

**WESTFIELD TOWNSHIP BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
JULY 8, 2008**

Chairperson Kemp called the regular meeting of the Westfield Township Board of Zoning Commissioners to order at 7:30 p.m. Board members Susan Brewer, John Miller and Scott Anderson were in attendance. (See attendance sheet for complete attendance).

**APPROVAL OF JUNE 10, 2008 MEETING MINUTES**

Ms. Brewer made a motion to approve the June 10, 2008 meeting minutes as written. It was second by Mr. Anderson.

ROLL CALL-Brewer-yes, Anderson-yes, Miller-yes, Kemp-yes.

**APPROVAL OF JUNE 17, 2008 MEETING MINUTES**

Mr. Miller made a motion to approve the June 17, 2008 meeting minutes as written. It was second by Ms. Brewer.

ROLL CALL-Miller-yes, Brewer-yes, Anderson-yes, Kemp-yes.

The minutes from the Commission's May 13, 2008 meeting which were previously approved as corrected were signed off by the Commission members.

Chair Kemp stated that she spoke with Bill Thorne this morning and the comments from the Planning Commission have not yet been received regarding the reconsideration of the Kratzer amendment application. Mr. Thorne recommended the Commission reschedule the continuation of the public hearing and not discuss this item this evening.

Chair Kemp then asked if everyone on the Commission was available on July 22, 2008 for a joint meeting with the BZA regarding the Cloverleaf School application. Mr. Micklas stated he received an e-mail from Kim Ferencz that the earliest the meeting could be scheduled if she heard back from everyone in a timely manner was July 22, 2008 and that he responded that he would be available for that meeting. Chair Kemp stated there were also emails from Kevin Daugherty, Mike Schmidt and Jack Poe and they too were agreeable for that date. Chair Kemp added that when she spoke with Heather Sturdevant earlier today; she was also available. Therefore the tentative joint meeting of the zoning boards to hear and review the Cloverleaf School application would be held on July 22, 2008 at 7:30 p.m. The Commission would review the site plan application and then the meeting of the BZA would be held to hear the variance request(s).

Chair Kemp then asked the Commission members when they would be available to hold the continuation of the public hearing on the Kratzer amendment. The Commission decided they would hold the continuation on July 24, 2008 at 7:30 p.m. Chair Kemp stated she would ask Fiscal Officer Martha Evans to place the legal ad in the paper in the absence of Secretary Ferencz who was on vacation due the time constraints for publication.

**NEW BUSINESS**

Mr. Scheetz passed out three handouts to the Commission to be reviewed before the continuation of the public hearing. Regarding the reconsideration of the Kratzer amendment application, the Planning Commission voted 6-2 to approve the rezoning of the Kratzer property from RR to LC subject to the declarations, covenants and restrictions being drafted and approved by the Pros. Office. The first of Mr. Scheetz's handouts was how he addressed each issue before the Planning Commission.

Mr. Scheetz stated he has also been diligently working on the drafting of the declarations and covenants and has been in correspondence with Mr. Thorne from the Pros. Office. He added he took out the alternative language of an "Overlay District" in response to conversations before the Commission about keeping the underlying zoning. Mr. Scheetz added, when we found out that we would also have to draft text, we took that out of the equation.

Lastly, Mr. Scheetz handed out a conceptual site plan of Seville Industrial Park showing that the surrounding land around the Kratzer property in Guilford and Seville is planned to be developed into an industrial park.

Mr. Miller stated regarding the issue of the Super 8, they are getting the Fire Marshall to give them the approval to go ahead and in the future, the Commission would just need to see a copy of the paperwork.

Trustee Likley addressed the commission and stated at last night's Trustee meeting they decided to offer alternate ZC member Brewer the open permanent position on the Commission. Ms. Brewer stated she would accept. Trustee Likley added that the Trustees would also like to offer the open permanent position on the BZA to Tom Micklas. Mr. Micklas stated he too would accept. The Trustees would then be placing ads in the paper for alternates to both Boards.

**DISCUSSION ON POOLS**

Trustee Likley continued that the fee structure for pools had been changed. It was brought to the Township's attention that there is a manufacture that makes an inflatable pool that does not require an electrical permit to install. The issue is also that these pools can be moved around. The zoning code will also need to address this type of pool and well as in the definition portion of the Zoning Resolution. It was discussed that if the County would not require a permit for the pool then the Township would not require a zoning permit. Further information on such "storable swimming pools" was passed out the Commission from the Medina County Building Dept. The Commission stated they would review the information and put it on the agenda for further discussion.

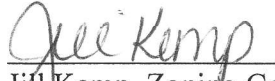
The Commission would also need to sign off on the By-Laws, as the Commission made no changes to the By-Laws as currently written at their next regular meeting.

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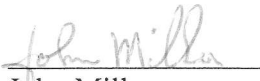
Having no further business before the Commission, Mr. Miller made a motion to adjourn. It was second by Ms. Brewer. All members were in favor. The meeting was officially adjourned at 8:00 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



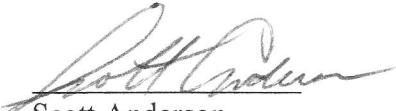
Jill Kemp, Zoning Commission Chairperson



John Miller



Susan Brewer



Scott Anderson



Z. Comm.

July 8, 2008

# PLEASE SIGN IN

NAME:

ADDRESS:

PHONE #

Tom Kratzer 5669 Brunwick Rd.

GARY Wirtie MacPhail 5629 GREENMUCH Rd

STAN Scheetz 225 E. 1st St Mederia

MARGARET & FRANK KLEBER 4396 GREENWICH RD.

See Bentley

Ken & Lisa BECKMAN 7583 GREENWICH RD SEVILLE

Ron Ryan

Melvin Qun

Tom Michals 7360 Buffham Rd

Dwayne Hammen 7363 Buffham Rd

Jim Kikley

[Empty lined area for additional sign-ins]