

Westfield Township Board of Trustees

Public Hearing Continuation of July 20, 2015
Highway/Commercial Text Language
August 3, 2015

Schmidt called the Public Hearing to order at 5:30 PM. Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

Schmidt said that the Board will discuss the concerns from Stan Sheets and hear from Carol Rumburg who will share the comments from the Zoning Commission. Rumburg stated that the board felt they narrowed down the specifications for the text language and the lots became 50% of the original language and they were concerned about making the frontage more restrictive and causing traffic congestion. The ZC also felt the language should be left as is and any concerns could be addressed by the BZA with a variance.

John Miller, 6089 Seville Road and Zoning Commission Board Member felt the ZC covered all of the options and were thorough in the process. The ZC board had deep discussions about the proposed changes.

Likley proposed grammatical changes (Exhibit B) and provided a copy to the Trustees.

Public Comments- none

Schmidt closes public comments.

Likley researched how to implement the suggestions from Stan Sheets (from previous date of public hearing). Likley references other townships and their lot sizes for comparison to the area in Westfield Township. Some comparable examples include: Montville and Medina Township (Arby's on 18 & 71) is .974 acres or 145' x 280 feet; Mc Donalds is 1.6 acres or 153' x 281 feet; vacant land is .843 acres or 180' x 285 feet; On Tap Plaze is 7 acres; land across from On Tap is 11 acres and Buffalo Wild Wing is 2.6 acres. Zoning proposed a minimum of 150 x 290 feet and 1 acre. Speed Way Drive has an average of 150 feet frontage and Likley believes the market will dictate the size of the lot according to the business. Likley would like to entertain striking the one acre minimum but keeping the 150 feet frontage so the depth will vary. This proposal will strike the lot depth of 290 feet. The rationale for this is Arby's will not need as much land as Bob Evans so lots fronting all other streets will be 150 feet. Let the user determine how much land is necessary and not have to come before the BZA if they do not have 1 acre.

Schmidt asked if this would be making non-conforming lots on Speedway Drive.

Likley does not have the answer to why the previous zoning required 2 acres and many of the lots on Speedway Drive under 1 acre.

Likley would like to remove the 1 acre requirement on internal roads except for Lake Road and Greenwich; and maintain the proposed 150 feet frontage.

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Thombs proposed the 290 feet be changed to 250 feet and the 1 acre minimum. In case of a cul-de-sac the changes could be what the developer wants and be wider and not contained to the 290 feet depth. Thombs would accept Mr. Likley's proposed changes.

Likley stated that the 150 feet frontage still holds an ingress and egress for control of traffic congestion. Parking and setbacks would not change so they would still follow the present zoning. Lake and Greenwich will remain 2 acres and 300 feet frontage to encourage developing internal roads.

Miller was concerned with land not being used if lot depths were inconsistent and that BZA could figure out variances.

Likley stated that somebody will have to pay for that land and the developer will make sure they are not irregular lots for greatest land development.

Schmidt shared that this language would create uses and the Trustees do not want to discourage the land being developed.

Thombs supports Likley's proposed suggestion since it is less restrictive to his idea.

Likley proposes striking 1 acre lot size; minimum lot depth would be struck except for Lake and Greenwich Road.

Likley makes a motion to accept Highway Commercial Section 305 Text Amendment as proposed by the Board of Trustees; second by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Likley also adds that the Text Language will go into effect within 30 days and is open for a referendum by the community if they so choose.

Likley makes a motion to adjourn the public hearing at 6:10 PM; seconded by Thombs. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

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Date approved: August 17, 2015

Trustee Michael Schmidt, Chair

Trustee James Likley

Trustee William Thombs