

Westfield Township Zoning Commission Minutes  
January 8, 2013

The meeting was called to order at 7:35 pm by Zoning Secretary, Sherry Clarkson. Members in attendance: Sue Brewer, Greg Brezina, Jill Kemp, Scott Anderson, Heather Sturdevant and Dennis Hoops, alternate. Guests in attendance: Matt Witmer, Zoning Inspector and Stan Scheetz.

Nomination of Chairman

Zoning Secretary asked for any nominations from the floor for Chairman. **A nomination was made by Jill Kemp to nominate Heather Sturdevant for Chairman. A second to the motion was made by Sue Brewer. Zoning Secretary asked for any other nominations from the floor. There being none, a roll call was taken to elect Heather Sturdevant to the position of Chairman of the Zoning Commission for the 2013-14 year. Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye; Scott Anderson-aye; Heather Sturdevant-abstain. The motion passes.**

Chairman Sturdevant asked the members present for a nomination for Vice Chairman. **Jill Kemp made a motion to elect Greg Brezina. A second to the nomination was made by Chairman Sturdevant. A roll call was taken: Sue Brewer-aye; Greg Brezina-abstain; Jill Kemp-aye; Scott Anderson-aye and Heather Sturdevant-aye. The motion passes.**

Chairman Sturdevant asked if everyone had a chance to review the bylaws and asked if there were any questions, concerns or changes. **There being none a motion was made by Chairman Sturdevant to adopt the bylaws as is for the year 2013. A second to the motion was made by Jill Kemp. A roll call was taken: Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye; Scott Anderson-aye and Heather Sturdevant-aye. All were in favor, the motion passes.**

Minutes of the December 11, 2012 meeting

Chairman Sturdevant advised meeting minutes were emailed along with handed out at the meeting tonight and asked if there were any corrections or additions to the minutes. Chairman Sturdevant advised on Page 4, Under Board comments....to correct the spelling to Wood Fired Boiler. Sue Brewer advised on Page 5, 2<sup>nd</sup> and 3<sup>rd</sup> sentence to correct to woodburning. With no other changes or corrections, **a motion was made by Chairman Sturdevant to approve the December 11, 2012 minutes as amended. A second to the motion was made by Jill Kemp. A roll call was taken: Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye; Scott Anderson-aye and Heather Sturdevant-aye.**

Chairman Sturdevant advised members needed to sign the resolution as to the effective date for Wind Energy. Members which were present and need to sign: Heather Sturdevant, Jill Kemp, and Greg Brezina. The document was signed and would be given back to Martha Evans, Clerk.

Chairman Sturdevant advised before members tonight was information from the EPA which Sherry downloaded and copied for members. It was noted this information is good for members to retain for their files, should we need to review in the future.



Chairman Sturdevant advised she talked to the EPA regarding the proposed language on Wood Fired Boilers. It was noted the proposed language was sent out by the EPA for feedback (we do not know as to whom the EPA sent to for feedback) but they (EPA) received comments back which were overwhelmingly negative and noted that this was beyond the scope of what they were doing. So to date, they have done nothing regarding incinerator language which includes OWB's and advised the information contained in the website is a suggestion. They advised they would like the townships to adopt regulations and would like townships to adopt their (EPA) proposed suggestions. It was noted in talking to the Prosecutors office they cannot enforce what the EPA is proposing, so it is a vicious circle presently. They want us to write this into our zoning code, but unfortunately the Prosecutors office cannot enforce it if it is challenged. We are no further than we were before but the language we have come up with is as enforceable as we are going to be able to have. Chairman Sturdevant advised she has spoken to a resident which informed her that our township has 10 OWB's presently. To date, no complaints have been filed. This information is presently in the Trustees hands and ultimately they will decide what the next steps to be taken will be.

Chairman Sturdevant advised that Bill Thorne, Assistant Medina County Prosecutor has retired on 1/1/13. Information was provided to the Prosecutors office regarding North Coast Soccer Association. Chairman Sturdevant asked if Bill Thorne would be able to make our January meeting to discuss this and upon their discussion she was advised of the retirement. It was noted that the Prosecutors office has divided the townships amongst their staff. Our representative will now be David Folk. Chairman Sturdevant advised she placed a call into David and left a voicemail asking if Bill could bring him up to date on what the board has discussed with Bill. With this in mind, Chairman Sturdevant advised she would like to set up a meeting for the end of the month to meet with David Folk and board members to start bringing Mr. Folk up to speed on this case. Matt Witmer advised in looking at the calendar, the 29<sup>th</sup>, 30 & 31<sup>st</sup> were available. **Chairman Sturdevant made a motion to set a tentative date of January 29<sup>th</sup>, at 7:30 pm to discuss North Coast's Soccer Site Plan. A second to the motion was made by Greg Brezina. A roll call was taken: Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye, Scott Anderson-aye and Heather Sturdevant-aye. All were in favor and the motion passes.**

### Training

Chairman Sturdevant advised to date she has not heard from the Planning Commission regarding training and asked Stan Scheetz if he has heard anything. So to date, we do not know what the schedule is and Chairman Sturdevant advised she will be contacting the Planning Commission them to see if they are planning on having upcoming training. It was noted that originally the Planning Commission was going to schedule some training, but we haven't heard anything. Chairman Sturdevant advised she can talk to the Prosecutor's office to see if they would be willing to provide us with training. It was noted everyone enjoyed the last session we had and it was well attended by members as well as other township members attending. Presently our members have attended sessions and have met their training requirements and do not have a big requirement to meet.



### Highway Commercial

It was noted we are still waiting on some definitions from Planning Services, but haven't received anything back to date. We changed a few things from the report which was received from the planning commission, and requested some definitions.

Stan Scheetz asked if we could provide a brief synopsis of work done to date. We allowed for businesses with in and out truck traffic; there were some questions we had for the Prosecutors office, which haven't been answered yet, although they stated that they felt some of the things brought forward were not "fitting" for the current usage. We are still waiting on some questions to be answered from the Prosecutors office as well. We are working with the current zoning we have and adding to it with uses which we feel would benefit the area. Chairman Sturdevant left and obtained information which was on the office computer to provide to Mr. Scheetz.

We allowed under Permitted Uses, Add: administrative businesses and professional offices, including public administrative offices and data centers and educational facilities, light industrial and banks. We scratched out educational facilities after receiving information/definitions back from the planning commission and Prosecutors. After looking at banks and the definitions provided, due to the fact that we do not want cash and check businesses, this was also removed. Warehouses & Storage being allowed- as being an accessory structure to a primary permitted use in HC. We also defined storage and warehouse light industrial and banks and referenced back to nuisance which was brought into play with the OWB's, which the prosecutor's office did not like, but the language was obtained from Planning Services. The language obtained from the Prosecutor's office prior to the language provided by Planning Services some month ago was the same definition. It was also noted that Storage was also changed to a permitted use, and Banks and Educational Facilities were removed. It was noted that Educational Facilities were brought into play due to TA. This did go through the BZA for approval, so they are protected.

Stan Scheetz advised the Seville Village code was drawn up by County Planning, Susan Hirsch, Rob Henwood and Patrice Thekan. The basis for that was the Westfield Township Zoning Code originally, Truckstops and restaurants .....it was our code. It was noted that we are extremely narrow in uses. He noted it took him 11 years to get uses into Seville. He has 5 clients which would like to sell their land, it was noted they only have a 5% chance now with what we have. He advised we need to expand our minds to a broader spectrum that what we presently have. What we are allowing is very minimal and "pigeon holed". Stan Scheetz asked Jill Kemp for her feeling because there are just some things she would not want to see. Jill advised her concerns are with two highway intersections, that being a unique area and the traffic has always been a problem there. We have tried to gear this so it does not create a lot of new traffic, as that intersection cannot handle this. Regarding storage, Stan commented that Gateway Tire could not locate to the area, due to the way it is proposed. Why wouldn't you allow a company to allow trucks to come in during the day and go out at night? Chairman Sturdevant advised after receiving Planning Services information, storage was changed to a permitted use. Chairman Sturdevant advised if she recalls correctly, there was significant concern on the board with mixing local traffic with truck traffic due to this being a very busy intersection.



Mr. Scheetz advised we still haven't opened this area up to anything new; we are still working with the present zoning. Chairman Sturdevant advised that the Trustees can always change what we will give to them. They can have concerns that we may not have, but the majority of our board makes the decision and we feel that what we propose is better than what may currently be. The Trustees can change what we provide them.

Mr. Scheetz handed out an informational sheet which showed even with at 50% tax abatement of dollars which could be generated to an area. The sheet showed for Seville an estimated \$250,000 worth of taxes generated with a 50% tax abatement for 2012. Stan advised that the HC holds more of a cost per acre (\$500,000 – 600,000 per acre) vs. what a data center would pay for land as an example. The cost would be prohibitive for a data center to locate to this area and pay.

Chairman Sturdevant advised that our work on our HC is an ongoing project to be addressed.

Chairman Sturdevant asked members for any projects after HC is completed to tackle. It was noted that the Trustees need to address OWB's and HC. Internet Café's is a moot point and we are working on North Coast Soccer. Members need to look at our code to see if anything we have is too strict or not strict enough.

Chairman Sturdevant advised Gary Harris will serve on Zoning, Ron Oiler on Highways, Parks & Cemetery and Jim Likley will serve as chairman on the Fire Department Board.

Greg Brezina asked who maintains the website. Chairman Sturdevant advised Martha Evans oversees the website. It was noted that this project may be handed over to the zoning secretary as there was some discussion on this matter. Greg also advised whose responsibility it is for the updating of the township sign. It was noted Martha and Lee Evans update the sign.

Matt Witmer asked about the board discussing electronic signs. The sign the township has gets snowed in. Unless a path is shoveled to the sign, it does not get changed. Matt Witmer advised the board may have discussed it but he thought it was under the jurisdiction of the BZA if he recalls correctly. It was noted by Chairman Sturdevant that there was some discussion on this and she thought it was approved, but there was a certain amount of wattage (candle power) restricted. She thought it was changed to allow electronic signs, but the sign was not allowed to change more often than one minute. Chairman Sturdevant advised she would check the prior minutes.

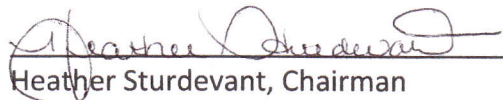
This may be something to be addressed, perhaps even for the township sign. It was noted the current sign in use is only about two years old. It was noted that we need to keep our sign current, the community looks up to us for guidance and we need to be more current on the sign. It is our responsibility to maintain the sign, as many residents do not get a newspaper. It was noted that Martha would welcome help from any member. It was noted in the winter months, Lee is busy plowing; therefore, the sign does not get updated as often. It was noted oftentimes due to the amount of snow, a pathway must be shoveled to update it.

With no other business to be brought before the board, Chairman Sturdevant advised our next regularly scheduled meeting will be on February 12, 2012 at 7:30 pm. (Remember special meeting scheduled for January 29<sup>th</sup> at 7:30 to discuss North Coast Soccer).

**A motion was made by Chairman Sturdevant to adjourn the meeting at 8:22pm. A second to the motion was made by Jill Kemp. All members were in favor.**

Respectfully Submitted,


Sherry Clarkson, Zoning Secretary

  
Heather Sturdevant, Chairman

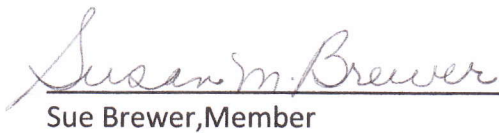
2-12-13  
Date

  
Greg Brezina, Vice-Chairman

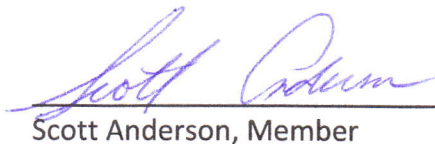
2/12/13  
Date

  
Jill Kemp, Member

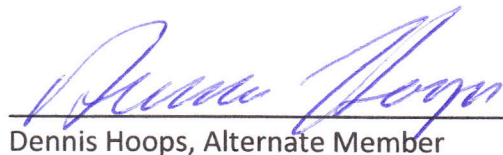
2-12-13  
Date

  
Sue Brewer, Member

2/12/13  
Date

  
Scott Anderson, Member

2/12/13  
Date

  
Dennis Hoops, Alternate Member

2/12/13  
Date