

**WESTFIELD TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
WORK SESSION WITH STEERING COMMITTEE, AND  
PROS. OFFICE-COMP PLAN UPDATE  
2009-2010  
MARCH 29, 2011**

Chair Sturdevant called to order the work session of the Zoning Commission and Steering Committee at 7:39 p.m. Permanent Board members Kemp, Brewer, Miller, Anderson and Sturdevant were in attendance. Alternate Commission member Kathy Zweifel and Greg Brezina were also in attendance. The following Steering Committee members were in attendance: Jack Greenwald, Ron Oiler, Carolyn Sims, Carol Rumburg, Tom Micklas, Bill Thombs, Frank Galish, and Leslie Prochaska. Other individuals in attendance: Jerry Kalmeyer, Karen Fisher, Gary Harris, Tim Kratzer, Stan Scheetz, Bill Thorne and Larry Bensinger.

Chair Sturdevant stated the purpose of this meeting is for the Commission members and Steering Committee to come to some conclusion about the area (500 ft. on the south side of Greenwich Rd.) where there was no recommendation made before the Comp Plan Update was forwarded to the Trustees. She added she spoke with Mr. Majewski the planner hired to draft the Update, and he said nothing was suggested for that area because neither he nor the Steering Committee knew what was going to happen to that area.

Chair Sturdevant stated she put together some maps as requested by Mr. Thombs to make the areas under discussion clearer for everyone. (See attached to approved meeting minutes). In red was the area the Steering Committee considered regarding the Comp Plan Update which was the east Greenwich Rd. corridor. This area goes over to the creek and then down to Greenwich Rd. and across. Where that area dips down shows the 500 ft. of Local Commercially zoned land. The Steering Committee also discussed the Highway Commercial area and the Local Commercial area up by the Highway Interstate of Rt. 224 and 76 called the Lake Rd. /US 224 Business District. This area is marked in blue on the map.

Chair Sturdevant also had a map that showed what the applicants originally applied for regarding the text and map amendment to create a General business District. She added Mr. Thombs wanted it to be designated as to what area the Comp Plan Steering Committee looked at and what we are considering tonight and the map amendment that was applied for and lastly what the Trustees approved last night (in yellow) regarding the map amendment application.

Chair Sturdevant stated the Steering committee studied a bit larger and semi-different area than what the Trustees approved last night to be rezoned as the applicants had

**Page 2 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

applied for the rezoning to go further west which was not considered by the Steering Committee.

Chair Sturdevant continued what was first being discussed tonight is the 500 ft. feet of Local Commercial on the south side of Greenwich Rd. What the Comp Plan drafted about this area read, "This area generally includes properties with frontage on Greenwich Rd. between the I-71 overpass and the Guilford Township line as well as some properties which abut the I-71 overpass and the I-76 rights of way and which will naturally depend on this part of Greenwich for access. This easterly section of Greenwich Rd. is a route for traffic between the Villages for access to and from the Lake/US 224 intersection.

Significant Features of this area include:

- Frontages zoned for local commercial development on both sides of Greenwich Rd. from I-71 to Hulbert Rd. A few commercial uses exist in the zoned area.
- Chippewa Creek and floodplain areas on the north side of Greenwich Rd.
- Commercial zoning in the abutting area of Guilford Township (current use is a residential trailer park). Commercial zoning (Highway Commercial District) is also located on the west side of I-71 along Greenwich and north along Lake Rd.
- Proximate to the Village of Seville and industrial zoning in this area
- County-planned fiber optic network on Greenwich Rd.
- Interstate freeway impacts of noise and lighting
- Interstate freeway opportunities of visibility to high volumes of regional traffic
- A recent zoning application

Greenwich Rd. frontages from I-71 to Hulbert Rd. have been zoned for Local Commercial use for many years, but the area has generally not been developed. The lack of water lines and sanitary sewers, in addition to limited local retail demand, are contributing factors to the limited development.

This area has been the subject of recent efforts in rezoning and annexation to Seville Village. At least one property owner has indicated a desire to develop a more intensive regional scale retail commercial complex on the north side of Greenwich Rd. abutting the freeway rights of-way. Additional proposals have been made to establish a larger area of approximately 350 acres for "general business".

The impacts of the freeway facilities and the potential impacts of surrounding zoning districts suggest that some of these properties may not be attractive for large lot, low density, rural residential use. The subject properties are zoned RR Rural Residential, except for the Greenwich Rd. frontage from I-71 to Hulbert which are zoned LC local commercial. At least one property owner has made clear that the current zoning designation is not satisfactory.

An alternative use and zoning district which protects the public interests and provides the owners with opportunities for reasonable use of the properties is recommended.

**Page 3 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

A major consideration and concern in selecting and approving such alternate use and zoning should be impacts upon the surrounding communities as well as the traffic impacts upon the Lake/Greenwich Rd. corridor. ...An additional concern in this area is the potential for negative impacts on the floodplain and contamination of the ground water by surface uses...”

Chair Sturdevant stated out of that information, the Steering Committee recommended office/light industrial use on the north side of Greenwich. They did not make any recommendation regarding the south side of Greenwich Rd. which was left Local Commercial and that is what will be considered this evening. She added this could be as simple as updating the language that the Local Commercial zone is recommended to be updated or the Local Commercial zoning is fine the way it is. The Commission would like to get the Steering Committee’s opinion as what they feel what should be done about this area before any Plan is recommended to the Trustees to adopt.

The Commission then opened up to the Steering committee’s opinions, comments, suggestions and recommendations.

Leslie Prochaska (5405 Seville Rd.) The Steering Committee did talk about LC areas on East Greenwich and West Greenwich Rd. which would have included the 500 ft. on south side of Greenwich Rd. What I remember is that there were property owners who felt the building square footage for the Local Commercial was too restrictive and there should be a recommendation that the building size be increased. That would go along with buffers, land to building ratios, setbacks etc. I believe the number we discussed was 30,000 sq. ft. building size.

Bill Thombs (8189 Friendsville Rd.) Based on what happened at the Trustee meeting last night i.e. that the south side of Greenwich Rd. was left alone I suggest the south side of Greenwich Rd be left alone.

Carolyn Sims (Mudlake Rd.) We did discuss the area zoned Local Commercial both north and south on Greenwich Rd. It would have been nice to have had Mr. Majewski present this evening. That information was discussed at Steering Committee meetings and was reflected in the Comp Plan Update drafted by the Committee. Also in the 2005 Update it addresses that area as housing. It is predominantly rural residential except for the Luv –n-Care philanthropic operation and the storage units. Without water and sewer it would be hard to increase the building size without those services. This area is not even considered to have sewer or water in the 208 Water Quality Plan in the next 20 yrs.

Chair Sturdevant stated Mr. Majewski told her that nothing was recommended as he did not know what was going to be done with that specific area in terms of potential rezoning. She added Mr. Majewski stated in order for him to attend this meeting it would

**Page 4 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

be a cost of \$400.00. She added that information was relayed to the Trustees who would need to address that financial decision. Ms. Sims stated that Mr. Majewski should be in attendance and in his contract with the Township there was the stipulation of additional meeting attendance at a cost of \$400.00 which could be approved by the Trustees. She added she anticipated Mr. Majewski being present this evening. Chair Sturdevant reiterated her previous comments about contacting the Trustees about Mr. Majewski and added the Trustees said they could only make the decision of paying for Mr. Majewski's additional services in a public meeting and their next meeting was not until April 4, 2011. Chair Sturdevant stated if the Trustees approve Mr. Majewski's fee, he could attend the next meeting before the Commission took action on the Update.

Carol Rumburg (5909 Mudlake Rd.) I asked for an agenda for tonight's meeting so I and the Committee members could be prepared for discussion this evening. I feel the Committee is being put on the spot to justify something we discussed 2 yrs. ago. Chair Sturdevant reiterated that Mr. Majewski stated that area was not addressed due to the fact of not knowing what was going to happen regarding the proposed text and map amendment applications so the Local Commercial was left alone.

Ms. Rumburg responded she remembered very clearly that the Comp Plan Update was not being drafted to go along with the pending applications. She added she was confused that now the Update was to reflect the applications. Ms. Rumburg stated we choose to leave that Local Commercial area alone on the south side of Greenwich Rd. because it was not a concern. We chose to focus on the north side. Chair Sturdevant responded the issue with that is the way the Update is worded as it makes it sound like the entire area and talks about the 500 ft. on either side of the road for Local Commercial. In the Update under Future Land Use Plan: East Greenwich Rd. Area; significant features of this area include:

- **Frontages zoned for Local Commercial development on both sides of Greenwich rd. from I-71 to Hulbert Rd. A few commercial uses exist in the zoned area.**

Mr. Thorne interjected that a Comp Plan is supposed to be a Plan for the entire township. You don't leave holes. You have to say what your vision is even if it is to leave that area alone.

Ms. Rumburg commented she was frustrated and added the Steering Committee was a residential volunteer group and felt they were being put on the spot to make these decisions. She added this was supposed to be a round table discussion and that was not the format being followed this evening.

Chair Sturdevant responded the Steering Committee is not being asked to make a decision. The Committee is being asked for their input and suggestions before the Zoning Commission took action to recommend an Update to the Trustees. The Committee can

**Page 5 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

leave the area as is or suggest changes. Mr. Thorne interjected the area needs to be addressed as it was not in the Update. That can be for the area to remain as is or for changes to be recommended. Ms. Rumburg stated who would be responsible for getting whatever is done or not done addressed in the Update? Chair Sturdevant responded the Commission would be responsible for making any changes based on what the board recommends to be sent to the Trustees.

Tom Micklas (7360 Buffham Rd.) Leave the area the way it is. There will be future discussion on the area. Leave it alone.

Carolyn Sims ( Mudlake Rd.) There is a level of frustration as this work session with the Steering Committee is not the format for a round table discussion. I don't know what we are doing here without the professional planner as none of us have that expertise or background. I clearly remember the discussion that the south side of Greenwich Rd. was predominately rural residential and lacked water and sewer. At any time the Zoning Commission could have self-initiated working on the Local Commercial District and never did. That was a clear indication to the Steering Committee that a zoning change was not necessary or otherwise the Commission would have addressed it. The Update drafted by the Steering Committee and professional land planner also listed implementation strategies that were not for the Committee but the Commission i.e. "On a case by case basis, consider adjusting the commercial zoning boundaries to better fit the shapes of properties which are already largely contained within the commercial district. Deeper properties may remain in split zoning." i.e. commercial frontage for office and industrial with residential zoning in the backland." Ms. Sims commented the Commission struck that wording and now says geez its not addressed and added the land planner was not present this evening.

Chair Sturdevant asked what the Commission members felt about the Local Commercial on the south side or those areas that are zoned local commercial that were not addressed.

Scott Anderson: Regarding the south side of Greenwich Rd. I think we should leave it alone.

Jill Kemp: I think we should look at the east end for possible changes. Maybe create another district.

Sue Brewer: Leave it alone.

John Miller: It has been local commercial for years and nobody has done hardly anything with it. We just got the land changed on the north side and we don't know where that is going to go. Just because it wasn't addressed or taken out of the first plan does not mean it wasn't addressed. That is a fallacy. There is no need to change it now until we see what is actually going to develop on the north side of the road.

**Page 6 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

Chair Sturdevant: I know property owners do not like to lose the zoning they have so I don't think that is an option as far as changing it and making all the properties Rural Residential. Regarding the 500 ft. of Local Commercial, right now as it stands there is no sewer and water and we don't know if or when it would be available. I think maybe we should state the Local Commercial zoned frontage on the south side of Greenwich Rd. is o.k. for now but that does not mean we don't want to look at it in the future. Because the Update is to address the next 10 or so years so it should take into account any local commercially zoned property...and state the Local Commercial language should be addressed in the future.

Tom Micklas asked if Chair Sturdevant meant any locally commercial zoned property? She stated yes. He said there is local commercial on the west side. Mr. Thorne interjected was addressed. It was just this specific area was not addressed.

Ms. Kemp stated we need to speak to this being looked at in the future because otherwise if it stays status quo, what would happen if we wanted to address it in the future? The Comp Plan should be flexible enough to give us that opportunity. Mr. Miller stated it was already addressed under implementation. Chair Sturdevant stated it was not under the recommendations for future land use for that area. It states, "Amend the zoning standards for the LC Local Commercial District to require that commercial uses provide buffers to protect abutting residential districts and to provide other impact mitigation tools such as access management."

The following wording was proposed to be added to the Update under Future Land Use Plan: East Greenwich Rd. area- "Local Commercial areas on the south side of Greenwich Rd. will remain unchanged for review at a later date due to lack of sewer and water service and the predominately rural nature. It is recommended the Local Commercial language to be reviewed for possible update in the future." This paragraph will follow the paragraph which begins, "The Future land Use Plan recommendation..."

Chair Sturdevant reviewed the amendment previously made by the Commission under the bullet points for the East Greenwich Rd area. (Commission revised Update). The bullet point will read, "Update the zoning Resolution to provide for a new zoning classification which permits uses and area standards suitable for the area as determined by any applicable studies." The wording, "performed by either the Township or an applicant" was stricken.

It was also proposed to add under Future Land Use Plan: Rural Residential and Agricultural Areas a new paragraph to read:



**Page 9 March 29, 2011 Westfield Zoning Commission/Steering Committee Work Session-Comp Plan Update**

area. Chair Sturdevant stated the Commission would look into that as well before making a final decision.

Mr. Thombs stated he wanted to clarify Ms. Kemp's comments about everything being paid for by taxes. He stated he was aware of a program because of the outdoor school he was involved in building. For example if somebody decides to develop in the school's wetlands they can buy wetland credits somewhere else. It is creating wetlands in one area and basically destroying them in another. He concluded that Mr. James has been instrumental in working with the outdoor school regarding wetlands without involving tax dollars.

Ms. Rumburg stated regarding the Highway Commercial District it was suggested to expand the retail market not only to benefit travelers but to benefit the local market as well. Regarding the recreation corridor, Ms. Rumburg commented that the corridor was not just for recreation but for the promotion of healthy lifestyles as well.

Ms. Prochaska agreed that the wording "acquisition of parkland" should be re-added back to the document as it could prove to be an asset when it comes to grants and funding available for land. It was only a positive not a negative.

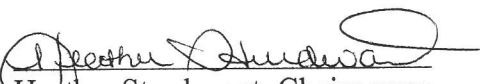
Having no further business, Ms. Kemp made a motion to adjourn the work session. It was seconded by Ms. Brewer.

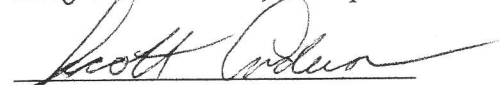
ROLL CALL-Kemp-yes, Brewer-yes, Miller-yes, Anderson-yes, Sturdevant-yes.


The work session was officially adjourned at 9:00 pm.

Respectfully Submitted,

Kim Ferencz-Westfield Township Zoning Secretary

  
Heather Sturdevant, Chairperson

  
Scott Anderson

  
Sue Brewer

  
Jill Kemp

  
John Miller