

Westfield Township Board of Trustees  
August 26, 2015  
Special Meeting  
Joint Meeting with Zoning Commission

Trustee Schmidt called the meeting to order at 6:30 PM. Roll call: Likley- aye, Schmidt- aye, absent- Thombs.

**Comments from the floor-** none

**Old Business**

- Park agreement and check in the amount of \$170,000.00 for the purchase of the Village Park was delivered in person by the Mayor of Westfield Village. The trustees will be receiving a notarized copy for the township's files.

**Road Report**

- ✓ Detour west of S. Leroy through the Village and closure of Seville Road coming soon.

**New Business**

- Lot split of 5 acres from a 33 acre parcel. Fetchko property owners (Garmin and Friendsville Road) approved by ZI Sims and will go into effect in 60 days. ZI Sims will create a ledger size print and file with the Recorder's Office. The lot split is 25' from the pond.
- Thomas Scott- Deck permit

Special Meeting with Zoning Commission

August 26, 2015

Doty calls the ZC regular meeting to order at 6:50 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye.

**Approval of meeting minutes**

***Doty makes a motion to approve the June 10<sup>th</sup>, June 24<sup>th</sup> Regular Meeting Minutes and the June 24<sup>th</sup> 2015 Public Hearing Meeting Minutes as amended; seconded by Rumburg. Roll call: Doty- aye, Rumburg- aye, Haumesser- aye, Miller- aye, O'Neil- aye. The motion passes.***

***Doty makes a motion to approve the July 22, 2015 regular Meeting Minutes as amended; seconded by Rumburg. Roll call: Doty- aye, Rumburg- aye, Haumesser- aye, Miller- abstain, O'Neil- aye. The motion passes.***

***Doty makes a motion to nominate John Miller for Vice-Chair of the Zoning Commission; seconded by O'Neil. Roll call: Doty- aye, O'Neil- aye, Haumesser- aye, Rumburg- aye, Miller- aye. The motion passes.***

**ZC Board Members join the Trustees at 7:00 PM for a joint meeting.**

**Westfield Township ZC and Trustee Joint Meeting**

**Special Meeting**

**August 26, 2015**

The ZC wanted to discuss with the trustees the Office-Industrial District Text on pages 39-41 and 62-63 of the Comprehensive Development Plan.

Likley stated that the Comp. Plan looks at the north and south side of Greenwich Road and its area uses; expanding residential uses; High Density on S. Greenwich. Water and sewer seem to be the critical element for developing this area or will require an onsite sewer system.

Setbacks and road entrances will need to be discussed and everyone should decide what they would like Greenwich to look like when it is developed. Zoning Regulations to encourage internal roads onto one main thorough fare would be best for the township.

Schmidt questioned how to put everything together and should the ZC get some assistance with this endeavor.

Miller stated that there is still an area that is in litigation and we don't want to jeopardize the court's decision.

Doty did not want to jeopardize the work of the township's position and not be able to move forward.

Likley stated the corridor could be examined for uses.

O'Neil said that much of the land is not compatible for the uses that are presently suggested due to Natural Hazards and Soil conditions.

Rumburg stated that Local Commercial are viable uses in this area.

Doty would like the board to address a Natural Hazards Overlay district that would include green space and density percentages.

Schmidt- Thorne suggested to keep moving forward and to do what is best for the township.

Likley suggested looking at the uses that go along with the Comp Plan and also other townships that appear to have zoning which works for their areas. Take a look at access, buffering, and how they are successfully zoned. A good example is Sharon Township (94 to Wadsworth) and examine how the zoning language (text) is written to get to the end result.

The ZC Board and Trustees discussed a variety of sewer scenarios and how the uses will be dictated by the water and sewer availability.

Rumburg mentioned that Light Industrial District does not allow chemicals and to impact the Natural Hazards District and near the Residential District.

Schmidt reminded the Boards that the Fiber Optic Ring is a huge draw for businesses and Likley mentioned Data Storage opportunities would use space but may not have a need for sewers due to fewer workers.

Doty mentioned the need for more lanes (under the overpass) and that Thombs provided him with his suggestions since he was unable to attend the meeting: Concern with increase traffic, lack of sewer and water and a suggestion to develop a Senior Center.

Miller reminded the boards about the Referendum by the voters to limit traffic and there is also a traffic study on file.

Rumburg elaborated on the traffic study and provided a document that was created by Mark A. Majewski on 5 February 2011 that also discussed office/industrial development.

Both boards discussed water and sewer options such as a pump station and how the EPA will have the final approval of any onsite systems.

The boards agreed that pending issues should be addressed: Drive ways, yards, fences and Doty would like to focus on side lots at the ZC September 23<sup>rd</sup>. meeting and Debbie will prepare a draft.

Sims suggested deleting one sentence in the zoning text by allowing more than one entrance. Likley made driveway suggestions: safety concerns, intersections, site clearance, 1 parcel on corner only allowed 1 drive, county will review driveways and culverts need a permit.

Agenda for September 23, 2015: side lots, drives, fence/ entrances and table Greenwich Road corridor.

Haumesser makes a motion to adjourn at 8:20 PM; seconded by Miller. All said aye.

Likley makes a motion to adjourn at 8:20 PM; seconded by Schmidt. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: \_\_\_\_\_

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Trustee Michael Schmidt, Chair

\_\_\_\_\_  
Trustee James Likley

\_\_\_\_\_  
Trustee William Thombs

Date Approved: \_\_\_\_\_

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**Joseph Doty, ZC Chair**

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**John Miller, ZC Vice-Chair**

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**Debbie Haumesser, ZC Board Member**

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**Carol Rumburg, ZC Board Member**

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**Rory O'Neil, ZC Board Member**

