

July 16, 2025

Jack Franz called the regular meeting for Zoning Commission to order at 6:30pm. Meeting location: 6699 Buffham Rd, Seville OH 44273

Roll Call: Jack Franz, Carol Rumburg, Terri Grimm, Doug Lassond, Rick Hawk.

Others in attendance: Kent Patterson, Julie Carr

Franz made a motion to approve the meeting minutes from May 21 and June 18. Seconded by Rumburg. Roll Call: Jack Franz, Carol Rumburg, Terri Grimm, Doug Lassond.

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

302 E. Regulations Pertaining to Flood Prone Areas.

1. Uses.

a. Permitted Uses. Only the permitted uses of the RR district shall be permitted in the NH district. The permitted uses of the underlying district shall not otherwise be permitted.

b. Conditional Uses. Only the conditional uses of the RR district shall be eligible for approval as conditional uses in the NH district. The conditional uses of the underlying district shall not otherwise be permitted.

c. All permitted and conditional uses are subject to review by the Board of Zoning Appeals (BZA) as specified in Section 302.E.4 below

c. All permitted uses are subject to review by the Zoning Commission. All conditional uses are subject to review by the Board of Zoning Appeals (BZA) as specified in Section 302.E.4 below

305 B. Uses.

1. Permitted Uses.

a. Single family dwelling or two-family dwelling.

b. Establishments engaged primarily in the fields of finance, insurance and real estate, such as banks without drive-in facilities, credit agencies, investment firms, real estate and insurance firms.

c. Bed and Breakfast, establishments engaged in providing a variety of services to individuals and business establishments, such as personal services; miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, nonprofit, professional, charitable and labor organizations, dance studio and school, bowling alley, recreational activities such as: club pool or commercial pool, tennis, basketball, badminton, volley ball courts, football and soccer fields, motion picture and theatrical playhouse.

d. Establishments engaged in retail trade such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office equipment, office supplies, beverages, restaurants, and food stores not exceeding 7,500 square feet.

- d. Establishments engaged in retail trade such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office equipment, office supplies, beverages, restaurants, and food stores.
- e. Churches and other buildings for the purpose of religious worship.
- f. Governmentally owned and/or operated buildings and facilities.
- g. Veterinary clinic or hospital.
- h. Educational, religious, or philanthropic institutions.
- i. Accessory uses clearly incidental to the principal uses permitted on the same premises.
- j. Signs as regulated by Article VI.
- k. Parking and loading as regulated by Article V.
- l. Accessory buildings, home occupations as provided in Section 205.E.
- m. Farm market as provided in Section 205.I.

2. **Conditional Uses.**

Conditional Uses		Use is subject to the following subsections of <i>Section 606</i>
a.	Drive-in establishments including banks, restaurants and refreshment stands but excluding drive-in theaters and commercial amusement parks.	6, 8, and 15
b.	Gasoline filling station.	6, 8, 17, and 21
c.	Automotive repair.	6, 8, 13, 15, 17, and 21
d.	Auto wash.	6, 8, 15, 17, and 21
e.	The following uses may be conducted not closer than one hundred (100) feet from any residential district: <ol style="list-style-type: none"> 1. Carpenter, cabinet, upholstering, sheet metal, 	6, 13, 15, and 21
	<ol style="list-style-type: none"> plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments. 2. Repair services for machinery and equipment other than automotive repair. <i>See Section 305.B.2.c above.</i> 	
f.	Mini storage facility.	
g.	Similar use.	32
g.	Clubs, lodges, fraternal, charitable or social organizations.	
h.	¹ Government Projects.	33

C. Minimum Dimensions for Lots and Yards.

1. Lots and yards in the LC District shall comply with the minimum requirements stated in the following table:

LOCAL COMMERCIAL DISTRICT

Minimum Dimensions for Lots and Yards

		Two Family Dwelling	All Uses Other Than Dwelling
Lot Area	3 acres	5 acres	No Minimum
Lot Frontage	250 feet	350 feet	150 feet
Lot Frontage (on a cul-de-sac bulb)*	100 feet*	150 feet*	150 feet*
Lot Depth	250 feet	250 feet	² 200 feet
Lot Width at Minimum Building Setback Line	250 feet	350 feet	150 feet
Lot Width at Minimum Building Setback Line (lots on a cul-de-sac bulb)	250 feet at a distance not greater than 100 feet from right-of-way*	250 feet at a distance not greater than 100 feet from right-of-way*	250 feet at a distance not greater than 100 feet from right-of-way*
Front Yard Setback	70 feet	70 feet	70 feet
Side Yard Setback	25 feet	25 feet	25 feet
Rear Yard Setback	25 feet	25 feet	25 feet
*³All measurements of frontage and setback lines for cul-de-sac lots to follow the same arc as the road.			

2. The lot area requirements in the above table shall be minimum requirements. If the Medina County Health Department requires a greater lot area to dispose of sewage effluent in compliance with its regulations, then the greater lot area shall be the required lot area. In the case of a commercial use so situated, written approval of the Health Department for the installation of an on-site system shall be required prior to the issuance of a zoning certificate.
3. In all cases, the right-of-way line shall be as shown on the records of Medina County, but for purposes of determining the front line of a lot shall not be less than thirty (30) feet from the centerline.
4. Driveway. *See Article V, Vehicles, Parking and Driveways.*

D. Allowed Building Size.

All commercial buildings and/or structures shall not exceed a total of 5,000 square feet.

E. Landscaping and Buffers Required. On any lot where a use other than a dwelling is established, the following buffers shall be constructed and permanently maintained. 1. Front Yard Buffer. A landscaped strip twenty (20) feet in width adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed. 2. Side Yard Buffer. When adjacent to a residential district, the side yard adjacent to such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the side yard. 3. Rear Yard Buffer. When adjacent to a residential district, the rear yard adjacent to such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the rear yard.

F. Supplementary Regulations. 1. Merchandise Display. Storage of materials, equipment, supplies and displays shall take place within a completely enclosed building. 2. Refuse Storage. All outdoor refuse storage areas shall be screened from view from adjacent properties. All refuse shall be stored in rodent proof containers or enclosures. Refuse storage areas shall be maintained in a neat

and orderly fashion so as not to attract insects, rodents or other pests. 3. Site Plan Review. See Section 807.B. 4. Natural Hazard Areas. Areas with the Natural Hazards District are subject to all requirements of Section 302 of this Resolution.

203 E. Lot Splits and Combinations. All proposed lot splits and lot combinations shall be presented to the Zoning Inspector along with the proper fees and an original drawing showing the proposed lot changes. The original drawing must be approved and signed by the Zoning Inspector and two Trustees. The signature will be valid for 90 days. After the 90 days, the drawing must be resubmitted for approval.

Definition

1102.a.68 "Structure". Anything constructed or erected which required location in or on the ground, including signs, fences, **decks**, walls, buildings, lakes, ponds, swimming pools, satellite dishes and communication towers except that on a lot which is used for a dwelling in any district. The following shall not be interpreted as a structure when established for personal use by the occupant of the dwelling: mailboxes, swing sets, play sets, sand boxes, bird houses and feeders, basketball, football, tennis, badminton, soccer, and volleyball areas.

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2. Conditional Uses.

		Subject to these sub sections of <i>Section 606</i>
a.	Strip mining.	24
b.	Junk yard, salvage yard or impound lot.	26
c.	Similar use.	32
d.	¹ Government Projects.	33

308.E.3.b.ii Conditional Uses.

- A) Indoor self-service storage facilities.
- B) Animal hospitals and kennels.
- C) Pest control services.
- D) Crematory.
- E) Distribution.
- F) Contractor shops.
- G) Public and private utility facilities, and governmental maintenance facilities, including the storage and maintenance of customary motor vehicles and equipment.
- H) Sales, service and rental of agricultural and construction equipment.
- I) Landscaping and Lawn care companies.
- J) Automobile and truck service and repair, towing.
- K) Rental truck facilities.
- L) Similar uses as determined by the Board of Zoning Appeals (See Section 606.A.32.)

32. Similar Use. An applicant may submit an application for a conditional use permit for a building or use which is not specifically listed as a permitted use or a conditional use in the **HC, I or HCI**

WESTFIELD TOWNSHIP ZONING COMMISSION

district. The BZA shall determine if the proposed use is a "similar use" which shall be conditionally permitted in the **HC, I, or HCI** district. In making the determination the BZA shall consider the following:

Before submitting these suggested changes to the Planning Department, ZI Carr discussed creating more detailed language for storage containers and fences and will have suggested text ready for the next meeting. She shared an idea around fences with creating language for upkeep and zoning certificates required.

With no other suggestions to the text, Franz made a motion to adjourn the meeting at 7:52 pm. Hawk 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

Handwritten signatures in blue ink over horizontal lines. The signatures are: Jack Franz, Carol Rumburg, Terri Grimm, Doug Lassond, and Lucie Petranek. There is also a signature for Julie Carr at the top left, which is the person who completed the minutes.