

WESTFIELD TOWNSHIP TRUSTEES

Public Hearing to Consider
Zoning Commissions Zoning Text Amendments/Additions, Deletions and Definitions to
Article III, Sections 305; 306
December 16, 2013
6:00 pm

Trustee Harris opened the public hearing by asking for roll call.

Trustees present: James Likley, Gary Harris, and Ronald Oiler. Also present: Fiscal Officer, Sandra Tryon, Assistant Fiscal Officer, Martha Evans and Wm. Thombs, resident.

This public hearing is to consider Westfield Township Zoning Commission's recommendation to approve zoning text amendments/additions, deletions and definitions to Article III, District Regulations, Section 305 LC Local Commercial and 306 HC Highway Service Commercial District, Item B. Uses Section #2 Conditional Uses – Item B. Gasoline Filling Station; Item C. Automotive repair and Item D. Auto Wash deleting Subsection 22 pertaining to these.

Sections 306 Highway Service Commercial District: Under Section B Uses 1. Permitted Uses: ADD Item F. Storage/Warehouse and Item G. Light Industrial.

Article XI Section 1102 Definitions will be provided for #34 Light Industrial, #40 Nuisance, and #60 Storage/Warehouse.

Trustee Harris asked for public comment.

Mr. Wm. Thombs:

- Just a couple of general comments that the planning service
- Would like to see clarification of things through-out and better definitions such as storage/warehouse. Hope it doesn't mean self-storage area.
- I thought the two permitted uses would be designated to the "old truck stop" area not the whole Highway Commercial Service District.
- Personally would like to see this held until we know what the outcome of the Kratzer property is so the overall zoning needs of the township in that area are met.
- I have heard possibly a grocery store and drive-thru banking is needed. I know when I travel I look for a drive-thru bank with an ATM machine when check time arrives.
- I would like to see the "old truck stop" area addressed and given a development plan. Example: Not a restaurant next to a self-storage area is not ideal in my opinion.
- Questioned the 1000' from the sexually oriented business from the soccer field. Trustee Likley stated that isn't what is being reviewed in this amendment. Trustee Likley clarified by stating he wrote the language 7 years ago and there is a drawing in the record. He also stated the

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language is very inclusive and restrictive but can't write it to the point that it completely excludes no possible availability.

Trustee Harris asked if there was any other public comment, there was none.

The public comment portion of the hearing was closed.

Discussion by the board:

Trustee Oiler offered the following:

- Section 306.A – *Remove the word "through" in the first sentence*
- Section 306.B – Uses. The addition of f. Storage, Warehouse and h. Light Industrial was not identified or as being limited to the "old truck stop" area but it is for the entire district. I thought they were going to be addressing just the "old truck stop" area. I disagree how this was presented.
- Section 306.B. c – Should read *"Sexually Oriented Businesses, subject to 306.E.7"*
- Section 306.C.b,c,d – Remove *"17 as it limits drop off"*
- Section 306.E.6 – Typo tis should be *"its' "*
- Section 306.E.6.c – Typo *"exhaust"*
- Section 306.E.6.h – add *"and State Fire Marshall"*.
- Section 306.E.7.c – correct next to last line to state *"306.E.7.b.3"*

Trustee Likley offered the following:

- Section 306.A – Do not accept amended paragraph; leave it as is in the present zoning code.
- Section 305.B.b,c,d and 306.B.b,c,d remove subsection **"22"** as it references cemeteries
- Section 306.B.f and h – I feel it needs more study before we expand these uses. Planning Services also agreed the purpose paragraph needs to be expanded to cover those services.

Trustee Harris agrees the added permitted uses do need more study.

Trustee Oiler – the intention should have been to address the "old truck stop area" not the entire district.

Trustee Likley – Article XI Section 1102 Definitions are fine

Trustee Oiler – I believe we can accept the definitions

Trustee Oiler made a motion to:

1. **Article XI, Section 1102 ADD definitions #36 "Light Industrial" #42 "Nuisance" #60 "Storage & Warehouse" #69 "Warehouse and Storage"**
2. **Article III, Section 306.E ADD "5. Outdoor Storage" and 6. "HC/Light Industrial Performance Standards"**
3. **Article III, Section 305.B.2.b,c,d REMOVE subsection 22**
4. **Article III, Section 306.B.2.b,c,d REMOVE subsection 22**

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5. CORRECTIONS:

- a) Article III, Section 306.B.c should read subject to 306.E.7
- b) Article III, Section 306.E.6 correct "its"
- c) Article III, Section 306.E.6.c correct spelling "exhaust"
- d) Article III, Section 306.E.7.c correct "as in 306.E.7.b.3"

Trustee Likley seconded the motion. Roll call: Harris, aye; Likley, aye; Oiler, aye

Trustee Likley made a motion to close the public hearing, seconded Trustee Oiler.

Roll call: Likley, aye; Oiler, aye; Harris, aye

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William N. Thonke

W. W. Oiler

Jared K. Harris
Approved 1-9-14
