WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

Date: April 27, 2021

Chair Flemming called the Board of Zoning Appeals Public Hearing to order at 6:35 p.m.

The board is hearing a conditional use application (Westfield Twp Zoning Regulations Article VI 605, 606) for Northern Ohio Railway Museum to extend their current conditional use of railway on to the adjacent property to the north of 5515 Buffham Rd, Medina, OH owned by Northern Ohio Railway Museum.

Attendance: Greg McGlashan, Andrew Thur, Greg Heimberger and Pat Flemming. Absent- Jim Stacy

Also, in attendance are ZI Banfield, Trustee Horner and Schmidt.

Chairman Flemming read the rules and procedures for the meeting. No conflicts of interest and all members have reviewed the application prior to the meeting.

Exhibit A- conditional use application
Exhibit B- newspaper publication

ZI Banfield reviewed the application with the board. He added there are zero violations on this property and that he has heard zero objections from the public or surrounding property owners.

Sworn in is Walter Stoner, 5515 Buffham Rd Medina, OH. He said they would like to add a small loop for the trains to get to the maintenance area. This will allow the trains to be turned around. The area will remain 90% green space. This will also allow for a second entrance for emergency services. If approved, they would like to start laying this track as soon as possible.

Chair Flemming asked for any additional questions or comments from the board and public.

Thur made a motion to close the public input portion of the meeting. McGlashan seconded the motion.

The board discussed the general standards below that apply to all conditional use variance requests.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the land use and thoroughfare plan of current adoption.
2. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will not be detrimental to property in the immediate vicinity or to the community as a whole.
5. Will be served adequately by essential public facilities and services such as highways, roads, police and fire protection, drainage structure, refuse disposal and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
6. Will be in compliance with State, County and Township regulations.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads.

The board voted on these general standards. The conditional use variance will be or will not be based on 1-7 listed above.

	Will be	Will not be
1-	All members	
2-	All members	
3-		All members
4-		All members
5-	All members	
6-	All members	
7-	All members	

McGlashan made a motion to grant the applicant for condition use for Northern Ohio Railway Museum located at 5515 Buffham Rd in Westfield Township. Thur seconded the motion. Roll Call McGlashan- yes, Thur – yes, Heimberger- yes, Flemming- yes. **The conditional use variance is granted.**

Chair Flemming said that concludes this meeting.

Flemming made a motion to adjourn the meeting. Thur seconds the motion.

Meeting is adjourned at 7:00 p.m.

Submitted by Julie Carr, Zoning Secretary

Pat Flemming, Chair

Jim Stacy(absent)

Greg Heimberger

Andrew Thur

Greg McGlashan