

Westfield Township

Board of Zoning Commission

Public Hearing Meeting Minutes of April 10, 2012

The meeting was called to order at 7:31 pm by Chairman Heather Sturdevant. The roll call was taken and members present were: Dennis Hoops, Jill Kemp, Scott Anderson, Sue Brewer and Heather Sturdevant. Member absent: Greg Brezina. Guests present: Dave Raco, Colleen Gearhart and John Miller.

Chairman Sturdevant proceeded to advise everyone in attendance this was a public hearing for a zoning text amendment regarding TA Lodi, 8834 Lake Road, Seville, Ohio 44273. The public hearing was to discuss: Article III, District Regulations, HC Highway Service Commercial District, Section 306, Item B2 Conditional Uses "Walk In Clinic" for general care.

Chairman Sturdevant proceeded to advise the zoning board submitted the information to the Department of Planning Services for review. She proceeded to review the following information to those in attendance.

Proposal: To amend the Conditional Uses subsection of Section 306HC Highway Service Commercial District to include "Walk-in Clinic" for general care. The proposed text is as follows with proposed additions in BOLD CAPITAL LETTERS AND UNDERLINED: Under Section 306 HC Highway Service Commercial District, Item B2 Conditional Uses: i. "WALK-IN CLINIC" FOR GENERAL CARE.

Staff Comments:

1. This request is a result of Ara Bagdasarian, EVP Truck Services, having set up a clinic within the Truckstops of America building and it being closed down by the Westfield Township's Zoning Inspector for lack of proper zoning.
2. Currently, a clinic is not a permitted use or a conditional use within the HC Highway Service Commercial District. The request is to make it a conditional use. Once it is a part of the HC text, the applicant can request conditional use approval.
3. HC zoning within Westfield Township is located generally east and west of Lake Road between Greenwich Road and Westfield Valley Drive. The area is easily accessible to Interstates I-71 and I-76 and SR224.
4. The application states that there is a need for a healthcare facility for professional drivers and for local residents. The applicant has submitted a petition with signatures from 361 professional drivers, and online responses from 39 professional drivers, in support of the text amendment to allow a walk-in clinic.
5. The purpose statement identifies uses permitted in this district to be uses that "...by their nature tend to result in high volumes of non-local traffic, including commercial vehicles, traffic congestion, parking problems and storage problems and are therefore distinguishable from uses in the LC District...". A walk-in clinic, especially if located within a truck stop facility, would fit with this purpose.

STAFF RECOMMENDATION: The Department of Planning Services recommends that the Medina County Planning Commission recommend APPROVAL of the subject Westfield Township Text Amendment.

Note: Conditional uses are uses that by their nature may have significant impact on the surrounding properties and thus require an administrative hearing for approval. A walk-in clinic; especially if located within a truck stop facility, would not, by its nature, have significant impact on the surrounding properties. As such, it may be better suited as a permitted use rather than a conditional use. This may be the case even if the clinic is a free-standing use.

This letter came from Planning Services and the Planning Services has recommended to the Planning Commission approval. This information was taken before the Planning Commission on April 4, 2012. We are in receipt of the letter which reads as follows:

RE: Proposed Zoning Text Amendment: Application #025-2012 TA, Article III, Section 306B2, Walk-in Clinics

Dear Westfield Township Zoning Commission Members:

Pursuant to the Ohio Revised Code, Section 519.12, the Medina County Planning Commission at its regular meeting of April 4, 2012 acted on your requested review of the above captioned zoning text amendment. The Medina County Planning Commission recommended approval including the addition of the word "Health" before clinic in the title of the conditional use. The staff report for this amendment is enclosed (was read earlier)

As per the Ohio Revised Code, please advise our office and the County Recorder's Office of the official action on this change so that we may keep our files current. Sincerely, Susan Hirsch, Acting Planning Director.

Chairman Sturdevant advised this is good news that the Medina County Planning Commission recommended approval including the addition of the word "Health" before clinic. (Walk-in Health Clinic". It was asked if all members agree with what was just discussed. All members were in agreement.

At this point, Chairman Sturdevant opened the floor to public comment. Mr. David Rea of Truckstops American introduced himself and questioned "Why Health Clinic?" Chairman Sturdevant advised that we originally submitted as Walk in clinic. By placing health, this is more understandable, previous walk in clinic, could have meant for trucks etc., this was stated so that there is not any confusion as to what it is. Mr. Rea asked the difference between conditional and permitted use. Chairman Sturdevant advised Permitted use, if approved by the board, then goes to the Trustees for their action and if it is permitted, anyone in the area can have the same as you. Conditional means anyone that wants, has to complete an application and go before the BZA. This helps the township from having as an example for 10 clinics in the area. Chairman

Sturdevant advised she would meet with the applicant and provide a timeline of what steps would be taken next.

Colleen Gearhart introduced herself as she is the Nurse Practitioner at the former clinic and asked if anyone had questions, there being none, and she sat down.

Chairman Sturdevant advised Bill Thorne from the Prosecutor's office advised he had no problem with this and if needed, he would provide a letter for the file. By adding

Chairman Sturdevant asked if there were any further questions, there being none, she asked for a motion to approve Application # 02502012 TA, Article III, Section 306B2, Walk-in Clinic. A motion was made by Dennis Hoops and a second to the motion was made by Scott Anderson. A roll call was taken: Dennis Hoops-aye, Jill Kemp-aye; Scott Anderson-aye; Sue Brewer-aye; Heather Sturdevant-aye. The motion carries.

We have recommended approval; it will be typed up and certified to the Trustees within 5 days. The next meeting will be the 16th. They in turn will have a public meeting and set a hearing date. From here forward after tonight's meeting you will deal with the Trustees.

Chairman Sturdevant made a motion to close the public hearing for TA . A second to the motion was made by Jill Kemp. All were in favor.

General Meeting

The meeting minutes of March 13, 2012 were emailed as well as handed out to members. Chairman Sturdevant asked for any corrections/additions to the minutes. There being none a motion was made by Jill Kemp to accept the minutes as presented. A second to the motion was made by Scott Anderson. A roll call was made as follows: Dennis Hoops-aye; Jill Kemp-aye, Scott Anderson-aye; and Heather Sturdevant-aye. All were in favor. The motion carried.

The meeting minutes of March 27th were emailed as well as handed out to members. Chairman Sturdevant asked if there were any additions/corrections. Dennis Hoops advised he was in attendance (in audience) and was not identified as being here. It was noted that he would be added, (he did not sign the sign-in sheet, but turned in his attendance form). That being the only correction to be made, Chairman Sturdevant asked for a motion to approve the minutes with corrections made, motion was made by Jill Kemp and a second to the motion was made by Scott Anderson. A roll call was taken: Dennis Hoops- abstain; Jill Kemp-aye, Scott Anderson-aye; and Heather Sturdevant-aye. All were in favor. The motion carried.

Other Business

Chairman Sturdevant advised some changes made to Highway Commercial, and you will find those in your minutes (refer to minutes of the 13th, page 4). We looked at adding an office section and light industrial and looking for definitions for light industrial vs. regular industrial as

well as more closely define office. We have requested information from the Planning Services and as to date have not received this yet. So we are still waiting on definitions. That being said, we cannot move forward until we receive this. This being said, Chairman Sturdevant recommendation we table this until receiving further information. Dennis Hoops asked if possible obtaining a definition of warehouse also. This will be reviewed at our next meeting.

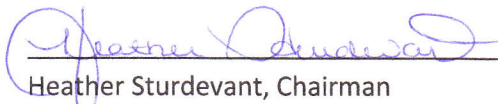
Announcement

Medina County Township Association Meeting will be held on April 19, 2012 at the Medina County University Center, in Lafayette Township at 7:00 pm. normally meetings are not open to public. Zoning and BZA members are invited to attend this meeting. Bill Thorne will be addressing the group regarding "Things You Need to Know for Effective Meetings, Hearings and Defensible Decisions". This may be something members would like to go for training, since classes are limited.

There being no other business to discuss a motion was made by Scott Anderson to adjourn. A second to the motion was made by Jill Kemp. All were in favor. The meeting was adjourned at 7:55 pm.

Respectfully submitted,

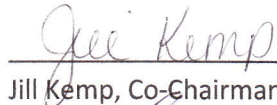
Sherry Clarkson



Heather Sturdevant, Chairman

May 15, 2012

Date



Jill Kemp, Co-Chairman

May 15, 2012

Date



Scott Anderson, Member

5-15-12

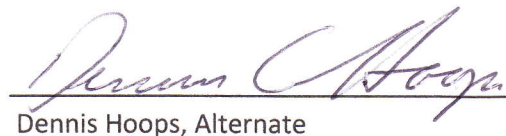
Date

Sue Brewer, Member

Date

Greg Brezina, Member

Date



Dennis Hoops, Alternate

5/15/12

Date