

Westfield Township Trustees

Continuation of Public Hearing- Walk in Health Clinic Text Amendment

May 14, 2012

6:30pm

Trustee Harris opened the Public Hearing to consider a text amendment to the Westfield Township Zoning Resolution Article III for a Walk in Health Clinic at 7:00pm.

ROLL CALL: Likley-Here, Oiler-Here, Harris-Here

Also in attendance were: Colleen Geerhart and Dave Raco.

Trustee Harris opened the meeting up to the public for comments or questions. As no one wished to speak, Trustee Harris closed the public participation portion of the meeting and stated that the board would continue with their discussion.

Trustee Likley stated that at the previous public hearing they decided to continue the hearing to address some of the concerns that the board had regarding whether this application should fall under a conditional use and about the need for a definition for this use. He stated that Mr. Raco had provided a definition that suits his needs for this application. Trustee Likley contacted Planning Services, provided his fellow board members copies of the definitions that he received from Planning Services and also contacted Mr. Bill Thorne to ascertain if the Board of Trustees had the authority to amend and add to the application as it was presented. That amendment and addition has been forwarded to the Township Trustees and also to Mr. Raco for their review. I hope that meets the Boards recommendations or approval. Trustee Likley said "I am certainly open for discussion". From a previous discussion, it was understood that the Board would move this conditional use application into a permitted use in the Highway Commercial District and through the definition and information that was received, change that to what's referenced which is a Convenient Care Clinic. The Board would then also add the definition for a Convenient Care Clinic which addresses the applicant's initial request for a Walk In Medical Clinic.

Trustee Likley made a motion to amend the application and add to Article III. Section 306.B.1.e. Convenient Care Clinic and that is in the permitted use section in the Highway Commercial District.

Trustee Oiler seconded the motion.

Trustee Harris asked if there was any further discussion.

Trustee Oiler stated that he was satisfied with the definition, that he had previously sent Trustee Likley some information and that he felt the definition it would do what he thought it should do.

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Trustee Harris stated that he had looked over the information and he is fine with making it a permitted use.

Roll Call: Trustee Oiler-yes, Trustee Likley-yes, Trustee Harris-yes.

Trustee Likley then made a motion to add in the definition section of our Zoning Resolution: Convenient Care Clinic to Article 11 Section 1102 in alphabetical order. The definition as proposed is

Convenient Care Clinic- A medical Health Care Clinic located in retail stores, truck stops, supermarkets, and pharmacies that treat uncomplicated minor illnesses, provide preventative health care services, provide examination and treatment solely on an out-patient basis. They are sometimes called Retail Clinics, Retail Based Clinics or Walk in Medical Clinics. Staffing may include nurses, nurse practitioners, physician assistants and or physicians.

Trustee Oiler seconded the motion.

Trustee Harris asked if there was any further discussion.

Trustee Harris stated that he felt the definition was sufficient and that it covered everything that the Board wanted it to cover.

Roll Call: Trustee Oiler-yes, Trustee Likley-yes, Trustee Harris-yes.

Trustee Harris then made a motion to close the Public Hearing on the application for TA for a Convenient Care Clinic.

Trustee Likley seconded the motion.

Roll Call: Trustee Oiler-yes, Trustee Likley-yes, Trustee Harris-yes.

Trustee Likley then stated that the Convenient Care Clinic is now a permitted use but that in all actuality that does not go into effect for thirty days. The purpose of that is that as any zoning change whether it comes up through the Zoning Commission or is approved by this board, gives the opportunity if someone chose to contest this motion, thirty days to petition it to the Board of Elections for a referendum vote. Trustee Likley said "I don't believe that's to be an issue. If it was, people would be here saying that they don't agree. But with that understanding officially a permitted use for Convenient Care Clinic is not permitted for thirty days. I think it's safe to say that when the concern of the township, and this is after the public hearing but, still worth mentioning, that when there was a violation noted of our Zoning Code, and Travel Centers of America were notified of that, they corrected it. They came to

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our Zoning Inspector and made the appropriate application to remedy that concern or issue and were very agreeable. So we appreciate that good neighbor, community commitment to the Township and respect of our zoning. I just wanted to thank Travel Centers of America”.

Trustee Harris commented that the entire Board wanted to thank Travel Centers of America.

Mr. Raco said “thank you to the Board as well” and asked if that meant they could be running in thirty days.

Trustee Likley said yes without any further application.

Administrative Assistant Sturdevant asked the Board and Applicant if it was their wishes to give the applicant a copy of that section of our Zoning Code once it has been updated.

Trustee Likley stated that the applicant could request that information through a public records request.

Mr. Raco stated that he would like a copy of the changes once our code has been updated.

Trustee Oiler stated that the thirty days was much shorter than what they would have had to go through if the application had remained a conditional use.

Trustee Likley said “With a conditional use as had been stated at the prior meeting, you have the public notice information for the conditional use, application etc. This is a very streamlined approach to solving a problem”.

Meeting was adjourned at 7:06pm

Approved May 21, 2012