

**WESTFIELD TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING-AUGUST 11, 2009**

Chair Sturdevant called the regular meeting of the Westfield Township Board of Zoning Commissioners to order at 7:31 p.m. Board members Anderson, Kemp, Miller, Brewer and Sturdevant were in attendance. Other individuals in attendance were Ron Oiler, Lee Evans, Tim Kratzer, Carolyn Sims, Marty Hucker and Zack Stevenson.

**New Business**

**1. Speedco Site Plan Application**

Mr. Zack Stevenson from Variety Contractors and Mr. Marty Hucker from Speedco represented the site plan for the construction of an outdoor storage building for Speedco. Mr. Stevens stated this building would provide Speedco with dry storage and to enclose the dumpster in the rear of the building. Mr. Stevenson stated that they had approval from the Medina County Engineer Storm Water Management that the floodplain was not an issue and provided a copy for the Commission. That was approved on December 4, 2008. The size of the building would be 28'x40'. Mr. Hucker stated there would be no inventory or stock kept in the building just store invoices and maybe some cleaning supplies. The main reason for the building was to cover the dumpster which contained used oil filters and the like to keep the water out of the dumpster and make it more environmentally sound. Mr. Miller stated the Commission was unaware that the building would be used for dry storage and was apparently larger than the dumpster area. Mr. Hucker stated that the building is being constructed for the dumpster but nationwide a lot of the Speedco's only had their dumpsters enclosed because they had other storage inside their existing buildings. This store was remodeled and not built from the ground up so this particular location does not have the storage the newer stores have been built with.

Mr. Stevenson presented the drawings for the actual building for the Commission to review. Mr. Hucker stated there would be no signage placed on this building.

Chair Sturdevant stated she personally was pleased the dumpster would be enclosed within a building. It made for better aesthetics of the site. She stated the only question she had was how far would the edge of the proposed building be from any other property line? Mr. Miller stated the building was 20+ ft. from the edge of the driveway. It was determined per the drawing it appeared 30 ft. + would be the closest point from this building to any property line.

Mr. Miller stated he too commended Speedco for enclosing the dumpster in the building and to prevent any environmental issues due to the oil residue from the filters that would be placed in the dumpster.

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Mr. Anderson made a motion to approve the site plan for the construction of a 28'x 40' outdoor storage building for Speedco located at 8686 Lake Rd. as presented. It was seconded by Ms Kemp.

ROLL CALL-Anderson-yes, Kemp-yes, Brewer-yes, Miller-yes, Sturdevant-yes. Motion carried.

Secretary Ferencz stamped the copies of the approved site plan for the applicant and Township file.

### **2. Update from ZC member Miller on information from Comp Plan Steering Committee Meetings**

Mr. Miller stated the resident survey has been completed and the deadline for return was July 24<sup>th</sup>. He added Steering Committee member Carol Rumburg did an excellent job compiling the mailing list that was used to send out the survey. There were however several individuals who stated they did not receive a survey. On August 27, 2009 the Steering Committee would be holding their next meeting to review the results of the survey with Mr. Majewski from Northstar Planning. Chair Sturdevant asked if the Township was going to move forward with the results received or was there talk about another survey being sent out? Mr. Miller stated another survey would not be sent out, as to do so would complicate and compromise the process that has been undertaken as well as the issue of the cost involved to send out another survey.

Mr. Miller continued that the address list used to send out the survey was posted on the westfieldtownship411.com website. He stated he felt it was an intrusion on the resident's privacy, as they did not request for that information to be posted. Chair Sturdevant stated she noticed that when she received the survey it stated it was from Northstar Planning and not the Township. This may be the reason why some individuals felt they did not receive a survey because it was not addressed as coming from the Township. Some residents were probably not aware that Northstar was the planner the Township contracted with to complete the survey.

### **3. Kevin Primer Resignation Update**

Chair Sturdevant stated the Township Trustees received an e-mail from alternate ZC member Kevin Primer that he was resigning from his position on the Commission due to work commitments. Mrs. Sims stated the Board of Trustees accepted the e-mail from Kevin Primer stating his resignation. Per the ORC a board member sits until his replacement is appointed, so the Trustees would need to review the zoning applications on file and should be placed on the next agenda of the Trustees. Mr. Miller suggested advertising for board members as people's situations may have changed where they would now be available to serve on a board. Mrs. Sims stated she would discuss that with the Board of Trustees at their next meeting.

**4. Outside Wood Heating Units-Sue Brewer**

Ms. Brewer went to a training workshop put on by Planning Services where outside wood heating units were discussed. It was questioned as to if such units should be regulated under zoning i.e. location, setbacks, height, etc. Chair Sturdevant stated her sister in New York has such a unit. In New York the EPA has stepped in trying to outlaw them because they were not “green”.

Mr. Miller stated what was the difference between the omissions from outdoor wood heating units as opposed to a wood burning fireplace in one’s home? Also what about coal burning? He felt the EPA may be overstepping their bounds in trying to outlaw such units. Ms. Brewer interjected that she thought it was Homerville Twp. that was looking at regulating such units before they became popular. Mr. Anderson stated if regulated it may only be permitted in rural residential districts because of the distances between homes. Ms. Brewer stated Planning Services would be looking into this further and would forward any information to the Townships. The Commission stated they would table further discussion until information is received from the County. Chair Sturdevant stated she knew of an individual on Rt. 18 who sold these outside wood burning units and would contact him and see if he would be willing to come out and address the Township regarding these units.

**Old Business**

**1. Signage Language Update-Chair Sturdevant**

Chair Sturdevant stated on the proposed signage matrix for Section 407 headers needed to be added to matrix for identification. The Trustees would hold their public hearing on the text amendments on September 3, 2009 at 6:30 p.m. with their regular meeting to follow. Chair Sturdevant asked that when any changes to the zoning Resolution are adopted that a revision date be added so that there can be a record as to when such changes were approved.

**2. Windmill Language (Please Review Handouts for Discussion)**

Chair Sturdevant stated several meetings ago she handed out information on windmills and language for the Commission to review. Chair Sturdevant stated she also attended a webinar at Planning Services on windmills. The documents discussed were lengthy but she could e-mail the members the link so they could be accessed accordingly. Chair Sturdevant stated there would be another workshop to be held on this topic on August 25, 2009 at 6:30 p.m. by the Dept. of Planning Services. Copies of what was addressed in the Ohio Township magazine on windmills and wind power would be copied for the Commission members as well.

Secretary Ferencz stated she had language that was adopted by another Township in Ohio that she would forward to the Commission so that if the Commission would want to move forward with regulations they would not have to recreate the wheel but would have a basis as which to proceed.

**3. Census Update-Sue Brewer**

Ms. Brewer attended the census meeting with the Planning Commission and the Census Bureau. At the meeting, Ms. Brewer stated they laid the groundwork to get individuals involved and informed about the census. This is important because if individuals do not fill out the census, there is the potential to lose seats in congress. There is a website for the census to get more information on it. The census has been reduced to 1 page-10 questions. That was the Federal Census that everyone would receive. They would also randomly send out a census called the American Community Census, which was more in depth. There would also be solicitors going house to house (part-time jobs are available) to get obtain census information from those who did not return a census. A non-response follow up would be done between April and July.

**Approval of Minutes**

The Board signed off on the minutes from their June 9, 2009 and June 30, 2009 meetings.

Ms. Brewer made a motion to approve the Zoning Commission's July 14, 2009 meeting minutes as written. It was seconded Ms. Kemp.

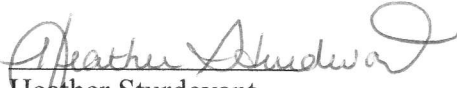
ROLL CALL-Brewer-yes, Kemp-yes, Anderson-yes, Miller-yes, Sturdevant-yes. Motion carried.

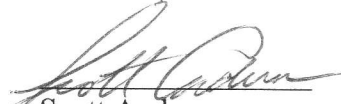
**Announcements:**

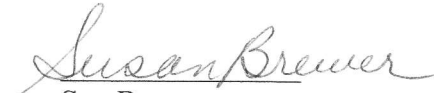
- Regular Trustees Meeting scheduled for August 20, 2009 has been canceled. The meeting has been rescheduled for August 25, 2009 @ 7:00 p.m.
- Wind Energy Workshop by the Planning Commission-August 25, 2009 @ 6:30 p.m. at the Akron University Campus in Lafayette Twp.
- Comp Plan Steering Committee Meeting-August 27, 2009 @ 7:00 p.m.
- Trustee's public hearing on the text amendments as forwarded by the Zoning Commission on September 3, 2009 @ 6:30 p.m. with regular meeting of the Trustees to immediately follow.
- Next Regularly Scheduled Meeting of the Zoning Commission-September 8, 2009 @ 7:30 p.m.
- Sign Workshop by the Dept. of Planning Services-September 16, 2009 @ 6:30 p.m.

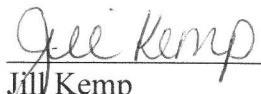
Having no further business by the Commission, Ms. Kemp made a motion to adjourn. It was seconded by Ms. Brewer. All members were in favor. The meeting was officially adjourned at 8:25 p.m.

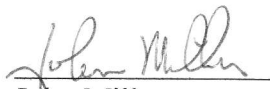
Respectfully Submitted,  
Kim Ferencz, Zoning Secretary

  
Heather Sturdevant

  
Scott Anderson

  
Sue Brewer

  
Jill Kemp

  
John Miller