

Westfield Township Board of Trustees

Special Meeting/ General Business
March 10, 2014

Likley called the special meeting to order at 7:00 pm.

Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

The trustees give background information to the audience about the original Comprehensive Development Plan for the township. 30 people (steering committee) worked together to provide the previous board (Oiler, Harris, Likley) with a unanimous plan. North Star Planning was hired to create a professional plan led by Majewski starting in December of 2008.

After a year of discussion and public meetings including talking with state and county agencies, the Professional Land Planner submitted the Comprehensive Plan update (dated December 10, 2009) to the Zoning Commission. The steering committee endorsed this plan that was submitted to the township. This version of the Comprehensive Plan later revised by the majority vote of the zoning commission then further revised by the trustees Oiler and Harris whose vote was yes and Trustee Likley who voted no on September 26, 2011. Twenty-five members of the steering committee asked for their names to be taken off of this plan because it was drastically changed by the Zoning Commission and Trustees without the steering committees permission.

Trustee Thombs requested this special meeting to allow the sitting trustees to gather community input, discuss and review the amended plan. The Comprehensive Development Plan is a foundation to make zoning decisions. It provides the township with a cohesive goal for zoning and developing decisions and was written by a professional land planner using research and community expectations.

Schmidt inquired if Mark Majewski should be paid in the amount of \$600.00 to continue his services if needed and/or do we need the steering committee to return?

After discussion with Majewski, Thombs felt there wasn't a need to have Majewski return at this time since the infrastructure of the township has not changed.

Dwayne Crammer (steering committee member) of Buffham Road required his name removed from the ZC revised document since they changed what the committee worked on. The Comprehensive Plan is a foundation and provided direction for the township. 30 people worked on this plan for a year and no one was turned away. The committee was proud of their product before it was dismantled by the Zoning Commission.

Shawn Hughes (steering committee member) of Mud Lake Road announced his opinion has not changed and the steering committee was thoughtful and deliberate. The 1996 and 2011 Comprehensive Plan should be the baseline for comparing where the township was and where they are heading.

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Carol Rumberg (steering committee member) of Mud Lake Road worked on the Comp. Plan for 3 years. Rumberg also states that she has never changed her mind from the original plan that was submitted.

Keith Simmerer (steering committee member) 8915 Westfield Road stated that this plan was a good compromise and was in the best interest of the community. The steering committee was a diverse mix of residents some who wanted change and others who liked the status quo of the township. The steering committee looked at the economics of the township and also sustainability. The committee resented the officials that later changed the plan because of a resident's application for a zoning change.

Thombs said as a past steering committee member our focus for the Comp. Plan was for the whole township and not just one area. This plan also looked at the impact our decisions made on our neighboring towns of Lodi and Seville.

Likley agreed and further added there was a need for alternative housing projects such as cluster homes or a conservation district. Thombs also liked the idea that a Retirement Community would work collaboratively with developers and the township.

Schmidt was willing to write a grant from the National Association of Realtors to assist with organizations to develop community projects.

Heather Sturdevant- 5864 Buffham Road- Was the chair of the Zoning Commission and they did meet with the Prosecutor's Office to discuss the Comprehensive Development Plan. Public opinion is important but what's best for the township is not always popular. The ZC had to look at pending litigations and took the Assistant Prosecutor's recommendation to make changes. They also went to Majewski asking for the minutes, audio and documentation that he used for this plan. He didn't provide the ZC with any of their requests. The ZC met with many county and state organizations to gather evidence for their decision.

Likley states that Westfield's agricultural industry is the largest economic land use in the township.

Thombs stated the steering committee recommended allowing additional uses in the Highway/ Commercial zoning before recommending commercial expansion elsewhere.

Dwayne Crammer-The Kratzer lawsuit persuaded the ZC and trustees to change the Comp. Plan. They did not care about public opinion or the professional land planner's advice. They made their own changes.

Carolyn Sims of 5570 Mud Lake Road stated she was a resident and former trustee during the Comprehensive Plan Process- The community has the right to create zoning as long as the zoning is not arbitrary or capricious. The township hired Majewski to look at the direction of the township. It was a unanimous decision by the three trustees; Likley, Kratzer and Sims. North Star Planning had a long history with the township and was rewriting the zoning code and updating the Comprehensive Development Plan of 2003. During that planning process, Kratzer

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applied for a zoning change of his personal property. The Comprehensive Planning meetings were open to the public, advertised in the newspaper and included resident comments at each meeting including a written form. Before working with the steering committee Majewski attended a ZC meeting and asked for their suggestions for future growth and what to include in the Comp. Plan. Residents were given a survey which had a large response from households. The steering committee looked at proposed annexation which at this time was overturned by a referendum by the people of Seville. Sims said she disagreed with ZC Chair Sturdevent's statements. Sims then stated the ZC had every opportunity to attend the 12 months of meetings and chose not to. John Miller was also the liaison for the ZC and brought updates back to them. Majewski also had a work session with the ZC and he received no comments of concern. The Zoning Commission review of the Comp. Plan became convoluted with the Kratzer property application pending at the time. Majewski interviewed each county office and listened to these experts. The ZC and the trustees ignored the Comprehensive Planning process and the experts' facts and pursued and approved the general business district anyhow. The ZC revised Comp. Plan was supported by Oiler and Harris but not by Likley. The original Comp. Plan's goals and objectives are aligned with the new five county regional plan endorsed by NOACCA called Vibrant Neo which cost over 4 million dollars.

Later, after the ZC revised version of the Comp. Plan, 25 out of 29 members of the steering committee required their names to be removed from the ZC's version in a letter to the trustees. The steering committee gave the trustees an ultimatum to adopt the December 10, 2009 plan as submitted by the professional land planner or required them to remove their names from the ZC revised version.

Likley would like to continue this discussion at the next regular trustees meeting on 3-17-14.

Carol Rumberg discussed the community survey and how Question #12 included 190 written response that were omitted from the Comp. Plan adopted by the previous trustees. These written responses were not added to the report but should be reviewed by the current trustees.

There was discussion about contacting past steering committee members. Likley would like to look at amending the plan and decide on what additions are needed. Written response question # 12 may be considered as an added amendment.

Thombs will talk with legal counsel about adopting the written draft resolution (which he read to the audience) and/or to revise the current plan.

Likley- Class Action Lawsuit- Identification # 1FDAF57P3EB38879 has sent the township a check for the dump truck repairs in the amount of \$1375.00

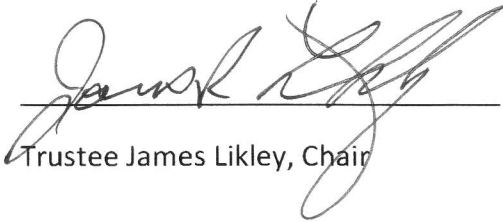
Thombs acknowledged Mr. Likley's successful leadership in the Class Action Lawsuit and bringing that money to the township. He also said Likley should be commended for his tireless effort and countless hours spent above and beyond in doing what's best for the township. Schmidt and audience members agreed.

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Thombs makes a motion to adjourn at 8:45 pm; seconded by Likley.

Respectfully submitted by:

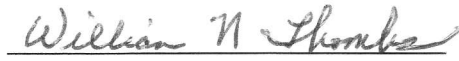
Cheryl A. Porter, Zoning Secretary



Trustee James Likley, Chair



Trustee Michael Schmidt



Trustee William Thombs

3/10/14 BOT SPECIAL MTG & REGULAR BUSINESS
PLEASE SIGN IN

NAME:

ADDRESS:

PHONE #

FRANK GA 1371 9510 Heroy Rd

Teen Lickley

SEAN HUBBARD 6576 MUD LAKE RD

Joe Augustine 6550 Mud Lake

Joe Doty 6009 Seville Rd

GREG BREZINA 6610 BUFFHAM RD.

Carol Raimberg 5909 Mud Lake Rd

Don DeLish 6569 Buffham Road

Janet + Keith Sumner 8195 Westfield Rd

CAROLYN SIMS 5570 MUD LAKE RD

Agnes Torres 6970 Kennard Rd

Heather Sturdevant 5864 Buffham Rd

Joel Sech 5905 Seville Rd