

RATIONALE FOR INSTITUTING  
the  
DEVELOPMENT PLAN UPDATE  
of  
2009-2010

The three attached documents illustrate the support of the residents for the Development Plan Update of 2009 written by the professional planner Mark Majewski of Northstar Planning and Design.

The first document is a timeline from 2009-2014 showing:

- The preparation of the original Plan (dated Dec.10, 2009)
- The amended Plan as recommended by the Zoning Commission (dated Aug.10, 2010)
- The further amended and approved Plan by majority vote of the Trustees (dated Sept. 26, 2011)
- The restoration of the original Development Plan Update (dated Dec.10, 2009) by unanimous vote of the Trustees and Resolution 2014-15 on Mar.17, 2014

The second document is a list of community responses from the survey, which were used as support in formulating the original plan written by Northstar Planning and Design.

The third document is a Memorandum from Mark Majewski, Northstar Planning, dated Feb. 5, 2011. It provided additional information supporting the recommendation for the East Greenwich Rd area in the Development Plan Update dated Dec. 10, 2009.

## Timeline for the Adoption of the Development Plan Update

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2009-2014

- Oct. 6, 2008 Arnold Architect Strategies, Oxbow Engineering and Northstar Planning & Design made presentations. Northstar was chosen as the planning consultant by a unanimous vote of the Trustees.
- Jan. 2009 A committee of approximately 30 residents was formed. The Trustees unanimously appointed all resident volunteers.
- Jan. 22-Sept. 24, 2009 The committee met under the guidance of professional land planner, Mark Majewski, a total of 14 times. They reviewed information and data from county and state agencies, collected community input and discussed possible concepts for preparation of the Development Plan Update.
- Oct. 8, 2009 Mr Majewski presented draft plan to the community for their input.
- Oct. 13, 2009 Mr Majewski made presentation and led discussion with the Zoning Commission.
- Oct. 22-Dec. 10, 2009 Three meetings were held with the Update Committee and Mr. Majewski for final input and preparation of Development Plan Update.
- Mar. 9, 2010 Zoning Commission acknowledges receipt of the Plan.
- May 10-July 27, 2010 Four meetings were held by the Zoning Commission including: a workshop with Mark Majewski and Asst. Prosecutor Bill Thorne, ongoing review and discussion to make changes to the Plan, then submitted to Mr Majewski with proposed amendments.
- Aug. 10, 2010 Zoning Commission voted to approve the Plan with amendments/changes and present to Trustees.
- Oct. 4, 2010 Original and amended versions of the Plan were presented to the Trustees. Discussion and decision scheduled for next meeting.
- Oct. 18, 2010 Unanimous decision by the Trustees to send amended and original versions of the Plan back to the Zoning Commission requesting that one Plan be presented to the Trustees for review.
- Dec. 7, 2010 Zoning Commission Public Hearing on the Plan.

## Timeline for the Adoption of the Development Plan Update

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2009-2014

- Jan. 4-May 10, 2011 Zoning Commission had eight meetings – work sessions with Mark Majewski, Bill Thorne and Plan Committee; continued Public Hearings including speaker Tom James (Medina County Park District). Memo from Mark Majewski supporting Plan Committee's East Greenwich Rd recommendations was submitted Feb 5, 2011.
- May 17, 2011 Zoning Commission voted to approve The Plan as modified by the Zoning Commission.
- June 6, 2011 Trustees were notified of the Zoning Commission vote.
- Aug. 15, 2011 Zoning Commission Chairperson presented Trustees with amended approved Plan. Trustees were presented with a letter and exhibits from 25 of the 30 Plan Committee members requesting that their names be removed from the plan that was changed/amended by the Zoning Commission.
- Sept. 26, 2011 Trustee Public Hearing on amended Plan and passage by the majority vote of the Trustees.
- Nov. 8, 2011 Referendum – more than 70% of the voting residents defeated the new zoning text amendment (which was approved Mar. 28, 2011) for a General Business District.
- Nov. 5, 2013 The two Trustees who supported the amended Development Plan Update were voted out of office.
- Mar. 17, 2014 The Development Plan Update, as prepared and presented by the Update Committee on December 10, 2009, was adopted by Resolution 2014-15 to replace the amended Plan approved September 26, 2011.

Timeline created from approved meeting minutes

## Responses to Question 12

### Area 1: 109 surveys/59 responses

#### Land use and Development-related comments:

- No development.
- How about "no development"? No hotels, no more restaurants. Leave the Township alone. If I wanted to live in Medina, I'd move there! Look at the mistake made with the outlet mall!
- We moved out of a town to be in the country. We do not want to be in a subdivision. We like to have space between the homes. There are plenty of shopping areas a short drive away. We don't need any more right on top of us.
- New development should be coordinated with surrounding townships. Medina County is over-developed. Rural atmosphere must be maintained. Commercial/retail is a tax loser. Industrial development is good as long as it is clean, non-polluting.
- Continued development centered on Lake Road area to avoid other areas being problematic and preserving the remainder of the Township.
- No big box stores at the interchange.
- Allowing some commercial development will help, but wildlife sanctuary for bald eagles and such is so very nice. We like our quiet simple life.
- Use zoning for orderly use of land. Let local people make the plan, not some out of touch company who in the end could care less about our community.
- Protect our rural way of life.
- Urban sprawl has proven problematic in other townships in Medina county. The problems are not only noise, traffic congestion, increased crime, loss of agriculture, but also dramatically affect the wildlife. We feel the township needs to preserve the rural/agricultural atmosphere that is here. We do not want the township developed.
- One mile radius of 76-71 interchange should be separate area.
- More places to eat. No strip malls. Look at Prime outlets, a failure. More parks.
- I moved here because it's quiet, quaint, and simple. Stick to the basics. This area cannot support commercial development. Just look at the outlet mall. Medina/Wooster close enough for me.
- Township could use a better restaurant and small shopping center.
- Change the boxed in land in areas 2 and 4 on north side of Greenwich Road to office or light industrial plus maybe a grocery store.
- A grocery store, sit down dining other than fast food.
- Avoid large development at all costs.
- Keep it rural.
- Develop light industry by highway interchange, 71/224 for positive cash flow to support township infrastructure without raising residential taxes.
- Many of us have moved here to take advantage of the small town (rural) feel and we like it that way. Let's try to make that work.
- Take care of aging population by providing low/no maintenance housing. Encourage revenue enhancing development useful to residents. Work with developers and landowners to discourage annexation to other townships and loss of tax base. More community activities sponsored by the township, quarterly newsletters to include news of county and other townships too.
- Don't develop here! Go somewhere else. We moved to the country to get away from development. Look at how development ruined Medina (Little Cleveland) and is doing the same to Wadsworth.
- Bigger tax base needed for commercial/industrial development to take the burden off residents and have job opportunities in the immediate area.
- Restaurants, grocery store, small business would be good. Big industry, mega mall would not.
- No more development.
- Traffic – keep it so access to retail is from 224. Water and air quality – most of us are on wells or cisterns.
- To keep as much farmland as possible.
- Keep taxes down and maintain the rural atmosphere. Its why we moved here.
- Wording to encourage the use of CEDAs and JEDDs to cooperatively preserve the quality of life in the township and adjoining villages

Development of local shopping area should become a #1 priority and coordination of development with surrounding/adjacent communities/townships. More major businesses are needed to increase tax revenues.

**Utility and Services related:**

Public water/sewer. Keep commercial/industrial away from housing and closer to highway.

Bringing city water to Westfield Road.

Waterline (Kennard Road),

Installation of a sewage system throughout the township would address deteriorating septic systems.

Public water.

Provide water to homeowners.

Water and sewer to homes and any businesses.

If there is a possibility of city water coming down Westfield Road we are three houses from the tap! Very frustrating.

Consider increasing the size and personnel coverage of fire station.

Better mosquito control, open ditch maintenance, posted speed limits.

Stop favoring Buffham Road for all improvements. Water and paving is also needed on Kennard Road as well.

Enforce speed limits. Reckless driving.

A township park.

Parks and bike path.

Swimming pool indoor/outdoor (for residents).

**Other Topics:**

Back to 3-5 acres per residential buildings.

Area zoning.

Incorporate. Garland Texas did so to prevent Dallas from constant annexation and harassment by greedy lawyers.

None.

Doing a good job.

No new taxes!

To continue the good work they are doing, but keep things the way they are.

Traffic flow, access in Lake Road area.

No "adult" entertainment.

Consider the needs of residents who cannot regularly drive to Akron and Medina.

Its great the way it is.

Why change anything that works?

None.

## Area 2: 81 surveys/48 responses

### Land use and Development-related comments:

- Permit more retail businesses.
- Quit allowing Seville to annex (attempt to) Westfield Township property. This will be the end of our township as we know it.
- It would be nice to have a grocery store in the area again.
- Keep farms! We all need farms. People move here built homes. They hate country then move.
- Increase non residential tax base. The policy should change with the times as needed and the time is now!
- Policy hasn't changed in 20 years.
- Maintain a rural atmosphere and keep large business development out of the township.
- Maybe clustered homes.
- We moved here from Medina to get away from its ugly over development and from the mess its schools became because of it. Please do not ruin the beauty of the township that way.
- Stop using property for all kinds of developments. Just keep it rural and agricultural purposes only!
- None at this time other than keeping it rural- residential.
- Once the rural small towns is developed, there is no going back. Only memories.
- Keep Westfield Township rural and encourage residents to maintain property – remove trash and junk vehicles to maintain property values.
- So much business is lost to Wadsworth and Medina. Restaurants would help – near 224.
- What we need is a large grocery store. We don't need any more small GYP stores and we need more politicians that is not thinking taxes all the time.
- Limit additional park areas. Preserve individual property rights.
- Chippewa Lake improvements (parks) – complete. Eastlake and Lake Road development project – cluster homes!
- Anything that maintains the status quo. We live here for this reason. We like it the way it is. If we want shopping, restaurants, etc, we would live in Medina.
- The present laws and ordinances are adequate. Leave things as they are. Commercial and industrial development should not be encouraged.
- I feel the township location dictates that it should pursue good self sustaining industrial and commercial development.
- Consider the beautiful rural environment that we are fortunate to have including the wonderful creatures. We had eagles this year due to the peace and quiet of our township.
- Keep things as they are. Just the right size community for raising kids and living.
- Maintain the rural feel while increasing the tax base.
- I would like to see development around the truck stop area.
- The rural character of the land is the highest priority.
- Any type of business to help create jobs locally.
- Actively pursue industrial/commercial/office expansion in Kratzer property. Not set up for high traffic shopping and local services.
- Bring money and people in – provide convenient shopping, entertainment. Senior housing excellent idea. Build it and they will come.
- Stop trying to protect the “fancy” Westfield center and let the area develop around the vacant land at the truck stops. Save our water wells!
- Strongly support the development of commercial areas in Greenwich Road Lake Road area. Increased tax revenue and jobs should be a priority.
- Keep it rural and agricultural.
- No housing developments.

### Utility and Service-related:

- Opening up the Sheriff's range to the residents.
- Installing drain pipe in the road side ditch assessing the cost over time.
- Protect our water supply! (Well.) Keep Westfield rural.
- City water.

Roadside drainage ditches poorly maintained. Mine is partially collapsing. I have complained with no response long ago.

Cable, high speed internet.

Clearing overgrown streams so stream water flows freely and reduces risk of residential and road flooding in Buffham Road by NORM.

**Other Topics:**

First and foremost township officials need to be on the same page or we will go nowhere.

How was the committee of Westfield residents selected? Save the libraries.

Anything to stop the raising of land taxes for retired people!

Tell Mrs. Sims to stay at home!

Flooding and animal habitats.

No high priority thoughts.

Participate in regional revenue sharing initiatives with NEO City Managers Association.

Listen to us!

None.

Stated it on line?

### Area 3: 68 surveys/36 responses

#### Land use and development-related:

- No large retail business like big box stores. Keep small town rural atmosphere.
- Allow a landowner the right to pursue his plan for the utilization of his land. Consider that some areas would be good development spots.
- Development such as a grocery store, restaurants, offices, small stores and possibly one or two larger stores but keep it localized in the highway area and East Greenwich Road area – between Lake Road and Seville.
- Leave the township alone.
- We live here because we like it the way it is.
- Maintain rural charm of area. Leave well enough alone. There is plenty of PUDs if you want to move.
- Open areas near truck stops to large commercial retailers. Caballas other which are similar.
- People live here and relocate here because they like the area the way it is. Leave it alone.
- None.
- Keep the township a township without turning it into an industrial/commercial/residential “Ghost Town”.
- A grocery store would be nice. Nothing at all in the township now.
- Keep Westfield Township rural. Limit development.
- It is important to have the township keep the rural character.
- Professional offices, ie, medical and others, specialty boutique, maybe gourmet food shop.
- The need to keep gravel company from expanding and invading private landowners.
- Protect the rural atmosphere and wetlands. It is why we moved here.
- Maintain the rural character of the township. Any commercial or non residential development should be restricted to existing areas zoned for such development.
- No development.
- Small grocery stores should be granted. Small home based businesses should be allowed.
- Senior housing for aging residents. Jobs, tax revenue producing developments.
- Once “the Plan” is developed, I would like to see a strong board of zoning appeals that will make decisions according to the plan and not be swayed by their own agenda.
- No adult stores. No exotic animals. No dollar stores. Waterway preservation, procedures to enhance relationships with neighboring communities.
- We moved to rural area to stay out of city. Don’t bring city to our area. Keep things the way they are.
- All residential areas need to be subdivisions with entrance to main road.
- The township could use small family oriented businesses such as an ice cream shop and more park land with bike trails.
- Encourage the development of small farms. The DOA shows an increase each year in the number of small specialized farms. Data also shows that smaller specialized farms are more efficient and have a higher potential success rate than the larger tract farms of the previous century.

#### Utility and Services-related:

- Property owner water source (wells) – protection against draw down of private wells and also contaminants of water sources.
- Fix water runoff! Is major problem from roads and other property. County road workers and office.
- Why isn’t water down all streets? What happened to the fire plugs?
- Keep the road sides mowed better – ditches cleaned out – and drainage.
- Water and gas would be great but in our location impossible? Also cost to install.
- Main concern getting county water down our road. The wells for county water are in Westfield Township but we have no access to it.
- Public water with equitable service and reasonable plans for initial hookup.
- Get the water out to people. They ran water to the school even though they already had it.
- A safe bike and walking path through the township.

#### Other Topics:

- Existing leadership requires a more progressive and balanced thought process in respect to the township.



#### Area 4: 93 surveys/52 responses

##### Land use and development-related:

- Stop all annexation into the township.
- Keep big box retail out of the area.
- PUD for open space.
- Do not want big box stores or shopping malls or any large factories.
- Why should we change – the best part about living in Westfield Township is that it is rural and beautiful!
- To consider all buildings and landscape to be attractive.
- We do not want you to consider any development! There is only one dairy farm left in Westfield Township and this is a shame.
- We moved to Westfield Township to live in a rural agricultural community because we wanted to. Let's keep it that way (although a grocery store would be nice.) No more multifamily (apartment) dwellings.
- They bring in too many kids and not enough tax to support the influx.
- More recreational area. No shopping malls.
- There should be no further activity to take any more farm land from the township.
- Providing convenience services to residents (see #9 above) without losing the quality of rural life and small towns ambience of the township.
- Give tax breaks to downtown revitalization, home improvement, beautification and use of abandoned retail space, etc.
- No big commercial development.
- Farm land should be voted on before changing to residential or commercial or industrial by the township.
- Let's protect our wildlife and their habitat.
- Develop land around 71/76 interchange to bring jobs and tax base to township. Cloverleaf District has most park land than any other district. No more parks.
- Keep it small town rural so we may continue to have green open areas of land. The hell with Stan Sheetz and his so called "clients" he represents.
- With regard to building strip malls or other stores those usually end up vacant for lease after about one year. Then we have empty buildings sitting around. We don't need another video store/pizza shop/drug store/tanning salon or hair salon. Look at all the vacant stores around the area!
- Bring business to township. Township needs tax base, need jobs to get economy going.
- This is a beautiful area. If it were not for family and job change we would like this area to stay the same.
- Highest and only priority for Township Plan should be to keep and preserve what we currently have! No need for non residential planning. All businesses, etc are already close enough to get to.
- We need to look at currently zoned LC properties to see if it still makes sense. Old zoning is not good zoning.
- Bring in commercial business to take the tax burden off the home owners.
- We need growth to increase the township's tax base but not houses! We need something here to keep people from moving. We need to create jobs!
- When landowners buy land in Westfield they should not use a lawyer to coerce the township to modify the zoning to fit their need.
- Include landscape requirements for developments and landscape gateways into our community with limited signage. "Green up" truck stop intersection – not an attractive gateway!
- Remove the trustees that's against growth! No need to vote – Caroline Sims will get the last word. It took Seville Ohio to put her in her place. Stay out of Guilford Township. Go home.
- Stop trying to influence future zoning to fit narrow ideas and stop wasting money on these surveys.
- Moved into area for rural atmosphere. Do not want strip malls, malls, box stores, industry or airports. Keep it rural.
- Make Kratzer's land commercial and in Westfield township and it's a shame survey is so vague.
- Again anything that promotes agriculture.
- Preserve the farmland and keep as rural as possible. People move here because they want rural living. They're willing to drive to Wadsworth or Medina to shop.
- Keep us as rural as possible please.
- Maintain the current atmosphere, balance residential with commercial development/agricultural. Establish maximum population density ratio.
- Keep rural atmosphere.

People live here because they don't want to be in the middle of commercialism! Just about anything you need can be found in short drive. Keep our township rural.  
To hold a hard line on commercial vs. residential zoned areas and only expand commercial areas where it already exists.

What developer/Co. is behind this? Who thinks it needs changed? Again, it not broke, what are you trying to fix?

We live here, we work someplace else. I think people like the atmosphere and do not want industrial or commercial development to ruin our homes or property value.  
Keep it rural as now!

Please do not allow for more cookie cutter strip malls and big box shopping! Honor our land and rural atmosphere.

No retail! Leave our land alone!

Requests for zoning changes should include total economic and social impact on the township not just affect on tax base. Extensive development could negatively impact surrounding land values big time.  
Maintain rural/agricultural character, limit all development.

Soil quality, infrastructure and current land usage should be considered before granting land use changes.  
We knew when we moved here how far we needed to drive to stores, etc. We love the rural atmosphere and want to keep it.

**Utility and Services-related:**

Extending water and sewer lines further.

To see water and sewer to homes.

Cheaper water and sewer taps fee!

**Other topics:**

Maintain status as it is now.

We need trustees that represent all the residents. We need job and tax revenues from other than homeowner!

No more tax.

MEMORANDUM

TO: Westfield Township Zoning Commission  
Westfield Township Trustees

FROM: Northstar Planning & Design LLC  
Mark A. Majewski AICP

RE: ADDITIONAL INFORMATION  
EAST GREENWICH ROAD RECOMMENATIONS

DATE: 5 February 2011

It is my understanding that both the Zoning Commission and the Board of Trustees have requested additional information regarding the recommendation set forth in the Draft Westfield Township Development Plan Update dated 10 December 2009 relating to the East Greenwich Road area. In that text, there are three pages (pages 39-41) of discussion focused on this area.

On page 40 is found the following:

The Future Land Use Plan recommendation is to consider establishing a new or updated Office/Light Industrial Zoning classification in the Zoning Resolution and to consider applying this new zoning district to the area (*sic*) as shown on the Land Use Plan Map which are (*sic*) not already zoned for commercial use. Some or all areas already zoned for commercial use may be suitable for inclusion in this new Office/Light Industrial Zoning classification.

This office/industrial land use classification is deemed suitable for the following reasons, among others:

- Office/industrial development may benefit from exposure from the freeway rights-of-way and from development of the planned fiber optic system
- Office/industrial development will add value to the land and create job opportunities
- A viable land use is recommended in place of low density rural residential use
- Office/industrial use will be compatible with and potentially supportive of future uses in the LC Local Commercial District. Some of the existing LC properties may also be suitable to be rezoned for office/industrial use.
- The traffic impacts of office/industrial development differ from commercial traffic impacts and are typically concentrated in weekday/daytime periods, although attention must be given to uses (such as warehousing and trucking services) which may generate additional heavy truck traffic.
- Office/industrial development is consistent and compatible with the abutting zoned and developed industrial areas of Seville Village which appear to have experienced significant success in development and marketing of office/industrial land
- Office/industrial development is typically a stable element of local tax base

This is the text which was prepared by me as the consulting planner, with input from and approval by the Westfield Township Plan Update Committee, for transmittal to the Zoning Commission. As you are aware, this text and the entire document resulted from

nearly a year of work which included many working meetings and extensive discussions by the Committee and other participants.

In a recent meeting with the Zoning Commission, several members of the Plan Update Committee explained in their own words the information which was considered and the reasons for supporting the recommendation relating to the East Greenwich Road area. Their comments were generally consistent with my recollections of the discussions.

With due respect for the authority and responsibilities of the Zoning Commission members and Trustees in making specific zoning decisions, particularly in responding to specific zoning amendment applications, let me discuss the thinking which went into this land use plan recommendation. The following further explains the seven statements contained in the draft plan document:

- *Office/industrial development may benefit from exposure from the freeway rights-of-way and from development of the planned fiber optic system*
  - Parts of the subject area are very visible from the freeway rights-of-way. Potential uses may be attracted to that exposure, for example office buildings which may seek to attract tenants to a location reasonably accessible to the freeways.
  - The county-sponsored fiber optic system was in planning at the time this Plan Update was in preparation and is now closer to implementation. The Medina County Port Authority has noted that "To attract businesses which have significant broadband needs, such as data centers, Medina County has to offer increased broadband access...." Further, "The fiber network will also allow the county to address some significant challenges facing the public and private sector....these issues include....growing importance of connectivity services for economic development, including retention of existing businesses, attraction of new businesses and facilitation of education and job training." Location of an office-industrial development in this location, adjacent to the fiber network route, was deemed an appropriate economic development strategy.
- *Office/industrial development will add value to the land and create job opportunities*
  - It is common for communities to plan for and zone properties into several business categories including areas for future commercial, industrial, and office uses.
  - It was and is apparent from review of the current Township Zoning Map that the Township has reserved only one location for industrial activity. That location (west side of Lake Road, north of SR 224) is largely occupied with

active uses. There is, therefore, no other location planned or readily available for future industrial development in Westfield Township.

- While a limited list of office-type uses is permitted in the LC Local Commercial District, there is no district provided for general office activity. Office uses are not permitted in the HC Highway Commercial District. There is, therefore, no other location planned or readily available for general office development in Westfield Township and there is no office category available in the existing township zoning resolution.
- *A viable land use is recommended in place of low density rural residential use*
  - As stated in the text on page 39,

“The impacts of the freeway facilities and the potential impacts of surrounding zoning districts suggest that some of these properties may not be attractive for large lot, low density, rural residential use. (The subject properties are zoned RR Rural Residential, except for the Greenwich Road frontages from I-71 to Hulbert which are zoned LC Local Commercial.) At least one property owner has made clear that the current zoning designation is not satisfactory.”
  - The impacts of the freeway and existing commercial districts (if and when developed) would not negatively impact the recommended office/industrial uses and would in fact benefit them as discussed above
  - It was noted that the office-industrial area in nearby Seville has been successfully and extensively developed as have industrial areas in other nearby communities. The developer of the Seville Park stated to the Committee that he had built out – or nearly built out – the office-industrial area in Seville and was thus promoting its extension into Westfield Township.
  - While the short-term market for such a development may be limited, due in part to current economic conditions, it is apparent from past experience that demand for office-industrial land is likely to continue over the long term and it is appropriate for the Township to identify land for such uses in its long term planning.
- *Office/industrial use will be compatible with and potentially supportive of future uses in the LC Local Commercial District. Some of the existing LC properties may also be suitable to be rezoned for office/industrial use.*
  - The impacts of office, industrial, and commercial uses are such that they can be reasonably compatible district to district and, as discussed below, can create some economic symbiosis.

- Office and industrial districts generate a certain amount of demand for commercial uses such as restaurant activity (meals, meetings), business service activity (legal, accounting, employment, copying, mailing), business sales activity (office equipment, office supplies). The mere proximity of a work force to a commercial district can also create some pass-by market for convenience and shopping goods and services.
- Given that the existing pattern of commercial zoning is of long – and outdated – standing, the text recognizes that reconfiguration of LC zoning may be appropriate as the office-commercial district is created.
- *The traffic impacts of office/industrial development differ from commercial traffic impacts and are typically concentrated in weekday/daytime periods, although attention must be given to uses (such as warehousing and trucking services) which may generate additional heavy truck traffic.*
  - A great deal of concern was expressed during the planning process regarding the future of the SR 224-Lake Road intersection which is an important access facility for the Westfield community. It is already impacted by large amounts of truck-stop traffic and recreational traffic. Additional traffic is anticipated to be generated by the Chippewa Lake developments. In recent memory, the TA highway service facility was required to make significant investments in the rights-of-way in order to accommodate the additional traffic which it was anticipated to generate. It was also recognized that a vacant quadrant, southeast of SR224/Lake Road, remains zoned for highway commercial development which would likely also create new traffic impacts.
  - The location of the subject area is such that its development can be reasonably expected to create traffic impacts on this intersection.
  - There was discussion about recommending a rezoning of the vacant southeast quadrant of SR224-Lake Road to permit a more generalized commercial land use in as close proximity to the interchange as possible. There was also concern about the likely traffic impacts of such development in comparison to the potential development under the existing zoning.
  - It was recognized that the traffic impacts of typical office-industrial areas tend to be concentrated in normal rush hour periods, that is, in the weekday morning and evening work trip periods. Given the location of the subject area, it can be anticipated that its traffic impacts will be distributed, in varying volumes, over several of the roads in the area. It was discussed that these periods of increased traffic would be more compatible with the existing residential surrounds when many residents are also making work trips and would result in minimal impacts during evenings and weekends when residents are commonly at home.

- It was further recognized that office-industrial development itself may generate specialized traffic impacts, such as the truck traffic which may result from warehousing uses. This issue was noted as one which should be resolved in zoning.
- *Office/industrial development is consistent and compatible with the abutting zoned and developed industrial areas of Seville Village which appear to have experienced significant success in development and marketing of office/industrial land.*
  - The Village of Seville has zoned a significant amount of land for industrial development in its northwest and western areas, including areas abutting Westfield Township. A recent attempted annexation did, in fact, have as its purpose the extension of the Village's industrial area into Westfield Township.
  - Land uses similar to those permitted in the Village's industrial areas were envisioned for this area, recognizing that attention may need to be given to prohibiting or strictly controlling uses which may have impacts upon the water resources in this area. Attention may also need to be given to ensuring the implementation of best practices in land development.
- *Office/industrial development is typically a stable element of local tax base*
  - Experience has shown that established office and industrial parks typically bring stable, well-paying employment to a community and a stable element to the local economy generally.
  - Office and industrial areas commonly provide for a mix of smaller, local businesses which are strongly attached to the local community, as well as branch facilities of larger corporations.