

Westfield Township Board of Zoning Commission

May 18, 2016
Regular Meeting

Chairman Doty called the meeting to order at 6:40 PM.

Roll call: Doty- aye, Miller- aye, Rumburg- aye, O'Neil- aye. Absent: Gabel and Haumesser

Also in attendance is Mark Majewski to discuss Zoning.

Meeting minutes to be approved

Rumburg made a motion to accept the March 16, 2016 meeting minutes as submitted; seconded by Miller. Roll call: Rumburg- aye, Miller- aye, Doty- aye, O'Neil- aye. The motion passes.

Discussion:

Mark Majewski provided the Board with a summary of the discussion on March 16, 2016 and suggestions for implementation strategies to address the East Greenwich Road area.

Matters to be discussed:

1. Development of Office/ Industrial uses
2. An upgrade to the planned residential district or PUD (as stated in current zoning code)
3. Cleanup language for the LC Local Commercial District and boundaries
4. Access to sanitary sewers (discussion)

Majewski suggests that any rezoning be substantial and meaningful by keeping the base zoning and making some areas overlays. An example of this would be with a Planned Community Development (PCD) or a Planned Residential Development (PRD). Zoning changes should provide options and not create a mess of the neighborhood. An overlay zone will permit designated areas to develop and protect the township from out of control zoning.

Majewski suggested an Office/ Industrial Planned Development (OIPD) could be a starting point, looking at an Industrial Park for East Greenwich area.

Planned Residential District were discussed and Majewski will look at Section 606- 29 which is the current PUD zoning language for the township. Cleanup of this language will be necessary .Also, a PUD is already permitted in most of the township.

Much of what is able to be developed will depend on the sanitary options. However, this is not the board's concern. Zoning is creating the availability of uses.

Majewski will work on the following for the July meeting:

1. Text for OI District (ready for discussion)
2. Working map of zoning lines
3. If time- PRD or PUD text language
4. Then discuss what areas should be included in overlays

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The question was asked why the township was developing O/LC but not retail. Miller reminded the Board about the referendum and the wishes of the township.

Discussion about Majewski's cost not to exceed \$8,000.00 and the next meeting will be July 20th to discuss proposed Text Language. The June 18, 2016 meeting is canceled.

The Board also discussed meeting with the Trustees at a later time to discuss their expectations.

Lawsuit discussion: Doty talked with legal counsel and their suggestions were to go ahead with zoning text changes and to look at the bigger picture.

Miller makes a motion to adjourn at 8:00 PM; seconded by O'Neil. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: September 21, 2016

Chairman Joseph Doty

Vice-Chair John Miller

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Rory O'Neil, ZC Board Member

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