

Westfield Township Zoning Commission

April 22, 2015
Regular Meeting

Chairman Doty calls the meeting to order at 7:10 PM. Roll call: Haumesser- aye, Doty- aye, Miller- aye, O'Neil- aye. Absent with no call Sturdevant

Also attending: Trustee Likley and Trustee Schmidt

Doty thanks Scott Anderson for his years of service on the Zoning Commission and informs the board that the Trustees accepted his resignation at their last meeting. Debbie Haumesser was welcomed as a full member to the ZC Board.

Minutes to be approved

Miller made a motion to accept the March 25, 2015 meeting minutes as corrected; seconded by Haumesser. Roll call: Miller- aye, Haumesser- aye, Doty- aye, O'Neil- aye. The motion passes.

Meeting start time

The board unanimously decided to change the ZC meeting times to 6:30 PM from 7:00 PM.

Re: Sexually Oriented Business Regulation

Doty received a letter back from Assistant prosecutor William Thorne regarding clarification of attempting to close an existing "sexually oriented business" by opening a day care or school next to this legally non-conforming use business. The Prosecuting office does not believe this to be the case. Thorne also stated that the Resolution already addresses this in Section 306 E.7.b.

HC Highway Service Commercial District

- **Board discussed in length similar use:** discussion focused around Conditional Uses and combining truck repair to automotive repair (C), and adding uses as proposed at the last meeting. Concerns with auto dealers being a 'similar use' to truck sales was discussed.
- **(E) Supplementary Regulations:** Discussion to take out "and the Medina County Health Department approval" which was recommended by Planning Services upon their review of the draft HC document.
- **(C) Minimum Dimensions for Lots and Yards:** Board discussed changing "Lots with frontage" to "Lots fronting" in all sections of (C) which was recommended by Planning Services. Board discussed the area designated to frontage and the buffers that will be required by existing code. Concern for buffers and area for parking in the front yard that only has 40 feet was decided that parking did not always have to be in the front of building or building could be moved back on the property.
- **(i) Grocery and Food Stores-** 75,000 sq. feet was proposed and discussed by the board to change the size allowed. Comparisons were made to existing grocery stores and were used as a reference; Buelers in Wadsworth is 79,000 sq. feet, Drug Mart in Lodi is 25,000 sq. feet, Millers

Westfield Township Zoning Commission

in Lodi is 29,000 sq. feet and the board discussed how the proposed size consistently aligns to the Comprehensive Development Plan for Westfield Township. Comparison to the size of Local Commercial resolution was 7,500 square feet. After much discussion the board agreed unanimously that 75,000 sq. feet was appropriately for the area and the township.

Doty makes a motion to refer the amendments as discussed by the board with proposed changes to Section 306 HC Highway/ Commercial District to be sent for formal review to the Medina County Planning Services; seconded by Haumesser. Roll call: Doty- aye, Haumesser- aye, Miller- aye, O'Neil- aye. The motion passes.

Doty will revise and provide a clean copy to Porter to be sent to Planning Services.

Haumesser thanked Porter for a job well done on Secretary Day.

Agenda items: Side lot/ definitions of rear lot.

Haumesser made a motion to adjourn at 9:25 PM; seconded by Miller. All board members said aye.

Announcements:

June 6, 2015- Workshop with Bill Thorne over Sunshine Law.

May 11, 2015- Personnel Policy Handbook at the town hall @ 7:00 PM.

3 people attended the CPR workshop from the ZC.

May 27, 2015- Regular ZC Meeting @ 6:30 PM

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: _____

Chairman Joseph Doty

John Miller, ZC Board Member

Debbie Haumesser, ZC Board Member

Rory O'Neil, ZC Board Member

Westfield Township Zoning Commission
