

Westfield Township Board of Trustees

Special Meeting

July 6th, 2020

Trustee Schmidt commenced the Trustee meeting via Zoom on July 6th, 2020 at 7:14pm. Roll call: Patterson- here, Horner- here, Schmidt- here.

- Guests- Carol Rumburg, Gayle Foster

Comments from the floor

- N/A

Minutes to be approved

- June 1st, 2020- ***Trustee Schmidt makes a motion to approve the minutes as corrected, under roads report “construction of turn lanes was complete on 224”; seconded by Horner. Roll call: Patterson- aye, Horner-aye, Schmidt-aye. Motion passes.***
- June 15th, 2020- ***Trustee Schmidt makes a motion to approve the minutes as presented; seconded by Patterson. Roll call: Patterson-aye, Horner, aye, Schmidt-aye. Motion passes.***
- June 23rd, 2020- (Special meeting and general business ,hybrid virtual and in-person) - ***Trustee Schmidt makes a motion to approve the minutes as presented; seconded by Patterson. Roll call: Patterson- aye, Horner-aye, Schmidt-aye. Motion passes.***
- June 25th, 2020- (Special meeting and general business, hybrid virtual and in-person)- ***Trustee Schmidt makes a motion to approve the minutes as presented; seconded by Horner. Roll call: Patterson- aye, Horner-aye, Schmidt-aye. Motion passes.***

Roads Report

- RS Lee Evans not in attendance.
- Ditch enclosure in Lafayette completed.
- Holes patched on Ryan, Buffham , Ballash, White, Daniels and Mud Lake Roads.
- Maintenance done on the Dodge and the mow tractor.
- Weeds sprayed in numerous areas.
- EPOKE tarped for the summer.
- Weeded and mulched the TWP complex.
- Firehouse general service done.
- Trees cleared at Ryan Road culvert project.
- Purchased disinfectant wipes and dispensers for TWP complex.
- Researching touchless soap dispensers at the TWP complex as well as the fire station.
- Contacted Compass (vndor for road salt) to get set up for the season.

Cemetery

- Work done on Hanna headstone.

Zoning

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- ZI Sims in attendance.
- Issued twelve (12) Zoning Certificates June 1st - July 6th
- 5644 Burlington - new home
- 7964 Friendsville – deck
- 8140 Lake Rd pole barn
- 5643 Burlington - new home
- 7960 Chesterfield - new home (revoking/replacing zoning cert # 2855 on 02.20.2020 builder changes)
- 5630 Burlington – new home
- 5603 Burlington - new home
- 5635 Burlington - new home
- 5619 Burlington - new home
- 5611 Burlington – new home
- 5640 Burlington – new home
- 8775 Friendsville garage
- **Zoning Violations / Inquiries:**
 - **1. Deer Pass Golf Course:** (property not in use - listed for sale) **UPDATE:** Tony Benedetto, continues to touch base with Trustee Patterson regarding a potential development for residential housing development and inquiring about Medina County sewer extension. Tony said he contacted the Village of Westfield, the mayor has said ‘no’ to extending the Village sewer to the Golf Course or tying into the Welser/Kratzer parcel proposed sewer force main or pump station. Patterson and ZI Sims to follow up this coming week to review options for Golf Course due to recent Sewer concerns. **Current Status/No Change:** Current property owners not in compliance with the Zoning Commission’s last preliminary Approved Site Plan (and/or ZC set conditions -in order to a add/operate a Mexican restaurant); including but not limited to the construction of shed structure prior to the issuance of an Approved Zoning Certificate and MC Building Dept inspection or approval.
 - **2. 7552 Seville Rd: NO Change** Trustee Patterson and ZI Sims will work with the land owner while he is attempting to create rear yard storage for certain items, including commercial vehicles, which have intermittently been known to be parked in the front yard offset which has caused resident inquiries.
- **Violation observations:**
 - **East Greenwich Road:**
 1. Agriculture building – no ag exemption filed for observed improvement.
 2. House remodel - no zoning cert of file for observed improvement
- **8686 Lake Road Old Truck Wash and Old Truck stop parcels:**
- Trustee Special meeting held on 6.25.2020

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- Jason Lavor group proposed development: Discussed proposed Zoning Text/Map amendment with the Trustees and ZI Sims. Concept proposed is to leave Highway Commercial Zoning in place, and Lavor group will write a zoning text amendment for Industrial Overlay district to allow mixed use on the 40+ acres on the southeast corner of Lake/224 parcels. Development group also discussed county sewer extension concerns, Industrial Overlay Zoning proposed “uses” to include semi trailer lease company relocating to the new zoning , development proposed to include internal road (TBD township or private) Discussed impact on Lake road, including turn lane on to east 224 - Encouraged developer to contact MC Highway Engineer department because proposing possible 40-70 Semi truck traffic entering the site during the week and half of Saturday(they would be open until noon only). Plus to consider possible trip traffic related to the Welser/Kratzer parcel pending zoning application at lake and Greenwich Rd.
- **Lot Split and Lot reconfiguration:** 6362 Greenwich possible lot reconfiguration. Ongoing discussions.
- **Cloverleaf School Signage request:** will discuss with Superintendent how to proceed
- **BZA:** NO meetings scheduled or applications filed at this time
- Possible future application proposed in the pending Welser/Krater parcel Application for building height.
- GPD Group representing AT&T inquired on Friendsville proposed Cell Tower Variance inquiry
- **Zoning Commission:** Next meeting scheduled for July 22nd, 2020 at 6:30.
- **Welser/Kratzer farm:** MCEDC initiated Zoning Application for Industrial Use under Article III, Section 308 OIPD optional overlay district.
 - Zoning Commission held meeting on June 17th – first mtg since COVID-19 state shut down
 - Anticipated receiving the pending zoning application for the Welser/ Krater parcel.
 - In an email to Asst Prosecutor Innes the group's attorney, Dodson, canceled the meeting on the day of.
 - Dodson email indicated that new soil testing performed confirmed on site commercial septic for proposed project is feasible, however will require several acres . Kratzer site is 105+ acres in total. Considering options based on new information.
 - **Trustee Welser/Kratzer farm-related sewer discussions:**
 - In May Sanitary Engineer canceled appearance at the Trustee Special meeting
 - June 2, 2020 County Commissioners hired Sanitary Engineer outside legal counsel Eastman and Smith
 - June 4 2020 Sanitary Engineer (with legal counsel Atty Durham) - attended rescheduled Special Meeting
 - Also in attendance was NOACA representative, Health Department, Commissioner Colleen Swedek, Sanitary Engineer Lyon. Township requesting County Commissioner involvement due to Sanitary engineer involvement and County sewer concerns related to county policy and Welser pending Zoning Application.

Old Business

- Solid Waste District- No new updates. No events planned for the summer.

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- Spectrum Internet upgrade at the township building- No resolve on the internet issues. The fiscal office received an invoice for payment from Spectrum. FO Kurtz will hold the spectrum invoice until approved by the Trustees to pay.
- Hall Rentals- not open for reservations until further notice.

New Business

- TWP budget will be discussed next Monday, July 13th at 6:30pm with the board of Trustees and FO Kurtz.

Announcements

- WFRD and TWP Trustee Special Meeting July 20th, 2020 at 6:30pm.

Fiscal Officer Report

- FO Kurtz in attendance.
 - Correspondence (See Attached)
 1. Notice of commencement for the Ryan Road project is requested.
 2. Federal funds under HIB 481 were received in the total of \$31, 104.36. The funds should be used before the end of this year.
 - Payment Listing- totals \$63,405.50 (See Attached)
 - Trustee Schmidt questioned the payment to GEOSHACK. This was for calibration on the laser.
 - Board of Trustees will table the invoice for Fast Signs in the amount of \$1,259.75 until further clarification is received on additional work that needs done.

Trustee Schmidt makes a motion to pay the bills totaling \$62,145.75; seconded by Patterson. Roll call: Horner-aye, Patterson-aye, Schmidt-aye. Motion passes.

- Appropriation Status by Fund (See Attached)
- Fund Status (See Attached)
 - Secondary Checking- \$104,747.15 (now a *money market*)
 - Primary Checking- \$732,403.72
 - Total Fund status- \$837,150.87
- TWP bank account was reconciled and will need signatures from the Board of Trustees. The account was in the positive \$0.12 upon the reconciliation.
- Cash Summary by Fund (See Attached)
- Revenue Status (See Attached)
- Receipt Detail (See Attached)

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- Appropriation Supplemental (See Attached)
- Zoning Revenue Sheet (See Attached)

Public notice tab on the Westfield Township Board of Trustees website does list the link to the meetings. According to ZI Sims there have been resident requests for public notice of the board of Trustees' meetings.

Trustee Schmidt makes a motion to adjourn at 8:12 pm; seconded by Patterson. Roll call: Horner-aye, Patterson-aye, Schmidt-aye. Meeting adjourned.

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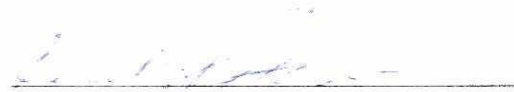
Respectfully submitted by:

Amy M. Banfield

Date approved: 11/11/11



Trustee Michael Schmidt, Chair



Trustee Kent Patterson



Trustee Craig Horner