

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
CON'T PUBLIC HEARING/REGULAR SPECIAL MEETING
AUGUST 10, 2010**

Chair Sturdevant opened the public hearing of the Westfield Township Board of Zoning Commissioners to order at 7:30 p.m. Board members Brewer, Anderson, Kemp, Miller and Sturdevant were in attendance. Alternate members Brezina and Kathy Zweifel were also in attendance. Other individuals in attendance: Ron Oiler, Stan Scheetz, Carol Rumburg, George Saylor, Kelly Courie, Karen Fisher, Mr. and Mrs. Drake, Tim Kratzer, Jim Likley and Zoning Inspector Matt Whitmer.

The application before the Commission is for a text amendment application submitted by Mr. Scheetz for a General Business District/General Business District/Planned Unit Development. Chair Sturdevant reiterated the e-mail received from the Dept. of Planning Services asking if the Commission would table this public hearing until Planning Services had a chance to further review and discuss and submit their comments accordingly. Chair Sturdevant stated that a document has since been received from the Dept. of Planning Services with their comments. The Commission would need to review those documents and be prepared to continue the public hearing next month.

Secretary Ferencz then handed out another copy of the text amendment plus addendums to the text amendment application and a zoning map amendment application and addendums made by the applicant, Mr. Stan Scheetz on behalf of his clients. Mr. Scheetz stated the addendums were to add missing or additional applicants to the amendment application.

Chair Sturdevant stated she was also contacted by the Dept. of Planning Services to attend a meeting with them and one of the Trustees to go over their staff comments on the text amendment. Not knowing the technical procedure Chair Sturdevant stated she took this issue to the Trustees and the Trustees elected Trustee Harris to attend the meeting. Chair Sturdevant added a date has not been set but if Secretary Ferencz could attend as well it would be appreciated. Chair Sturdevant concluded that after that meeting she would bring the information back for discussion before the Commission.

Mr. Anderson made a motion to continue the public hearing on the proposed text amendment application submitted by Mr. Stan Scheetz until September 14, 2010 at 7:30 p.m. It was seconded by Ms. Kemp.

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

Page 2 Westfield Twp. Zoning Commission 8/10/2010

Chair Sturdevant stated a map amendment application for Mr. Stan Scheetz has been received and disseminated to the Commission members. Zoning Inspector Witmer confirmed it was a complete application.

Ms. Kemp made a motion to accept the map amendment application received by Mr. Stan Scheetz as complete. It was seconded by Ms. Brewer.

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

Ms. Kemp made a motion to set the public hearing for the map amendment application submitted by Mr. Scheetz for September 14, 2010 at 7:30 p.m. It was seconded by Mr. Anderson.

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

Presentation by ODOT to erect Digital Message Signs on the Interchange (Rt. 224/I-76/I-71.

Mr. Saylor, a transportation engineer for ODOT addressed the Commission. He stated the truss mounted dynamic message signs that were recently erected on the interchange would display real time traffic and traveler information to motorists. The automated message would be displayed on the signs from 6 a.m.-8p.m. everyday. Travel time destinations would be displayed in order to give a motorist the option to take a different route if the situation would arise. These are usually 10-20 mile increments. In addition to the signs, a Highway Advisory Broadcast channel would be implemented to give additional information about travel that could not be displayed on the digital message signs, which would repeat every 10 min.

Mr. Saylor continued there would also be cameras mounted that would be used to obtain travel information. Sensors would also be erected to give data on average travel speeds of motorists as well. This information is then used to determine travel time to and between destinations on the interchange. This information as well as road conditions and activities are also accessible on Buckeye Traffic, which is ODOT's travel information website. Approximately 164 cameras would be added between the Cleveland-Akron area. Lastly, Mr. Saylor commented that the dynamic message signs would also be used for local and regional Amber Alerts as well as for elderly person alerts.

The Commission thanked Mr. Saylor for coming to address the signs that would be going up on the Interchange and how and what they would be used for.

Page 3 Westfield Twp. Zoning Commission 8/10/2010

Meeting Minute Approval

Ms. Kemp made a motion to approve the July 27, 2010 meeting minutes as amended. It was seconded by Mr. Anderson.

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

Zoning Inspector Witmer stated he has sent a letter to Mr. Bombard about the issues surrounding the condition of the property he owns at the corner of Lake and Greenwich Rds. Currently Mr. Bombard is renting out the house on property and it is being kept or used to store junk and scrapping.

Comp Land Use Plan Update Discussion

Chair Sturdevant stated the planner Mr. Majewski made the proposed amendments to the Comp Plan Update by the Commission at the board's last meeting. Chair Sturdevant stated she also forwarded the grammatical/spelling errors to Mr. Majewski and she had copies for the Commission members as well.

The Commission then went through the proposed changes as follows:

2010 Comp Plan Update Changes

Page 29 Objective IB1: Change to cannot not be instead of are not

Objective IB4: strike the statement "encouraging acquisition of park land"

Page 31 Policy 3A3 Strike as well as river corridors

Strike "conservation easement areas"

Page 36 2nd bullet point strike "office/industrial"

3rd bullet point strike "Create a new office/industrial area"

On map: shade office/light industrial and industrial in east Greenwich Rd. areas to a new color and label "further study required to determine viable use"

Page 37 Strike additional land use concepts paragraph

Page 39 Strike "office/industrial"

Page 40 Change to" establishing a new or updated zoning classification and to consider applying this new zoning classification to the area shown on the land use plan map which are not already zoned for commercial use. Some or all of the areas already zoned for commercial use may be suitable for inclusion in the new Zoning Classification.

A new land use classification is deemed suitable for the following reasons among others:

Page 4 Westfield Twp. Zoning Commission 8/10/2010

- A new Zoning Classification may benefit from exposure from the freeway rights of way and from development of the County planned fiber optic system
- A new Zoning Classification will add value to the land and create job opportunities
- A viable land use is recommended in place of low density rural residential use
- A new Zoning Classification will be compatible with and potentially supportive of future uses in the LC Local Commercial District. Some of the existing LC properties may also be suitable to be zoned.
- Strike Bullet point #5
- A new Zoning Classification would be consistent and compatible with the abutting zoned and developed areas of Seville Village
- Strike Bullet point #7

Implementation Strategies

- Indicate in this Land Use Plan the potential for rezoning the area north of Greenwich Rd. and bound by I-71 and Seville Village to a new Zoning Classification
- Strike “(i.e. commercial frontages and/or residential zoning on backlands)”
- Bullet #3 leave as is
- Bullet #4 leave as is
- Bullet #5 leave as is
- Bullet #6 leave as is
- Update the Zoning Resolution to provide for a new zoning classification which permits uses and areas standards suitable for the area as determined by and applicable studies performed by either the township or an applicant
- The circumstances of the area east of Chippewa Creek recommended for a new zoning classification suggest that it may be most effectively developed in coordination with the industrial area in the Village to provide access and utilities. An economic development agreement should be considered as a means to coordinate these improvements to share tax base.

Page 42 Last sentence change to: Review the uses permitted in the HC District for possible amendment. Strike the rest of the sentence.

Page 44 Strike bullet #3

Map Strike area #3 Chippewa Creek Recreation Conservation Corridor. Recolor Office and Light Industrial area and re-label further study required to determine viable use.

Page 47 Paragraph 2

Strike “Connecting to the proposed Chippewa Creek Conservation Recreation Corridor”
Strike Pages 49 & 50

Page 5 Westfield Twp. Zoning Commission 8/10/2010

Page 51 Last paragraph Strike “and possible as part of the Chippewa Creek corridor concept proposed for further study elsewhere in this plan update”

Page 53 Strike bullet point 3 which begins with Implement the proposed Chippewa Creek

Bullet 4: change to: Support the efforts of the MCPD to preserve properties near Chippewa Creek and in the southerly part of the township in their ownership for land use activities which assist in the groundwater protection.

Page 54 Strike Bullet point 1

Page 60 Strike Bullet Point 1: “Office/Industrial”

Strike Bullet Point 2 Chippewa Creek Conservation Recreation Corridor and paragraph

Page 62 Change Bullet #6 to” “Amend the I Industrial District Standards and uses to create a new zoning classification. It is recommended that the I Industrial District standards be evaluated and consideration be given to expanding the list of permitted and conditional uses. In particular, attention should be given to permitting the types of uses and structures found in contemporary industrial parks which often include office type uses. A wider variety of uses may facilitate reuse of the recycling plant site if and when that facility is ever abandoned or proposed for reuse.”

Page 63 Strike paragraph 2 which starts with, “As an alternative, consider creating a new O/I District

Page 64 Strike “Office/Industrial Area” replace with “new zoning classification area”.

Action Chart Strike: Chippewa Creek Recreation Corridor

Strike: Office Industrial District Text and replace with “New Zoning Classification Text”

Ms. Kemp stated on page 58 #4 the Commission determined the reference to the Muskingum Watershed Conservancy District was to be struck however it was still in the revised Comp Plan Update. The Commission reiterated the wording, “such as the Muskingum Watershed Conservancy District” was to be removed.

Ms. Kemp also stated that on the map Mr. Majewski has the Chippewa Creek area outlined in dashes with the number 3 in a circle with no explanation. The Commission determined those items needed to be removed from the map.

Chair Sturdevant stated Mr. Majewski would provide new books to the Trustees with the proposed amendments. The Trustees will therefore have the original document as drafted by Mr. Majewski and the document with the proposed amendments made by the

Page 6 Westfield Twp. Zoning Commission 8/10/2010

Commission when they have their meeting to consider the adoption of the Comp Plan Update.

The Commission members were made copies of the proposed amendments as recommended and voted favorably on by the majority of the Commission members. Chair Sturdevant stated that Secretary Ferencz then sent that information as well as the grammatical errors to Mr. Majewski. Mr. Majewski then produced the Comp Plan Update with the proposed amendments, which the Commission has reviewed this evening.

Chair Sturdevant made a motion to recommend approval to the Westfield Township Trustees the Westfield Township Development Plan Update 2009-2010 Draft with amendments proposed by the Westfield Township Zoning Commission as well as three additional amendments as follows:

1. On the Action Chart Zoning Tasks-Change East Greenwich Rd. Neighborhood Business to the West Greenwich Rd. Neighborhood Business;
2. Removal of the reference to the Muskingum Watershed Conservancy District;
3. On the map the dashed area around the Chippewa Creek and the number three would be removed.

It was seconded by Mr. Anderson.

Commission member Miller stated that a lot of time and effort was spent in the preparation of the Comp Plan Update as proposed by Mr. Majewski and the Steering Committee. He added in today's environment there is stress on "being green" and conservation however all references to such concepts in this Plan have now been removed and that did not make any sense to him.

Chair Sturdevant stated she believed there was still a lot in the Plan that had to do with conservation and alternative energy. However the majority of the Commission members had concern with the conservation efforts that were proposed infringing on individual property rights. It was also a major concern about the amount of land the Medina County Park District has acquired. The Park District has acquired more land in Westfield Township than any other Township in the County. Every time more land in the Township is acquired by the Park District through purchases, donations and takings, the Township loses tax dollars. Chair Sturdevant proposed that possibly the Park District could put in walking and biking trails on the land they have already acquired. She added the Trustees may not see it that way and vote for the Plan as originally written but that is their prerogative to do so.

ROLL CALL-Sturdevant-yes, Anderson-yes, Brewer-yes, Kemp-yes, Miller-no.

Page 7 Westfield Twp. Zoning Commission 8/10/2010

Announcements

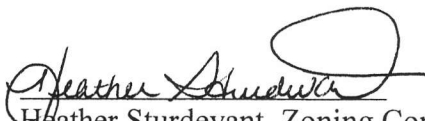
Trustees Public Hearing on the Digital Message Sign Amendments: Aug. 16, 2010 @ 6:30 p.m.

Next Scheduled Meeting of the Zoning Commission:
September 14, 2010-Public Hearing/Regular Meeting @ 7:30 p.m.

Having no further business before 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 8:47 p.m.

Respectfully Submitted,


Kim Ferencz, Zoning Secretary


Heather Sturdevant, Zoning Commission Chairperson


John Miller

Susan Brewer


Scott Anderson


Jill Kemp

2010 Comprehensive Plan Changes

Page 29

Objective 1B: Change to “can not be” instead of “are not”

Policy IB4: strike the statement “encouraging acquisition of park land”

Page 31

Policy 3A3 Strike “as well as river corridors”
Strike “conservation easement areas”

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2nd bullet point strike “office/industrial”

3rd bullet point strike Create a new office/industrial area

On map: shade office/light industrial and industrial in east Greenwich road area to a new color and label “further study required to determine viable use”

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Strike Additional Land Use Paragraph

Page 39

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A new land use classification is deemed suitable for the following reasons among others:

- A new Zoning Classification may benefit from exposure from the freeway rights of way and from development of the county planned fiber optic system.
- A new zoning classification will add value to the land and create job opportunities
- A viable land use is recommended in place of low density rural residential use

- A new Zoning Classification will be compatible with and potentially supportive of future uses in the LC Local Commercial District. Some of the existing LC properties may also be suitable to be rezoned.
- Strike Bullet point 5
- A new zoning classification would be consistent and compatible with the abutting zoned and developed areas of Seville Village.
- Strike Bullet point 7

Implementation Strategies

- Indicate in this Land Use Plan the potential for rezoning the area north of Greenwich and bound by I71 and Seville Village to a new zoning classification.
- Strike “(ie, commercial frontages and or residential zoning on backlands.)’
- Bullet 3 leave as is
- Bullet 4 leave as is
- Bullet 5 leave as is
- Bullet 6 leave as is
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Page 42

Last sentence

Change to: Review the uses permitted in the HC district for possible amendment.

Strike the rest of the sentence

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Strike Pages 49 & 50

Page 51 Last paragraph

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Page 53

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Page 62

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Action Chart

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