

August 20, 2025

Jack Franz called the regular meeting for Zoning Commission to order at 6:31pm. Meeting location: 6699 Buffham Rd, Seville OH 44273

**Roll Call: Jack Franz, Carol Rumburg, Melissa Thur, Doug Lassond, Rick Hawk, Lucie Petranek.**

Others in attendance: Julie Carr

No minutes to be approved.

The Commission reviewed the following text changes to be made in the zoning resolution. Highlighted yellow areas are the agreed upon new verbiage. Red letters are zoning text that will be removed as agreed upon by the Commission.

New language proposed for fences:

A. General.

1. An accessory structure (**See Definition 1102.A.1**) shall comply with all yard setback regulations applicable to the principal building.
2. Accessory uses and structures shall be permitted in all districts in conformance with the provisions of this Resolution.
3. An accessory use or structure shall only be established on a lot having a principal building (**See Definition 1102.A.10**).

B. Fences. A fence shall mean a railing, wall, or other means of enclosing a yard, garden, field, etc., to show where a property line is, or to keep people or animals out, or for decoration.

Functional: a “functional fence” is intended to enclose a parcel or portion of a parcel in order to prevent or make difficult entry by animals, persons, or vehicles. Such a fence may also be a visual screen. Chain link, masonry, stockade, and similar type fences are examples of functional fences.

Decorative: a “decorative fence” is intended to enclose a parcel or portion of a parcel in a decorative manner and is not necessarily intended to preclude or inhibit entry or vision into the property. Examples of decorative fences include split rail, wrought iron, and similar fences that are visually “transparent” and/or readily breached.

1. Fence Height. The height of a fence shall be measured from the top elevation of the top board, rail, or wire to the natural grade of the ground, or, in the case of a wall, from the top surface to the ground. ~~a. Fence(s) greater than six (6) feet in height require Medina County Building Department review.~~
  2. <sup>1</sup> Fence Opacity. Fence opacity is the degree of openness which light or views is blocked measured perpendicular to the fence for each fence section between supports.
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3. Where a traffic vision hazard is created by a fence, the Zoning Inspector shall require a modification to the height or location of the fence as required to prevent or eliminate the hazard.
4. Fences may be installed abutting the property line.
5. Barbed wire fences and electric fences are prohibited.
6. Fences located in the front yard, or in a side yard which abuts a public right-of-way shall not be made of chain link, wire, mesh, or metal pipe materials.
7. Where the design of a fence results in a different appearance on each side, the fence shall be constructed with the finished side facing toward the abutting property.
8. If after installation a fence is determined to be in disrepair or in need of painting, upon notice from the Township, the parcel owner must make the necessary repairs within sixty (60) days, weather permitting.
9. A zoning certificate and site plan are required.

Everyone agreed this would be a value add for fences as too many fences are in disrepair or made of materials that are not standard fencing materials.

Next the Commission reviewed the language for storage containers/pods used for temporary storage. This is entirely new language to be added to the zoning resolution.

It is the intent of this section to limit the placement and use of any shipping container as an accessory building, storage building, on any parcels located in any zoning district in Westfield Township except as provided for herein. This limitation is to protect the public health and safety and the aesthetic quality of Westfield Township.

1. Storage Container is defined to mean: any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and all parts or all of semi-trailer.
2. Storage containers are considered accessory structures.
3. Storage Containers sited on any parcels located in any zoning district is prohibited except as specifically approved and under an active permit issued as a temporary use.
  - a. Requests for a temporary use permits for a temporary storage container or containers will be reviewed by the Zoning Inspector to determine compliance with other codes or ordinances; the submitted site plan and to determine that adequate space exists and that placement does not impact vehicular traffic.
4. Storage containers, at the option of the Zoning Inspector, may require temporary screening and containment.
5. No permit for a storage container shall be valid longer than six (6) months, subject to a bi-annual renewal which is at discretion of the Zoning Inspector. The Zoning Inspector may inspect the condition of the storage container before a renewal permit is issued. The Zoning Inspector may deny a renewal permit if the Storage Structure is not in compliance with the site plan submitted or if the Storage Container falls into disrepair, becomes dilapidated or is otherwise a nuisance in violation of the Township Zoning Ordinance.

WESTFIELD TOWNSHIP ZONING COMMISSION

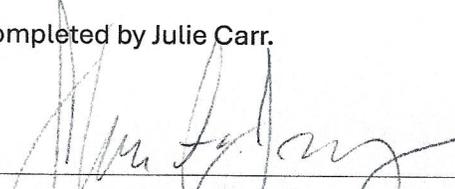
6. The allowable number of storage containers may be limited by the zoning inspector based on demonstrated need, aesthetic impact on the property, and Fire Department access.
7. Storage containers that are placed on construction sites with an active building permit or placed in advance of a project where a building permit is to be issued are not regulated by this section with the exception of location and impact on vehicular traffic.
8. Any Storage Container that is in violation of this resolution is subject to abatement.

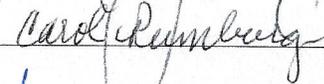
After review, all members of the Commission agreed that as of now, all suggested changes have been reviewed, discussed and agreed upon. Franz made a motion approving the language, as it stands, and to send the changes to the planning department and prosecutors office for review. Rumburg seconded the motion. All in favor.

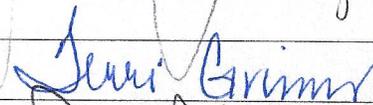
Hawk made a motion to adjourn the meeting at 7:40 pm. Thur seconded the motion. All in favor.

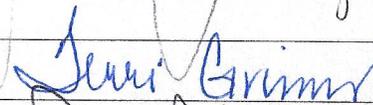
Minutes completed by Julie Carr.

Signed by:

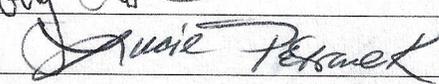
Jack Franz 

Carol Rumburg 

Melissa Thur 

Terri Grimm 

Doug Lassond 

Lucie Petranek 

Rick Hawk \_\_\_\_\_