



The Westfield Township Zoning Commission of Medina County, Ohio, gives notice that a Public Hearing will be held on April 1, 2026 at 6:30 pm at the Township Hall located at 6699 Buffham Rd, Seville Ohio 44273. The purpose of this hearing is to hear from the public regarding the following proposed text amendments to the zoning resolution.

Red line= recommendation to remove text. Yellow highlight= recommendation to add text.

Text amendments

203 E

A. 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 and legal description showing the proposed lot changes. The original drawing must be approved and signed by Zoning Inspector and two Township Trustees. The signature will be valid for 90 days. After 90 days, the drawing must be resubmitted for approval.

205 B

A. 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.

205 B.2

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.~~

205 B.9

9. 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.

205 B.10

10. A zoning certificate and site plan are required.

205 N

Storage Containers. 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. No permit for a storage container shall be valid longer than six (6) months. The Zoning Inspector may grant a single extension for no more than sixty (60) days on proof that the storage container is planned to be removed within that sixty (60) day period. The Zoning Inspector may inspect the condition of the storage container before an extension is issued. The Zoning Inspector may deny an extension 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.

5. 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.

6. Any Storage Container that is in violation of this resolution is subject to abatement.

302 E.1.c

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

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

305 B.1.d

a. 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.~~

305 B.2.g

~~Similar use.~~

305 D

D. Allowed Building Size

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

the current text labeled D will become E, E will become F, F will become G

308 E.3.b.ii.L

~~Similar uses as determined by the Board of Zoning Appeals (See Section 606.A.32.)~~

308 F.2.b.i.B

Notice to the general public of the ZC's agenda shall be ~~publicized in a newspaper of general circulation~~ provided on the township website at least fourteen (14) days prior to the date of the hearing.

603 D

After adequate review and study of any application, the BZA shall hold a public hearing or hearings upon every application after ~~at least one (1) publication in a newspaper of general circulation in~~ providing notice on the township website at least ten (10) days prior to the date of the hearing. Such notice shall indicate the place, time and subject of the hearing. The BZA shall notify the owners of property adjacent to and across the street from the subject lot of the public hearing.

703.A.1

A nonconforming structure may be altered or enlarged to extend such structure to a total area not to exceed twenty-five percent (25%) more than the existing area of the structure, ~~provided that the alteration or enlargement shall comply with the current regulations of the district in which it is located.~~ provided that the alteration or enlargement shall not extend or enlarge the nonconformity of the building, structure, lot or parcel.

907 C

The BZA shall hold a public hearing within thirty (30) days after the receipt of an appeal from the Zoning Inspector. Notice of the hearing shall be ~~published in a newspaper~~ provided on the township website at least ten (10) days before the date of the public hearing. The notice shall state the time, place, and object of the public hearing. Notices shall be sent at least ten (10) days before the hearing to all parties involved in the appeal and to all property owners adjacent to or across the road from the subject property. The BZA may recess such hearing and if the time and place to the continued hearing is publicly announced at the time of adjournment, no further notice shall be required.

Definition 1102.a.68

“Structure”. Anything constructed or erected which required location in or on the ground, including signs, fences, decks, porches, 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.

For more details, please contact the Township Administrator at 330-419-4971.

By order of the Westfield Township Zoning Commission,

Julie Carr, Zoning Inspector and Township Administrator