

Westfield Township Board of Zoning Appeals

June 8, 2017
Medina Materials, LLC
Continuation of Public Hearing on June 1, 2017

Roll call: Thur- aye, Simmerer- aye, Stacy- aye, McGlashan- aye. Not attending: Wayne Moore and Patrick Fleming

Also in attendance: ZI Sims

Chairman Simmerer stated that there is not a full board and the applicant has agreed to continue with the hearing.

Chairman Simmerer called the meeting to order at 6:43 PM continuation of Public Hearing for Site Plan application for Medina Materials, LLC.

Grundy explained the application to the Board for a brief review.

- ZI Sims met with the Fire Chief regarding the Safety Plan (request was a Knox Box to gain access to the property).
- Safety and potential for fencing was addressed. This site will be overseen by Mine Safety of Ohio and Ohio Department of Natural Resources (ODNR) with a minimum of 2 visits per year. Picture was provided by Grundy (Exhibit "G") of the safety measures that will be taken (fence and berm) to deter trespassing.
- The gate will be used to enter the property and goes across Seville Road.

Chief Richard Fletcher talked with Ron of the Harrisville Quarry regarding the use of a Knox Box to gain access. Cleaning of mining area will be completed prior to the mining and this will allow a vehicle to drive through the site (after the road is created to the pit). This will allow the transporting of a person being rescued or also a life flight area would be designated.

ZI Sims stated that the roads were in non-maintained status as per Road Supervisor Lee Evans. The road is a solid surface (asphalt) and Sims does not see any immediate issues. There are no existing structures and small amounts of dumping (tires). There is an abandoned mining dam that separates the two pits. Slopes were sluff slopes.

Site Plan check list:

Review 606 A. 24 Reclamation: (Recreational Wildlife) graded and planted prior to receiving their bond money from ODNR.

Site Plan Article 807.D (Application Requirements)

- 1- Complete
- 2- Complete- Exhibit "B"2. a, b, c (Reclamation Map Exhibit "C" and topography is appendix C of the application; d (one portable structure proposed under 120 sq. feet) e,(portable-potty on the map); f- (no easements listed); g (parking) h (buffer area and reclamation berm); i (N/A); j.

Westfield Township Board of Zoning Appeals

(drawing for the sign); k, (no permanent lighting); l, (N/A); m, (erosion control as per ODNR and confined to the pit and storm water will be regulated by Ohio EPA and no issue of run off).

3- a,(sand and gravel operation); b, Trip Generation Report N/A

E, Review Standards:

1, (compliance with County, State and Federal guidelines);

2, Traffic and Circulation: a, (service roads and parking areas have been discussed and an access road and parking are identified on the map); b, Fire Chief explained that there is access to the property and a plan for rescue if needed; c, N/A; d, (existing mining site and the ingress and egress is currently on the property).

3, Vegetation, Topography, Screening: a, topography will be changing with strip mining; b; N/A c, N/A; d, N/A;

4, N/A

5, N/A (not industrial use)

All Board Members agree that the Site Plan is complete for this Rural Residential (RR) property and the applicant will include:

- ***Temporary fencing and temporary earth berm as per Exhibit “B” site plan map as the property is actively being mined to ensure the safety of the site as per the Zoning Inspector’s judgement to identify a hazard;***
- ***Trespassing signs***
- ***Gate (existing swing gate on Seville Road) to be locked***
- ***Gate with Knox box for emergency access***

Bonds are on the areas that will need to be restored as per ODNR approval. With the progression of mining will be an additional amount of money. Bond money will be returned on the planted land.

Trustee Likley asked about the Seville Road and noted that the road has been out of maintenance status for 20 years.

Questions for Road Supervisor:

- Who will maintain (township road) during mining access; snow plowing and structure
- Does the road meet the road standards for township roads
- Will the roads be maintained once mining occurs

Stacy makes a motion to continue the Public Hearing to approve the Site Plan for Medina Materials, LLC to discuss the Seville Road access with Road Supervisor Lee Evans in attendance on Monday, June 12, 2017; seconded by McGlashan. All said aye at 8:52 PM

Respectfully submitted by:

Westfield Township Board of Zoning Appeals

Cheryl Porter, Zoning Secretary

Date approved: 12 June 2017

BZA Chairman Keith Simmerer

BZA Vice-chairman Greg McGlashan

Andrew Thur, BZA Member

Patrick Fleming, BZA Member

Jim Stacy, BZA Member