

# Westfield Township Zoning Commission

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Regular Meeting

April 18, 2018

Chairman Doty called the meeting to order at 6:40 PM. Roll call: Doty- aye, Haumesser- aye, Franz- aye.

Absent: O'Neil, Miller and Rumburg

Also in attendance: Trustee Schmidt and ZI Sims

## **Meetings to be approved**

***Doty makes a motion to accept March 12, 2018 Joint Meeting with Trustees and BZA; seconded by Haumesser. Roll call: Doty- aye, Haumesser- aye, Franz- aye. The motion passes.***

***Doty makes a motion to accept March 21, 2018 regular meeting minutes; seconded by Haumesser. Roll call: Doty- aye, Haumesser- aye, Franz- aye. The motion passes.***

- Planning Services approval of Zoning Maps at their April 4, 2018 meeting (application #017-2018)
- Public Hearing discussion for May 9<sup>th</sup> and Site Plan Review on the same night.

Rory O'Neil arrived at 6:45 PM.

***Doty makes a motion to hold a Public Hearing to update the Proposed Zoning District Map, Natural Hazard Overlay Map and combined Natural Hazard and Zoning District Map on May 9, 2018 at 6:30 PM; seconded by Haumesser. Roll call: Doty- aye, Haumesser- aye, O'Neil- aye, Franz- aye. The motion passes.***

- ZI Sims discussed the updated site plan for the Deer Pass Golf Course and Restaurant.
- Golf Course was approved as a "conditional use" in the mid 1990's but should have been approved as a "permitted use" under past zoning and today's zoning.
- Doty would like to clean-up the record and correct with the advice from Medina County Prosecutor Mike Lyons and ZI Sims.
- ZI Sims stated that the change to "permitted use" could be concluded as an Administrative Decision of the Zoning Inspector and any appeal would be to the Zoning Inspector.

***Chairman Doty makes a motion to recognize that Deer Pass Golf Course was improperly approved under a "conditional use" in 1998 and as advised by Legal Counsel this property should be corrected as follows: "permitted use" in Local Commercial that includes the first 500 feet from Greenwich Road; and "conditional use" for the part of the property that is beyond 500 feet from Greenwich Road; seconded by Haumesser.***

## ***Discussion:***

- ***Club House/ business is in first 500 feet of property***

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- **Recreational portion/ golf course is in Rural Residential (RR) according to Section 305 B.1.c of the Zoning Text**
- **502. B-Parking has been addressed/ paved and striped with 122 spaces and 4 handicapped spaces designated on Site Plan map provided by applicant**
- **Motion will bring property into compliance with “permitted use” criteria**
- **Discussion regarding golf course in a RR is a conditional use in Section 303 B.2.d.**
- **Local Commercial Section 305. B. 1. C & D (first 500 feet)**
- **Discussion regarding buffers (20 ft. front, 25 ft. side and 25 ft. rear)**
- **70 feet back from right-of-way**

**Roll call: Doty- aye, Haumesser- aye, O’Neil- aye, Franz- aye. The motion passes.**

For the Record:

Exhibit A- Copy of January 15, 1998 Zoning Resolution

Preliminary Review:

- Updated Drawing
- Designate the 500 ft. markings for Local Commercial on the map
- ZI Sims will validate the 500 ft. using the Medina County Auditor’s measurer tool
- ZC Board discussed 1 year to pave parking lot is too long.

Exhibit B- Site Plan Map

Exhibit C- Parking Lot Map

Exhibit D- Restaurant rendition

- 1/20 site plan drawing is provided to ZC
- Article 5- parking was reviewed and parking spaces were calculated (calculation printed on site plan)
- American Disabilities Act states that 101-155 parking spaces dictates 5 handicapped spaces are needed
- Section 505. D- thirteen trees in parking area need to be designated on map
- Section 504.B- Width of parking spaces need to be validated

Exhibit E- Application

- Section 305 addresses landscape buffer (front buffer is a ditch)
- Section 807. D.3.b- Trip Generation Report- ZI Sims asked the ZC to waive this report. ZC Board determined that the zoning text states SHALL have a Trip Generation Report and therefore it is required and ZC believes it is not an insignificant change to the original use.

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- Trip Generation Report can be a brief narrative addressing #2-#7

*Doty makes a motion to adjourn at 9:15 PM; seconded by Franz. All said aye.*

*Respectfully submitted by:*

*Cheryl Porter, Zoning Secretary*

*Date approved: 9 May 2018*

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*Joseph Doty, ZC Chairman*

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*John Miller, ZC Vice-chair*

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*Debbie Haumesser, ZC Board Member*

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*Carol Rumburg, ZC Board Member*

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*Rory O'Neil, ZC Board Member*

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*Jack Franz, ZC Board Member*