

Westfield Township Zoning Commission

Regular Meeting
February 24, 2016

Joe Doty called the regular meeting to order at 6:30 PM. Roll call: Doty- aye, Miller- aye, Rumburg- aye, O'Neil- aye, Haumesser- aye, Gable- aye.

Doty welcomed the new alternate Jarred Gable to the ZC Board.

Haumesser will not be able to attend the May 18th meeting (Debbie is graduating from Leadership Medina) and Gable will be sitting on the board.

June meeting is the 4th Wednesday of the month.

Kathy Zweifel explained to the ZC Board why taxes are not being taken out of zoning paychecks. Zweifel provided the state's tax tables to the ZC board.

Meeting Minutes will be approved at the next meeting.

Review of the Medina County Planning Commission's recommendations from their February 3, 2016 meeting regarding the Proposed Text Amendment. Informal review suggestions from Planning Services were reviewed and some suggested changes were implemented. Doty read through the proposed changes for the ZC board to review and to make changes.

- "Fence (s) greater than six (6) feet in height require a Building Permit from the Medina County Building Department."
- Section 507- Landscape buffer was discussed as being in the zoning code already under the conditionally permitted use. RR includes churches etc. (Likley read the current zoning resolution for clarification.) Section 606 was read by Doty for clarification and was not sure the RR zoning needed the landscape buffer changes. The only word change was 'front or side yard' to setback. Doty did not feel the change was a valid concern. O'Neil stated that landscape buffers were more for 'Commercial Zoning'. The board felt they were not addressing the RR district so they would address buffers at a later time (if RR language was changed).
- Section 507- LC, HC or I district make changes and add the written number and also the (number) for consistency.
- Defining yard setbacks and add 'setback line' was discussed by the board. The ZC did not agree with the recommendations of the Planning Commission on this matter.
- Section 205.3. Prosecutor Dean Holman's recommendation was added: "Fence opacity is the degree to which light or views are blocked, by a fence, measured perpendicular to the fence, for each fence section between supports."
- Front Yard Setback was discussed (referencing soccer fields). Likley explained the soccer driveway/ road situation using the Township Zoning map. No recommendations were adopted for this section.

See attached document of the proposed text language in its entirety.

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Doty made a motion to hold a Public Hearing for March 16, 2016 at 6:30 PM for the Zoning Text Amendments for Article II, Section 205; Article III, Section 303; Section 304; Section 305; Section 306; Section 307; Article V, Section 506; Section 507; Article XI, Section 1102 and the zoning secretary will post the public hearing appropriately; seconded by Haumesser. Roll call: Doty- aye, Miller- aye, Rumburg- aye, Haumesser- aye, O'Neil- aye. The motion passes.

Office/ Light Industrial (East Greenwich Road Corridor) Doty would like Mark Majewski to be hired to draft some language regarding the East Greenwich Road Corridor (as per the Comprehensive Plan and Mark Majewski's recommendations). Doty would like Majewski to attend the March 16, 2016 meeting and to discuss the Comprehensive Plan and help direct the ZC board. The Board members feel the fiber optics must be understood and addressed so that language can be drafted.

Doty asked the board if property owners should be contacted to participate and at which time.

Rumburg reminded the board that the property owners were invited in the past and it was months of debates. Rumburg would like language to be drafted first and Miller would like to limit the property owners' opinions.

Doty would like the goal of the ZC to have language ready for the Trustees at the December 2016 meeting.

The board identified the property that the language will include. Likley recommends the ZC board to look at the land uses mentioned in the Comprehensive Plan since the plan has been well vetted as a guide. The board members should rate areas that should be pursued (# 1-10) so priorities can be identified. Haumesser would like exact addresses so she can physically drive the area (Hulbert to Seville Road and about 500 feet deep and to the interstate).

Haumesser makes a motion to ask the Trustees to retain Mark A. Majewski or another suitable consultant to draft text regarding the East Greenwich Road Corridor; seconded by Doty.

Discussion: The Board discussed writing grants to receive money for payment of a consultant. The Board also discussed recreating new zoning borders and how new districts or borders would affect the existing businesses.

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

Doty will call Mark Majewski to see if he would even be available for the job.

Training: none at this time

Likley will touch base with Mark Majewski to discuss cost and time anticipated for the document.

Agenda: March 16, 2016 Regular and Public Hearing

Haumesser makes the motion to adjourn; seconded by Miller. All said aye.

Respectfully submitted by:

Westfield Township Zoning Commission

Cheryl Porter, Zoning Secretary

Date Approved: March 16, 2016

Chairman Joseph Doty

Vice-chair John Miller

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Rory O' Neil, ZC Board Member