proposed language would not have to be amended or changed when there is sewer or water available to the property.

Testa stated that the way the proposed language was written and didn't provide an opportunity for developers and the Comprehensive Plan does not support the .2292 acre lots.

Franz explained that new sewer and septic technology could create the opportunity and the ZC did not wish to write language that would be outdated.

Doty explained that the Comprehensive Plan is the guide to zoning and the ZC would not want to go against their (Comprehensive Plans) recommendations.

The ZC discussed the current regulations for the Conditional Planned Unit Development (PUD) Zoning in Section 606.A.29 which does not allow for much of a density benefit which was the purpose for writing

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the new language. The ZC wanted to include a greater benefit for the developer and encourage conservation language and development. The current PUD language requires a 30-acre minimum and lot sizes of 2 ½ acres.

ZI Sims stated the intent of the Comprehensive Plan was to allow “baby boomers” the opportunity to purchase in Westfield Township with lower lot sizes to maintain and more designated open space.

Doty did explain that the current Comprehensive Plan does include alternatives to lot sizes on page 37 but wonders if the proposed zoning language could be simpler or more general.

Testa agrees that the ZC’s intention and the process was at the heart of the residents’ best interest and that the proposed language does not have any major red flags; only some minor adjustments which have been provided by the MCPS in their comments.

Doty also commented that the current PUD should not be left to the discretion of the BZA to make changes and certain language should be bold with little to no changes in interpretation.

Franz asked the ZC to relook at the density in the proposed language. Grimm and Rumburg also agreed that the complicated proposed text language should be revisited.

Testa agreed to relooking at lot sizes and especially RR which is 85-90% of the township. The language should support the Comprehensive Plan and allow the township to grow while supporting the residents and providing opportunities for developers.

Zi Sims explained to Testa that the township will not be getting water and sewer from the county. Sims explained this was communicated to the township over the summer when a developer was looking to move his company to the area on Greenwich Road but needed sewer or septic system options. The Welser Application (April of 2020) was the first time the township heard they would not be receiving county sewers. ZI explained that over 70 zoning certificates for homes have been issued in the past 5 years and that there have been many inquires for subdivisions. This was a major reason for the change in density in the proposed language.

The ZC discussed the information (surveys and data) that was used for the Comprehensive Plan are over 10 years old and it may be out of date for the changing township.

Sims stated that public sewers will not be available but water by application is available through the county.

The ZC discussed lot size and the goal of the PRD text language. The ZC decided to incorporate the proposed language into the 606.29.A existing language. Doty, Franz and Sims will amend and bring the new language back to the ZC to work on.

Doty makes a motion to adjourn at 8:30 PM; seconded by Grimm.

Date approved: 17 February 2021

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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 Kurtz, ZC Board Member