

**WESTFIELD TOWNSHIP TRUSTEES**  
Workshop with Zoning Commission (Kratzer Proposed Development)  
March 11, 2008  
7:00 pm

Chairperson, Carolyn Sims called the trustees meeting to order by asking for roll call.  
**Trustees present:** Carolyn Sims and James Likley. Timothy Kratzer was not present as a trustee but as part of the presentation.

Present: Stan Scheetz, Attorney for Timothy & Linda Kratzer; James Troike, Medina County Sanitary Engineering Dept.; Ronald Hamo, U.S. Capital Corporation, Inc.; George Winkelmann, team 4 architects; Paul Etzler, CPA, Skoda Minotti; Charles Marshall, Beacon/Marshall Development; Deborah Russell, Chippewa Subdistrict of the Muskingum Watershed Conservancy District; Chris Bartell and Patrice Theken, Medina County Planning Commission. There is also a sign in sheet that is attached to the minutes for attendees in the audience.

The following is an overview of the topics from the various speakers presentations.

The purpose of this special meeting/workshop with the zoning commission was to listen to a presentation concerning the proposed commercial development on the Kratzer 105 acres located on Greenwich Road to the south and 224/I71 to the north. The frontage of the Kratzer parcel is now zoned Local Commercial with the remaining acreage zoned Rural Residential.

Maps were distributed by Kratzer's attorney, Stan Scheetz. Mr. Scheetz cited possibly zoning the whole parcel Local Commercial with the following possible updates:

- Ø Update the floor space requirements
- Ø Expanding permitted uses and/or conditional uses
- Ø Commercial Planned Unit Development overlay
- Ø Growth Boundries

The 200+ acres in the area of Greenwich Road and 224-I71, Kratzers is 105 acres. The remaining acreage could be light industrial, local commercial. (See map)

James Troike mentioned there are possibilities for water and sewer to the area of discussion. Carolyn asked if it would need a pump station for sewer? James Troike – The county policy is no new pump stations unless approved by Medina County Commissioners.

Charles Marshall related that he is down to 46 acres to develop and he is looking for land to develop for light industrial. Presently Atlantic Tool & Die (Honda) employees 140 persons, there is Gateway Tire, and a day care center on Panther Drive.

Developer, Ronald Hamo of Akron based U.S. Capital Corporation stated this is a unique \$150 million mall that is consumer friendly. This is not a get rich quick project but something we would like to last and the project certainly would not be an embarrassment to the township.

Architect, George Winklemann had pictures to share with the possible architecture and layout of the mall.

Paul Etzler, CPA defined some of the tax advantages for the school district and the jobs that would be created in the area.

Patrice Theken, Medina County Planning:

- © Update the current Westfield Township Comprehensive Plan
- © Growth boundaries
- © Planned Unit Commercial Development (PUD)(possibly Over Lay District)
- © Study the area that would be affected by a PUD

Deborah Russell, representing the Chippewa Subdistrict of the Muskingum Watershed, asked that she be informed of any and all potential development along the Chippewa Ditch. Any development will have an impact on the Chippewa Ditch and Muskingum Watershed

James Likley stated he was going March 28, 2008 to a informative meeting with the Medina County Commissioners concerning obtaining local grant money with appropriate matching funds for updating township comprehensive plan.


Zoning Commission members and trustees had concerns about the flood plain area and infrastructure. Mr. Schietz assured the majority of the project would not be built in the flood plain. He also assured that ODOT and Medina County Highway Engineering Department would address the traffic on Greenwich Road, Lake Road and 224 & I71.

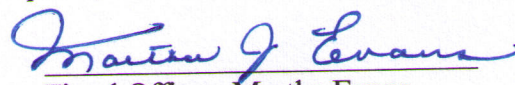
**Carolyn made a motion to adjourn the work session and reconvene in a few minutes, seconded by Jim, Unanimous.**

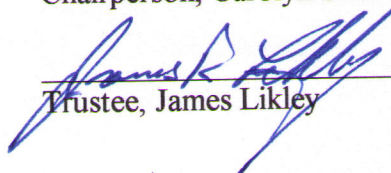
Carolyn re-opened the meeting to re-sign a lot split on the Winkler property that had been signed. The lot split was lost and did not get to the tax map for recording. The trustees found the frontage at the right of way line was not on this Mylar as had been on the previous Mylar. Gary was asked to take the Mylar and call Mr. Kauffman to have the missing information on the Mylar and the trustees would sign the Mylar at the March 17, 2008 meeting.

Carolyn adjourned the meeting, seconded by Jim.

APPROVED April 7, 2008

  
\_\_\_\_\_  
Chairperson, Carolyn Sims

  
\_\_\_\_\_  
Fiscal Officer, Martha Evans

  
\_\_\_\_\_  
Trustee, James Likley