

Westfield Township Board of Zoning Commission

Regular Meeting
March 11, 2014

Sturdevant calls the Westfield Township Zoning Commission meeting to order at 7:30 pm.

Roll call: Brezina-aye, Kemp- aye, Anderson- aye, Doty- aye, Sturdevant- aye.

Absent- Sue Brewers (Alternate Brezina will sit for Brewers)

Attending: ZI Sims, Trustee Schmidt, Trustee Thombs

Welcome back Greg Brezina as an alternate to the Board of Zoning Commission

Kemp makes a motion to accept the December 10th meeting minutes with corrections; seconded by Anderson. Roll call: Anderson-aye, Doty-abstain, Sturdevant- aye, Brezina- aye, Kemp- aye. The motion passes

February 18, 2014 meeting minutes

Sturdevant makes a motion to accept the February 18, 2014 meeting minutes with corrections; seconded by Kemp. Roll call: Doty- aye, Brezina- abstain, Sturdevant- aye, Kemp- aye, Anderson- abstain. The motion passes.

Liaison to the Zoning Inspector

At this time no one on the board felt they would like to be the liaison for the ZC board. Sturdevant will continue with this duty.

OPERS Update

Kathy Zweifel will continue to keep everyone updated regarding the change in OPERS and Social Security payments. At this time the township does not know how the state will handle this legislative change.

Zoning Book Updates

Attending ZC members were given the new zoning books. The following are pages that will be coming at a later date:

- Township zoning map
- Fee Schedule
- FEMA flood plain map
- By Laws

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Doty would like a zoning map for his reference and he also inquired if the map on the Township webpage was current. Sims stated that the map on the webpage had current zoning districts but was not current with surrounding areas such as Creston.

Outdoor Wood Fired Boilers

Sturdevant read from pg. 13 (Outdoor Wood Fired Boilers) in order for the Board of ZC to understand what changes the trustees have made.

Highway/ Commercial

Sturdevant relayed the message that Trustee Likley felt the board missed the mark on Highway/Commercial. Should ZC revisit this zoning section and try again? The uses that the ZC brought to the trustees should not be part of the Highway/Commercial district. The definitions were kept by the Board of Trustees. Part of the problem was the mix of car and truck traffic and an issue that the residents had was with the truck stop area. Anderson feels that the traffic has been reduced due to the economy.

Sturdevant mentioned that in her opinion, retail, banks and educational centers should be opened up in Highway Commercial.

Sturdevant also explained that the Truck Stop currently was not a permitted use and this should be addressed.

The ZC Board discussed the abandoned lot and the area by the old truck stop (next to Pilot to Greenwich Road to Lake) and the Wolf family farm.

ZI Sims reminded the board to think of the topographical landscape (flood plains) and the utilities that are available in multiple areas.

Sturdevant requests that the board of ZC look at adding truck stops as permitted use.

ZI Sims mentioned that the Highway/ Commercial zoning does not have the Truck Stop as a permitted use because there are too many variations to consider and to put into zoning. Sturdevant would like to continue this discussion at the next meeting and examine the history of the truck stops (why it was a conditional use) and the changes that may be made or how to open up this zoning district.

Doty requested that Sturdevant email him the documentation regarding the recommendations from ZC and the written recommendations that the BOT made at their meeting (December of 2013 meeting). Porter/ Sims will review the Trustee meeting minutes to review these recommendations.

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Brezina added that the board of ZC should look at the Village of Seville and Brunswick Hills regarding the language that they have for Highway/ Commercial or Highway Service District section 607 of their code.

Driveways

Sturdevant added that the recommendation of the BOT was to leave driveway access to be addressed as a case by case. Sims added that there are 2 driveway requests this year.

Sturdevant was advised by Thorne that after many studies regarding multiple driveways the recommendation was to leave this section as it was. The county said that corner lots were the most dangerous. Sims said this is a case by case because the pole barn structures that have requested multiple drives were 45 acres and the safety of the drive was not the same as a smaller corner lot.

New Business:

- Examine the current language of front, side and rear lot criteria. A current example was North Coast Soccer and its irregular lot made the current definition of a side lot not applicable to the area (side lot is worded as only the width of the primary structure).
- Side lot is only the width of the building. Everything else is in front and/or a rear lot. Front lot is the frontage of road and side lot abuts to the neighboring property from the corners of the principal building.
- Sturdevant says that this definition becomes convoluted when there is a long narrow lot. The property lot lines do not apply because the side property line is long (except according to the definition).

Schmidt wanted the ZC to address the fence criteria at the same time as the side lot definition.

Kemp asked the ZC to base the definition on the structure itself. Change principal building to principal structures. Anything you build would create their own side yard.

Sturdevant said the set-backs would not apply and we need to close the loophole to prevent the loopholes that can arise. NCS would have a side yard from the rear to front of its property.

Thombs suggested the definition should be 'perpendicular to the street and 50 feet to the neighbor's yard'.

Kemp said this would not work because the property owner could build many structures on the side lot with that definition.

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Sturdevant will ask Planning Services to send side, front and rear lot language so the ZC can compare other township's resolutions.

- Sturdevant read page 8, 205.B on fences and the board discussed that many ornamental fences by the road are closer than 100 feet from the right of way. An example is the old Hannah property.

ZI Sims thinks this can be cleaned up with a definition change (page 120 definitions of structures mentions fences). Modify the definition of fences to be an exception to the rule and not as a structure.

Sturdevant would like to look at Hinckley Township or Sharon Center's language for ornamental fences. The ZC Board also looked at solar regulations and setbacks. The ZC does not have to worry about glare since the angle is determined when the solar panels are installed. However, ZC does need to make recommendations for ground solar structures.

Doty mentioned that Ashtabula Township has a good example for the ZC to look at.

After discussion 205.L (under Accessory Structures) will be added to address Solar Energy. Sturdevant will email Secretary Porter with the language from Ashtabula Township to be sent to the Medina County Planning Services for an informal review.

Old Business:

- Zoning Commission By Laws- Doty brought to the boards attentions some grammatical clarifications. The ZC agreed on cleaning up the By Laws' language (keeping the intent the same). Porter will have these changes by the April Meeting.

Sturdevant makes a motion to amend the Zoning Commission By Laws with corrections; seconded by Kemp. Discussion: None.

Roll call: Brezina- aye, Sturdevant- aye, Kemp- aye, Anderson- aye, Doty- aye. The motion passes.

Announcements:

Trustee Meeting March 17, 2014

ZC Meeting April 8, 2014

BZA Mock Hearing April 29, 7:00 pm at the Medina Public Library

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Respectfully submitted by:

Cheryl A. Porter, Zoning Secretary

Heather Sturdevant, Chair

Jill Kemp, Vice-Chair

Scott Anderson

Joseph Doty

Greg Brezina