

# Westfield Township Board of Zoning Appeals

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## Organizational Meeting

February 19, 2019

Secretary Porter opened the meeting at 6:30 PM.

Roll call: Fleming-aye, Thur-aye, McGlashan-aye, Moore-aye. Absent- Stacy

Also attending: Trustee Schmidt and ZI Sims

McGlashan nominates Fleming for BZA chair; seconded by Thur. Roll call: McGlashan-aye, Thur-aye, Moore-aye, Fleming- abstain

Fleming accepts the nomination. Thur nominates McGlashan for vice-chair; seconded by Fleming. Roll call: Thur-aye, Fleming-aye, Moore-aye, McGlashan- abstains. McGlashan accepts the nomination.

Organizational Business:

- Signatures for Trustee Driving and Drug Policy
- Email updates for BZA for the Fiscal Officer
- **Meeting date set aside- 4<sup>th</sup> Monday of the month**

**Moore makes a motion to accept the Rules and Procedures as written; seconded by McGlashan. Roll call: Moore-aye, McGlashan-aye, Thur-aye, Fleming-aye. The motion passes.**

**Moore makes a motion to close the organizational meeting at 6:48 PM; seconded by McGlashan. All said aye.**

### Public Meeting Westfield Terrace Scott Bennett

Fleming opened the Public Hearing for a Conditional Use Review Site Plan Amendment for Westfield Terrace located at Lake and East Lake Road.

Roll call: Fleming-aye, McGlashan-aye, Thur-aye, Moore-aye.

Fleming explained that there is a quorum but not a full board and asked Scott Bennett (applicant) if he wished to continue. Scott Bennet understood and wished to proceed.

- Question posed to the BZA members if there were any conflicts with the application before them. All responded that there wasn't.
- Exhibit "A"- Application
- Exhibit "B"- Public Notice
- Exhibit "C"- Original Site Plan from 7-26-18
- Exhibit "D"- Proposed Site Plan with Amended area

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- Exhibit "E"- Replat #2 proposed to be recorded with Medina County
- Exhibit "F"- Proposed Changes (site plan)
- Exhibit "G"- Replat Phase 2 Report from Medina County Commissioners (11 pages)

The public hearing is to hear a Site Plan Review Amendment to a Site Plan previously heard by the BZA. Page 4 is modified and reviewed by Medina County Planning Commission for Phase 2 and Phase 3; modified lot numbers and change in density calculations.

- Chairman Fleming read the report (page 4 recommendations) into the record.

Mike Kendall- 565 White Pond Drive, Akron was sworn in.

1. Modification of Burlington Drive with reservation strip on the end to not be accessed by vehicles.
2. Chesterfield Drive will become Burlington at the 10 foot reservation strip. (These are recommendations from the MCPC.)

Scott Bennett- 2795 Barber Road, Norton Ohio was sworn in.

1. Continuous circle (cul-de-sac) becomes Burlington at Sussex Lane.
2. Bennett calcified the 10 foot reservation strip
3. Plat and signature inspected by the BZA chair, MC Commissioners, Sanitary Engineers and Highway Engineer.
4. No changes to #4- Modification of phase lines and lots renumbered
5. Resubmit final plat and PDF of the layout submitted to the Department of Planning Services
6. Final Plat to the DPS by the applicant

Moore asked for clarification to why there are changes and what guarantee that Phase 3 will be completed.

Bennett explained that time is why there is a change to the phase changes (paving in the winter). Ryan Homes is selling many homes and roads need to be in prior to selling lots. Phase 2 has 37 lots and Phase 3 has 39 lots. Bennett stated that they started as a whole sit plan but then made into 3 phases.

ZI Sims stated that there was a modification to Sussex Road for Emergency Vehicles. Subdivision residents needed to be informed that a Phase 3 was going to be developed.

Bennett stated that Phase 3 will begin fall of 2019 and the following will be done: pond, sewers, road and letter to the EPA for sewers was going to be next week.

McGlashan stated that the turnaround at the end of Burlington Drive had been approved by the MC Engineers.

Moore had concerns that lots would be unbuilt and property value would then drop. Bennett did not think this would be the case with the speed of lots being sold.

Sims asked about grading of Phase 3 Common Area.

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Bennett explained that play area will be going in around May and grading for Common Area at that time.

Phase 2: grade 80% of Common Area; mowed trails weekly; flat area (Common Area) mowed 2-3 weeks; well head will have asphalt road (verbal agreement) and this will be Phase 3.

- Landscaped at boulevard done
- East Lake Road entrance will be just grass (no sign)

Resident Justin Work- 7867 Chesterfield Drive asked about path being grass and not concrete. Scott Bennett replied that mowed grass would be the path.

Sims- said Lee Evans had a concern regarding the present retention basin on Sub lot #1 which is too steep and is a health and safety issue. Bennett states that the topography (elevation) was approved by MC Engineers.

Sims stated that there was 1 telephone call and the concern was the extra traffic on East Lake Road and Sussex Road.

Site Plan Review Worksheet:

#1- Drawing- done

#2- Boundary Survey- done

#3- Topography grades- done

#4- Setbacks/ septic- done

#5- Location signs- done

#6- Waste storage- N/A

#7- Public/ Private Easements- done

#8- Parking- done

#9- Buffers/ Planting- 80% Phase 2 and 20% Phase 3

#10- Buildings- N/A

#11- N/A

#12- N/A

#13- N/A

Sims- Division line (lots 48 and 66) are temporary cul-de-sac and are not shown on the plan.

Board discussed conditions:

- Proved Final recorded replat copy to the township. – Bennett stated that he would provide this to the township.

***Moore makes a motion to close the Public Hearing portion of the meeting at 8:00 PM; seconded by Thur. Roll call: Moore- aye, Thur- aye, Fleming- aye, McGlashan- aye.***

***McGlashan makes a motion to grant the Conditional Use Review Site Plan Amendment to zoning resolution Article 8, Section 807.D. 1, 2, 3 presented by Westfield Terrace for the property located at***

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**Lake and East Lake Road with the following conditions or amendments to the application as follows:  
Once the replat #2 is recorded a copy will be delivered to Westfield Township for our records;  
seconded by Moore. Roll call: Mc Glashan- aye, Moore- aye, Thur- aye, Fleming- aye.**

**The Conditional Use is granted.**

**Next Meeting: March 19, 2019 at 6:30 PM. Variance (presently has 17 foot frontage on Greenwich Road) for a Nonconforming lot which predates the zoning.**

**McGlashan makes a motion to adjourn at 8:45 PM; seconded by Moore. All said aye.**

Date approved: March 19, 2019

Respectfully submitted by: Cheryl Porter, Zoning Secretary

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Pat Fleming, BZA Chair

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Greg McGlashan, BZA Vice-chair

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Andrew Thur, BZA Member

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Wayne Moore, BZA Member

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Jim Stacy, BZA Member

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Keith Simmerer, BZA alternate

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