

**WESTFIELD TOWNSHIP
ZONING COMMISSION
REGULAR MONTHLY MEETING
December 8, 2009**

Chair Sturdevant called the regular monthly meeting of the Westfield Township Board of Zoning Commissioners to order at 7:30 p.m. Zoning Commission members, Anderson, Kemp, Brewer, Miller and Sturdevant were in attendance. Alternate ZC member Kathy Zweifel was also in attendance. Other individuals in attendance were as follows: Ron Oiler, Gary Harris and Tim Kratzer.

General Business:

Signature on Pre-Approved Minutes

The Commission signed off on their previously approved meeting minutes of October 13, 2009.

Approval of November 10, 2009 Meeting Minutes

Ms. Brewer made a motion to approve the Zoning Commission's November 10, 2009 meeting minutes as written. It was seconded by Ms. Kemp.

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

NEW BUSINESS

1. Update from ZC member Miller on Comp Plan Steering Committee Meetings

Mr. Miller stated the last Steering Committee meeting held on November 11, 2009 was a pre-final draft meeting. Mr. Majewski has submitted a Final Draft in which subsequent to a recommendation from the Committee and prior to transmittal to the Zoning Commission, Mr. Majewski would make non-substantive adjustments such as renumbering of pages, font consistency, typo corrections and some legibility improvements and that was all. Mr. Majewski also provided the results of the late survey responses received and in sum the results were in line with the other results received. Mr. Miller provided copies of the late responses to the Commission members. The Final Comp Plan Steering Committee is scheduled for December 10, 2009 @ 7:00 p.m.

OLD BUSINESS

1. Update from Secretary Ferencz on copies of newly implemented Signage Language

Secretary Ferencz stated a procedural form needed to be signed by the Zoning Commission members certifying the matrixes and amendments to the Signage language. The Commission signed the document. Secretary Ferencz stated that Fiscal Officer Evans would record the changes with the County Recorder's Office and distribute those amendments accordingly. Copies of the new signage language/matrixes were passed out to the Commission members to be placed in their zoning books. Further copies would be

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completed by Camelot Printing to update the Zoning books that were for sale/distribution at the Townhall.

2. Windmill Language Discussion

Chair Sturdevant stated there has been many documents handed out over the last several months on renewable energy i.e. wind turbines and wind energy. Chair Sturdevant said she finally heard back on this topic from Planning Services and the Pros. Office today. Before the Commission this evening there were copies of draft language on windmills/wind energy from Wadsworth and Homerville as well as language from the City of Cleveland. Homerville's language actually had staff comments from the Planning Commission included. Ms. Theken from Planning Services stated she would recommend Homerville's language because it was simple and not overly restrictive but no language was endorsed at this time by Planning Commission or the Pros. Office.

Chair Sturdevant stated she also spoke with Mr. Thorne from the Pros. Office on this issue. Mr. Thorne's comments were before the Commission wrote any language, studies would have to be done to determine the wind speed, direction etc in Medina County. That way the height of the windmill would be conducive to those elements. Mr. Miller stated if that were the case, money would have to be requested from the Trustees for such studies. Secretary Ferencz asked if anyone has done a general study of wind speed, direction etc. for Medina County? Chair Sturdevant stated no studies have been done for Medina County. She added that Case Western University in downtown Cleveland is in the process of creating a test site for wind turbine energy.

Mr. Miller stated that though Homerville's regulations may be vague, maybe the Township could adopt similar regulations and then if they had to be amended when more information becomes available they could. Chair Sturdevant stated the biggest issue would be the height of the windmills without having the specifics. Mr. Thorne had information that once he reviewed he would forward to the Township on wind energy.

Ms. Kemp asked if the applicant could be required to complete a study if they wanted to put up a windmill? Chair Sturdevant stated possibly, but another issue to be considered is if the Township does not have any regulations then somebody could construct something "homemade" and the Township would not have any recourse. Chair Sturdevant continued that there was a windmill company in Granger Twp. and they have invited Planning Services and some members of the Township zoning boards to learn about windmills and their operation. This would take place during the day and the number of individuals who could attend would be limited. Chair Sturdevant stated she would follow up with Patrice Theken from Planning Services to find out the day and time and how many attendees there could be. Chair Sturdevant stated when she went home to New York for Christmas she would take pictures of the wind farm for the Commission to view as well.

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The Commission decided to table any action on windmills/wind energy pending further information from the Pros. Office and potential visitation to the company in Granger that produces windmills.

3. Outdoor Heating Units

Chair Sturdevant stated that information on outdoor heating units was scarce. However she did contact an individual who sells such units and they are supposed to have a "structure" placed around them. When speaking to Mr. Thorne about this, he stated that because outdoor heating units are supposed to have a structure built around them they might possibly be addressed already in the zoning code under "accessory structures".

Secretary Ferencz stated that there was no zoning fee for any accessory structure under 200-sq. ft. but a zoning certificate is required. Mr. Miller stated he has seen in Wayne County, these outdoor heating units as stand alone with no structure around them. Chair Sturdevant stated when she spoke to the gentleman who manufactures them; he stated you wanted a structure around them because if the wind gets up in there they would go out. Ms. Brewer stated she believed there were actually two such units on Greenwich Rd. in Westfield Center.

ZI Harris asked if there were any regulations about the height of the chimneys for such units? Chair Sturdevant stated Planning Services and the Pros. Office stated they have not seen any language written in Medina County that regulates outdoor heating units. ZI Harris stated the lower the chimney the lower the smoke would stay. Chair Sturdevant stated she would ask the manufacturer if there were different chimney heights for the units. Mr. Miller stated the height of the chimney might be an issue not for that particular property owner but a neighbor in terms of smoke and smell. He added the chimneys he saw were probably 5-6 ft. in height on top of a 5-6 ft. unit. Chair Sturdevant interjected that she did not know if chimney height could be regulated. She added she asked Mr. Thorne to submit a ruling if outdoor heating units would be covered under the current zoning regulations for an accessory structure.

Ms. Brewer asked if the outside of these units get hot i.e. and the potential issue of someone possibly burning themselves. Chair Sturdevant stated the gentleman she was in contact with stated he would be willing to come to the Township and meet with the Zoning Commission and discuss outdoor heating units. She added she would contact him to see if he was available. Chair Sturdevant stated if any Commission members saw such units when driving about if they could take pictures of them for reference. Alternate ZC member Zweifel stated her husband works for a man who uses such a unit for heating. She added her husband was designing such a unit to heat their pool instead of using gas or propane. ZC member Zweifel stated she would bring information she had on these units as well for the Commission members.

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Mr. Miller also brought up the issue of what type of fuel could be used for the operation of the outdoor heating units i.e. no garbage. Chair Sturdevant stated that in the regulations that could be drafted it could state that no garbage is to be burned in such units. Chair Sturdevant stated she would contact the manufacturer to see if he had a DVD or other such media that the Commission could view if he personally could not meet with the Commission.

Misc.

Mr. Kratzer stated he attended the meeting put on by Planning Services today held at the Oakes Restaurant on the proposed land use study of the Chippewa Lake area. Lafayette Township has enacted commercial zoning that exists to a significant depth in the area including the northeast corner of the intersection south to the Westfield Twp. Line. Commercial zoning also exists to a varying depth on the southwest corner of the site (Chippewa Lake Village and Lafayette Twp.) to the south to the Chippewa Landing development site. The land near this intersection is within four jurisdictions, Chippewa Lake Village, Lafayette Twp., Westfield Twp. and the Village of Gloria Glens.

Mr. Kratzer stated the only area in Westfield Twp. it encompasses is the area Chippewa Landing is going to develop and most of that area would be used for flood control. Planning Services is asked the Trustees and Council to back this study to see how this entire area should be developed to reduce the storm water impacts on the watershed north of the lake and to provide planned, coordinated development of the area.

Mr. Kratzer stated one of the questions asked was if the Chippewa Landing site was truly going to be developed. Mr. Sills and Mr. Duval of Chippewa Partners stated at the meeting that they hoped to break ground in spring 2010 but it would be developed in stages.

Mr. Kratzer stated his opinion that they should encompass the entire Lake Rd. corridor (from the Truck stop clear up) because Chippewa Landing development would affect traffic flow in Westfield Township. However because they were not going to extend the commercial zoning from Rt. 162 to the Medina City limit to the north, he did not think they would come that far south. Chair Sturdevant stated the difference in the two areas is that as people travel to that area they will have to use the Lake Rd. corridor to get to the highway. One does not have to do that to get to Medina because there is no clear way to the highway unless you go up Rt. 18 or Rt. 3. She added that they should at least look at the Lake Rd. corridor for a traffic study if nothing else.

Mr. Kratzer continued that Westfield Terrace would be looked at as well because Chippewa Partners were looking to buy Westfield Terrace to put in a retirement/assisted living community. Mr. Sills has already approached the Westfield Township zoning inspectors looking at a possible zoning change. Mr. Kratzer stated he has volunteered to be on the steering committee for the Chippewa Lake area land use study.

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Announcements

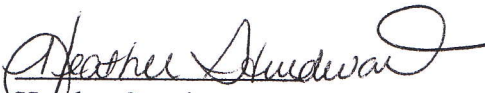
- Final Comp Plan Meeting-December 10, 2009 @ 7:00 p.m.
- Webinar on Wind Energy and Renewable, Retainable Growth-December 15, 2009 12-1:30 p.m. Chair Sturdevant stated she would forward the link to the Commission members.
- Organizational Meeting/Regular Meeting-January 12, 2010 @ 7:30 p.m.

Adjournment:


Having no further business before the Commission, Mr. Miller made a motion to adjourn. It was seconded by Mr. Anderson. All members were in favor.

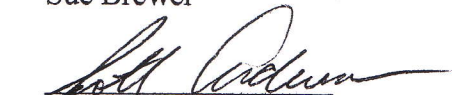
The meeting was officially adjourned at 8:07 p.m.


Respectfully Submitted, Kim Ferencz Zoning Secretary


Heather Sturdevant

John Miller


Sue Brewer


Scott Anderson


Jill Kemp