

Westfield Township Zoning Commission

Westfield Township Board of Zoning Commission
September 21, 2016

Chairman Doty called the meeting to order at 6:30 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye.

Minutes to be approved

Rumburg makes a motion to accept the May 18, 2016 meeting minutes as presented; seconded by Miller. Roll call: Rumburg- aye, Miller- aye, Haumesser- abstain, Doty- aye, O'Neil- aye. The motion passes.

Jarred Gable will be moving to the Board of Zoning Appeals and Andrew Thur will become the ZC Alternate,

Majewski brought the ZC Board plans regarding the East Greenwich Road and provided draft Land Use language and a draft Zoning Map for the LC District adjustments.

Plan A: Planned Development options (ORC 519.021) which states that a property owner could request a Planned Unit Development and plan A would include any property owner could request this type of development. Discussion continued about the need for water and sewer would limit the areas to be developed.

Plan B: Owner/ Property request a planned unit for a specific location.

Plan C: A specific area (dotted lines on the map attached) can be developed in this manner.

Plan D: Trustees can authorize a Conditional Use.

Current zoning (606.29 is Residential PUD) and the topography dictates the development. This is currently Greenwich Road.

Discussion continued regarding an overlay for H.C and the LC District which would coincide with the Comprehensive Plan of the Township.

ZI Sims discussed the present zoning (305.D 1 d.) which includes our Conditional Zoning for LC and HC districts. The LC's purpose is to manage the businesses that are located next to residential properties.

Majewski would like to touch-up the LC but the Board does not wish to extend the LC east to the Village line.

Board discussion: PRD- higher density housing (606.29) with utilities and without utilities was discussed.

Protection of watershed was discussed and also the golf course property.

Map Amendment for overlay will be addressed and the back lot lines of the LC (500 feet from the road on both sides).

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Majewski will write language and provide a copy to Chairman Doty prior to the November 16th meeting at 6:30 PM.

Miller makes a motion to adjourn at 8:10 PM; seconded by Doty. All said aye.

Next meeting: November 16, 2016 at 6:30 PM

Respectfully submitted by Cheryl Porter, Zoning Secretary

Date approved: November 16, 2016

Chairman Joseph Doty

Vice-Chair John Miller

Debbie Haumesser, Board Member

Carol Rumburg, Board Member

Rory O'Neil, Board Member

Andrew Thur, Alternate Board Member