

Westfield Township Board of Trustees

Public Hearing Continuation
Section 308 East Greenwich Overlay District
Text and Map Amendment
January 15, 2018

Trustee Schmidt called the continuation from November 20, 2017, December 4, 2017 & December 18, 2017 Public Hearing meeting to order at 6:00 PM. Roll call: Horner – aye, Schmidt – aye, Likley – aye.

A continuation of the review of Westfield Township Zoning Commission recommended text amendments to Section 308 East Greenwich Overlay District.

A copy of the draft & Trustee edits is included with the minutes at the Township Hall for public review.

- The graphic on page 2, Section 308 D was removed. The concern was accuracy. In talking with planning services there was the determination that the map would need to go through a map amendment process. It felt it was best to remove it in the event the map would change again. There will be a map to review but separate from the Text Amendment. Language was added to reference the map.
- Section 308E.3.B Majewski was contacted to review language. His response was to change language approach to clarify of the process for Outdoor sales or display.
- Section 308F.8 Performance guaranty – Majewski advised language changed for further clarification of plan developments. It may exceed the Township's responsibility but fall to the County Engineer, this is where the bond would be held.
- Section 308E.b.1 Wind turbines were removed from permitted use. If a permitted use, it could be a stand-alone use. This was not the intention. The intention it is an accessory use. Communication towers were questions however the Township has limited authority over those towers.

Trustee Horner questioned Section 308F.5.a Timing – Trustee Likley explained the preliminary plan is presented by the Developer to the Zoning Commission, then the plan goes through Commission and the Developer has 24 months to present the final plan. If the 24 months pass, the Developer can receive up to 3 - 12-month extensions. There is a process to revoke approval to not tie up property/site for viable development.

Comments from the Floor

- Zoning Commission members original thought was that the map & text were to be combined. Trustee Likley stated new maps will be a separate document. Borders will be shown on the map including parcel changes. There will be approval process for the map amendment including the East Greenwich Overlay District. All maps will be dated for the 2018-year schedule. Planning services will create the map, there will be a Public Hearing and it will go back through the Medina County Planning Commission.

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Trustee Likley makes a motion to adopt the Article 308 East Greenwich Overlay District as it has been submitted on January 15, 2018; seconded by Schmidt. Roll call: Horner – aye, Schmidt – aye, Likley – aye.

Trustee Schmidt thanked Mark Majewski, the Zoning Commission & Trustee Likley for their time and effort bringing this effort to fruition which falls in line with the Township's Comprehensive Plan.

Section 807 Site Plan Review, Subsection B required language amendments to clarify site plan reviews to specific uses in the East Greenwich Overlay District.

Section 303 RR Rural Residential District, Subsection B language amended to clarify open space within the PRD.

Add language to the table at 303.B.1.h

Article XI Section 1102, add definitions for Open Space and Clustered Single Family Detached Dwelling

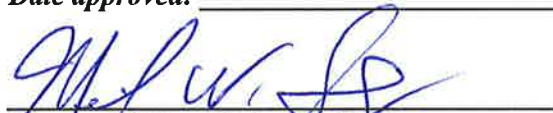
Trustee Likley makes a motion to adopt, amend and add the following Section 807 Site Plan Review, Section 303.B.1.h and Article XI Section 1102 as it's been submitted on January 15, 2018; seconded by Schmidt. Roll call: Schmidt – aye, Likley – aye, Horner – aye.

Trustee Likley makes a motion to adjourn at 6:32 PM; seconded by Schmidt. Roll call: Schmidt – aye, Horner – aye, Likley – aye.

Respectfully submitted by:

Michelle English

Date approved: _____



Trustee Michael Schmidt, Chair



Trustee James Likley



Trustee Craig Horner