

Westfield Township Board of Trustees

Public Hearing
March 22nd, 2022

Guests- Ken Ostermiller, Mike Haraczy, Carol Rumburg, Mike Rittenour (Owner of Westfield Commerce Park), Trevor Extine (Geis Companies), Greg Seifert (Geis Companies), Linda Larson and Julie Carragher.

Trustee Schmidt commenced the in-person and zoom Trustee Public Hearing on March 22nd at 3:33 pm. Roll call: Patterson- absent, Horner-here, Schmidt-here.

Trustee Schmidt noted that a quorum is present in the absence of Trustee Patterson, but meeting can be delayed if the applicant desires. If the vote is split, the vote is automatically “no”. Trevor Extine and Geis Companies would like to proceed forward.

Trustee Schmidt noted that this is a preliminary site plan approval for the Highway Commercial and Industrial Planned Unit Overlay District. Three meetings have occurred already with the ZC and BZA. The meetings were held on January 19th, February 16th, and February 28th. The ZC has approved the preliminary site plan and the BZA has approved a height variance for the proposed warehouse/distribution building at 8989 Lake Rd.

Trustee Schmidt read the public hearing rules and regulations.

Trevor Extine, of Geis Companies located at 10020 Aurora-Hudson Rd., Streetsboro, OH 44241, was sworn in by Secretary Banfield. Mr. Extine discussed the previous presentations with the ZC and BZA of Westfield Township. He noted that the landscape plan has been updated to meet zoning requirements.

Trustee Schmidt reviewed the application as per section 309 of the Zoning Regulations:

- Permitted use in the overlay unit district (Warehouse/storage), no conditional use.
- Dimensions meet minimum size requirements.
- Setback minimums are met per zoning regulations.
- Impervious surface is approximately 22 acres, or 57.8%, of the total acreage.
- Complies with the right-of-way lines.
- Landscape buffers are appropriate.
- No proposed outside storage or display of merchandise is being proposed.
- No refuse storage is being proposed.
- Water and sanitary sewer are proposed, and they are working with Medina County.
- Access to Greenwich Rd. is not being proposed.
- All necessary documents have been submitted as per the ZC.

Mike Rittenour, with Westfield Commerce Park, was sworn in by Secretary Banfield. Mr. Rittenour is appreciative of the support he has received from Westfield Township as well as Medina County.

Trustee Horner questioned the traffic study completion and results.

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Greg Seifert, of Geis Companies located at 10020 Aurora-Hudson Rd. Streetsboro, OH 44241, was sworn in by Secretary Banfield. T&S consultants out of Twinsburg, OH has completed a traffic study and they noted that there are no traffic concerns. The traffic study will be sent to ZI Carr for her review.

Mike Haraczy, of 6490 Simmons Dr. Westfield Center, OH, was sworn in by Secretary Banfield. Mr. Haraczy has concerns of flammable/hazardous/explosive materials being stored at the new building. Mr. Seifert stated that the building codes dictate how materials are stored in the building. If tenants wish to store those materials, they will need to be approved by Medina County Building Department. Mr. Haraczy voiced concerns of increased traffic on Lake Rd. Geis noted that the traffic study did not find any areas for concern.

Trustee Schmidt motions to approve the preliminary site plan as submitted by Trevor Extine of Geis Companies for Westfield Commerce Park; seconded by Horner. Roll call: Patterson-absent, Horner-aye, Schmidt-aye. Motion passes.

Linda Larson joined the meeting late. She asked if the building owner is planning to rent the space to one tenant or numerous tenants. There are currently no tenants. The timeline for completion of the building is January 1st, 2023. The traffic study results were discussed again. Ms. Larson asked if the previous public hearings are available for her review. She was provided the details to review those meetings.

Trustee Schmidt motions to adjourn meeting at 4:13 pm; seconded by Horner. Roll call: Patterson-absent, Schmidt-aye, Horner-aye. Meeting adjourned.

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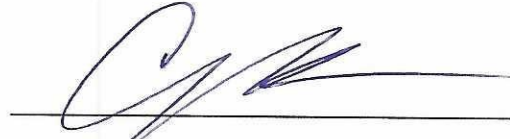
Respectfully submitted by:

Amy M. Banfield

Date approved: 4/4/22



Trustee Michael Schmidt, Chair



Trustee Craig Horner, Vice-Chair



Trustee Kent Patterson, board member

