

Westfield Township Zoning Commission

Regular Meeting

April 8, 2014

Sturdevant called the meeting to order at 7:30 pm.

Roll Call: Brewer- aye, Doty- aye, Sturdevant- aye, Kemp- aye, Anderson- absent, Brezina- aye.

Also in attendance: Zoning Inspector Sims and Trustee Schmidt

Approval of Meeting Minutes

Sturdevant makes a motion to accept March 11, 2014 meeting minutes as amended; seconded by Kemp.

Roll call: Doty- aye, Sturdevant- aye, Kemp- aye, Brezina- aye, Brewer-abstain

Zoning Books

Porter provided the ZC members with corrected By-Laws and fee schedules.

Old Business

- OPERS update- Each member can leave the money in their account but no new money will be added. Call OPERS directly if you wish to receive a check and to close your current account.
- Solar Language has been sent for an informal review to Planning Services and we are waiting to hear back from them.
- Front, Side and Rear Lot Definitions- Board members discussed in depth.

Sturdevant read the current definition from page 122 in our Zoning Resolution. Yard Definition is fine.

Doty asked for clarification of what was wrong with the current language. Sturdevant drew a picture to demonstrate some problems with longer lots and how side lot distances did not apply when the side lot was not along a street. Also, parking along a side yard becomes a problem due to our definitions.

Kemp would like the board to examine set-back definitions instead of changing each zoning district. Set-backs apply to all properties in each district and along each lot line.

Doty expressed that creating a border much like a matt on a picture would work and then there could be some consistency in the different zoning districts.

Sturdevant expressed that if the definition regarding buffers may help with side lot definitions.

Westfield Township Zoning Commission

ZI Sims also pointed out that there are 3 related zoning issues that may require a variance due to the present zoning language. There was also a problem with yard, buffer and structures (as definitions) because they are in conflict with each other. She also would like the ZC to protect the Rural Residential (RR) districts since it is the first permitted use.

Sturdevant would like the changes to not be overly restrictive to the property owners and if buffers are changed than they are to protect the RR property if it is on 2 different districts.

Doty felt that creating a frame for each district (maybe 25' around only allowing plants, grass or bushes) could solve the problems within many of the districts.

Kemp feels that the buffer definition will need to be changed.

Sturdevant states that lot line will close the loop hole instead of lot yard. Sturdevant will contact Thorne regarding this new definition.

There was a consensus among the ZC board in proposing new language/ changes:

Highway Commercial pg. 38

- 1. Front lot line buffer
- 2. Side lot line buffer
- 3. Rear lot line buffer

Local Commercial pg. 35

- 1. Front lot line buffer
- 2. Side lot line buffer
- 3. Rear lot line buffer

Industrial pg. 43

- 1. Front lot line buffer
- 2. Side and Rear lot line buffer (50' in width should be constructed the length of the lot.)

Get rid of all of the yards in the resolutions and change to lot.

Porter will send an email to all of the board members the final draft on Highway/ Commercial and the recommendations from Trustee Likley.

Sturdevant and Brezina provide the ZC board with copies of fence language from other townships. **Sturdevant tables fence language to next meeting.**

ZI Sims would like fences to be included in the definition of structure.

Westfield Township Zoning Commission

Doty would like fences to be expanded to include what is presently in the township and are not permitted.

Brezina would like the board to consider and to discuss (at the next ZC meeting) ornamental and/or decorative walls made of hedges (wall-scape buffers) to be included in the fence definition.

New Business:

Sturdevant provided ZC members with copies of Koontz v. St. Johns River Water Management District Decision.

Porter will provide the ZC members with an updated email roster.

Kemp would like her checks direct deposited monthly. Porter will hold on to the rest of the ZC members' time sheets and give to Zweifel every quarter (3 months) for 1 check to be deposited into the board members' accounts.

Announcements

- Trustee regular meeting- April 21, 2014
- Zoning Commission regular meeting- May 13, 2014
- Mock Public Hearing with MCPS- April 29, 2014 @6:30 pm
- SHEMA & other court decisions on zoning training- June 24, 2014 @ 6:30 pm at the Medina Library
- September date TBD: Montville Township Town Hall: Property Maintenance Codes

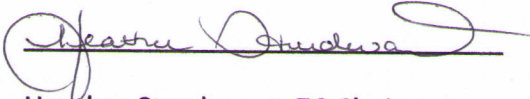
Sturdevant makes a motion to adjourn at 9:40 pm; seconded by Kemp.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Westfield Township Zoning Commission

Date Approved: _____



Heather Sturdevant, ZC Chair

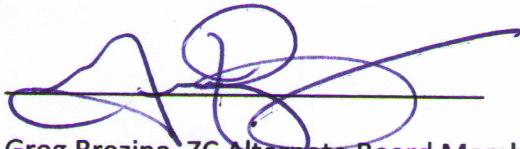


Jill Kemp, ZC Vice-Chair

Joseph Doty, ZC Board Member



Susan Brewer, ZC Board Member



Greg Brezina, ZC Alternate Board Member