

Westfield Township Board of Trustees

Trustees Special Meeting

October 29th, 2020

Trustee Schmidt commenced the Trustee special meeting via Zoom and in-person on October 29th, 2020 at 3:39pm. Roll call: Patterson- here, Horner- here, Schmidt- here. Meeting commenced.

Guests- In person attendees: Carolyn Sims (TWP Zoning Inspector), Shawn Manvell (potential developer), Attorney Jerry Innes and Joe Doty (ZC Chair).

Zoom attendees: Brent Rozar, Bethany Dentler (Medina County Economic Development Director), Mike Cook, Jodi Jones, Jonathan Delozier, Tom Boggs, George Seavor, Carol Rumburg, Tim Kratzer (current property owner).

ZI Sims explained the current zoning of the Kratzer (5669 Greenwich) and Deer Pass (5886 Greenwich) properties. Both are zoned with local commercial frontage. The first 500 feet is ruled as rural residential with additional development options such as conditional use for planned residential subdivision. The Kratzer parcel has a natural hazard overlay as demonstrated by tax maps. There are two (2) gas and oil wells noted on the Kratzer parcel. Kratzer parcel zoning allows for office industrial use. Deer Pass does not allow for office industrial use.

Attorney Innes stated that the purpose of the meeting is to discuss general concepts of the proposal and that legal details would be discussed once an official application is received.

Shawn Manvell explained her proposal of an equine showplex with a feed and tack store. She would mainly utilize the property for agricultural use. Ms. Manvell is in discussion with Medina County Solid Waste district as to placing two (2) commercial septic tanks on the property. There will be approximately 8-10 employees on the property during the week and up to 10-25 employees on the weekends that horse shows are held. There will be a RV area for travel trailers and horse trailers to be parked. A contracted security company would be in place to provide a safe location for horse owners/transporters that are hauling horses across the country or from one location to another. Ms. Manvell would like to hold 4-H clubs/meetings at the complex as well. There will be an indoor riding arena that will be open to local horse owners to utilize on a scheduled basis. Ms. Manvell states that there are only a handful of personally owned showplex facilities in the country and a comparable privately owned showplex is located in Cloverdale Indiana called 'C-Bar-C.' Otherwise, most large showplex facilities are owned by large municipalities.

Mr. Doty and Attorney Innes discussed the parking/paving zoning requirements for the TWP.

Trustee Schmidt suggested that the primary use of the property would fall under agriculture exempt and section 308 overlay would not be necessary. He also questioned if a site plan would be necessary given the primary use of the property. ZI Sims noted that it would be a legal determination in which way it would be zoned.

ZI Sims suggests that Ms. Manvell consider the agriculture exemptions or the section 308 zoning. Under the office industrial plan development, indoor/outdoor recreational facilities are allowed. If the 308

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zoning avenue is pursued, a \$1,100.00 application fee is required. An authorized agent can complete the application.

Ms. Manvell is interested in treated water being run to the property. She has been in communication with Jeremy Sinko at the Medina County Sanitary Engineer's office. The RV sites will have water and electric hook ups, but not sewer. However, a dump station will be available for use as well as a contracted sewer dumping company to assist RV/horse trailer owners with dumping their sewer during their stay.

Ms. Manvell is interested in hiring a food and beverage company to provide concessions to attendants. Designated picnic and eating areas are in the engineering plans. Civil and structural engineers are intimately involved with the steel spanned climate-controlled structure. A large technologically advanced heating and cooling system will be installed. Restrooms will be built into the indoor showplex arena.

ZI Sims asked for details on fire suppression in and around the showplex. Ms. Manvell deferred this to the engineers.

Ms. Manvell is requesting clarification on how she should move forward. ZI Sims is asking for a preliminary site plan with proposed uses with details around each of the individual uses. Sims is asking for proposed uses, proposed square-footage, proposed employees and proposed hours for each use on the parcel to be submitted to the board of Trustees, zoning commission and legal counsel for review. No official application is needed at this time until the plan is reviewed.

Ms. Manvell states that she has been in contact with Kratzer's realtor and plans to submit a letter of intent.

Trustee Schmidt made a motion to adjourn at 5:00pm; seconded by Horner. Roll call: Horner-aye, Patterson-aye, Schmidt-aye. Meeting adjourned.

Respectfully submitted by:

Amy M. Banfield

Date approved: 12/7/20

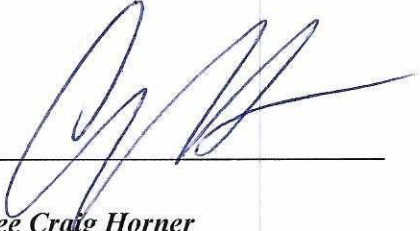
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Trustee Michael Schmidt, Chair



Trustee Kent Patterson



Trustee Craig Horner