

# Westfield Township Zoning Commission

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Regular Meeting  
January 28, 2015

Chairman Doty calls the meeting to order at 7:00 PM. Roll call: Haumesser- aye, Sturdevant- aye, Doty- aye, O'Neil- aye. Scott Anderson is absent.

Also attending is ZI Sims.

Doty explains that an email of resignation was received from Sue Brewer resigning from the Zoning Commission. Until the trustees formally accept her resignation she is considered to be a board member. Haumesser will be seated on the board to fill this position.

Doty thanks Sue Brewer for her service to the ZC board and her contributions.

Sturdevant asked if the Public Hearing documents should be separated from the meeting minutes. ZI Sims explained that the trustees do not separate out their minutes.

## **Minutes to be approved**

***Doty makes a motion to approve the January 13, 2015 meeting minutes as amended; seconded by Sturdevant. Roll call: Doty- aye, Sturdevant- aye, Haumesser- aye, O'Neil-aye. The motion passes.***

## **By Laws**

The board discussed changes in the By Laws: Nonfeasance will be used; chairperson and the secretary will be notified within 24 hours prior to the meeting unless it is an emergency and remove items 10 and 11 from Article VIII.

*Discussion: Public Hearing with possible action to be taken. Sturdevant stated that the board has 30 days after the Public Hearing for the board to make their decision/ recommendation. Doty read from the Ohio Revised code section 519.12 and the board discussed when a Public Hearing legally concludes. The consensus of the board was "after such Hearing" was the deciding wordage. Porter would like language from Thorne on how to advertise for a Public Hearing. Sturdevant will discuss with Assistant Prosecutor Thorne.*

Porter will complete the By Laws by the next meeting, February 25, 2015 for the Board to review.

## **Fences/ Entrance Structures**

Sturdevant provided the board a copy of an entrance feature application for the board to review. Rob Henwood will also provide the board with entrance feature language by the next meeting in February.

Sturdevant informed the board that Assistant Prosecutor David Lions will be providing ZC with a "yard" definition.

## **Review of Highway/ Commercial District**

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The board discussed how to proceed with writing the language for this district. Doty would like the board to always follow the Comprehensive Development Plan which is provided by the township. He also would like to get permission from the trustees for a professional to write this section but he would like it to be quick so the board is not waiting until the summer to review.

Sturdevant would like to know if the board is looking at just the 40 acre land or a revision of the existing Highway/ Commercial District. Doty would like to discuss the easiest way to accomplish the goal of zoning for the I-24, Lake Road, Greenwich Road and Interstate 71 blight. According to the Comp. Plan the area is underdeveloped so the following should be considered: 1. Sit down restaurants 2. Grocery stores 3. Office space and 4. Other retail

Doty does not wish the first business item of the ZC to be against the Comp Plan and would like to discuss with the Trustees their expectations.

Sturdevant discussed the importance of ingress and egress for traffic flow and would like the acreage to have a cohesive development plan (Planned Unit Development). She also felt the board should look at the sizes of the individual properties, entire area and decide what the PUD should look like.

ZI Sims suggested looking at uses not the individual properties; offices, retail, dealerships, grocery stores. She also stated that we have PUDs in our Residential District. She also suggested a PUD to be an overlay district.

Doty would like to keep the integrity of the Comp. Plan.

Sturdevant suggested looking at the driveway language that may help with the ingress and egress of the property which is a concern for the board.

Doty suggested asking the Trustees to meet with the ZC on February 11<sup>th</sup> or February 18<sup>th</sup> to provide the ZC with some direction. The following should be discussed: 1. Trustee vision 2. Who will write the new language 3. Where are we going with this district. Porter will address with the Trustees and secure a date.

## **Home work**

ZI Sims asked the ZC to read the 1996 and the 2003 Comp. Plan in order to have a clear focus of the direction for the creation of this district. Doty, Anderson and Sturdevant will need a copy of the 1996 and 2003 Comp Plan.

## **Training Opportunities**

Doty will email the board with future dates for training from Planning Services.

## **Announcements**

ZC regular meeting- February 25, 2018 @ 7:00 PM

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## Agenda

1. Minutes to be approved
2. By Laws to be reviewed / approved
3. Fence/ yard tentative
4. Highway/Commercial District
5. Workshop with Board of Trustees (to be announced)

*Doty makes a motion to adjourn at 9:20 PM; seconded by O'Neil. Roll call: All said aye.*

*Respectfully submitted by:*

*Cheryl Porter, Zoning Secretary*

*Date approved:* \_\_\_\_\_

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*Joseph Doty, Chair of ZC*

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*Heather Sturdevant, Vice-chair of ZC*

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*Deborah Haumesser, ZC member*

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*Rory O'Neil, ZC member*

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