

WESTFIELD TOWNSHIP BOARD OF TRUSTEES
OCTOBER 22, 2008
PUBLIC HEARING
KRATZER MAP AMENDMENT APPLICATION

Chairperson of the Board of Trustees Carolyn Sims called to order the public hearing of the Westfield Township Board of Trustees at 7:04 p.m. Trustee Sims and Likley were present as well as Trustee Kratzer who has recused himself from participating as a Trustee in this public hearing.

Trustee Sims stated the procedure for the evening which would be as follows:

1. Brief presentation by Mr.Kratzer's attorney Mr. Stan Scheetz
2. Trustee questions and comments if applicable
3. Public comment
4. Table/Continue/Vote on Proposed Amendment

Trustee Sims: A brief overview is as follows:

In 2006, Mr. Kratzer came before the Zoning Commission with a proposal for a General Business District. The Township has had several meetings at the ZC level to gage public opinion. Mr. Kratzer, with his previous attorney, then put together a map amendment for a General Business District. If the text passed, attached to that would be a map amendment outlining the property or properties that would be involved. The original amendment application never came before the Board of Trustees as it was withdrawn.

The application before the Trustees this evening is for the Kratzer property. The back portion of the parcel is currently zoned Rural Residential (RR). The front portion of the property (500 ft. along Greenwich Rd.) is zoned Local Commercial (LC). Mr. Kratzer's application is to rezone his entire acreage to LC.

Mr. Scheetz then addressed the Board of Trustees and the public in general.

Mr. Scheetz: I represent the property owners Tim and Linda Kratzer. Present with me this evening are the proposed developers of the property, Mr. Ron Hamo and his associates. In 2007, I ended up taking over the case from Mr. Stutzman and we withdrew the application. We then set up a joint work session with the Township Zoning Commission, Trustees, the proposed developer, the general public and members of Medina County Dept. of Planning Services once the Township Zoning Commission was appointed and seated. In that workshop it was determined that many of the uses we wish to have on the Kratzer property were already in the Local Commercial District of the Westfield Township Zoning Resolution. Therefore, we did not feel the need to write a whole new zoning code. The proposal is to do a residential mall with big box stores in it and the

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building sizes would far exceed the building size requirements in the LC District. For retail, the current code in the LC only permits a 7500 sq. ft. building size. We knew that was not going to meet our needs but in order to solicit tenants we needed to have the back portion of the property zoned commercial. Therefore we decided to ask for a zoning map amendment to have the back portion of the property (approximately 90 acres) zoned from RR to LC. If approved, this would make the entire property zoned LC.

At the workshop meetings it was raised by the public the concern about the expansion of the LC District and if it would migrate to other areas in the Township. The Medina County Planning Commission was concerned that if we received the LC zoning designation we could do lot splits which could result in hodge-podge parcels split off without having a uniform plan. I addressed that by drafting a document called Declarations, Covenants and Restrictions that in sum state that once we have the LC District designation we could not proceed to develop this parcel until we came back before with a site specific PUD which will show how the buildings would be laid out, the parking, lighting, landscaping, signage etc. This would allow the Zoning Commission and the Trustees to have another opportunity for input and control. We also agreed that even though the first 500 ft. of the property is currently zoned LC, and we could begin to market that immediately, we could not proceed to develop that until we had sewer and water available to the site. We worked for months with the Township, the Medina County Planning Commission and the Medina County Prosecutor's Office drafting the document. We are present this evening to request that the Trustees approve the map amendment as recommended by the Township Zoning Commission and the Medina County Planning Commission.

Regarding public participation, there have been almost 65 people from Westfield Township and or Westfield Center or businessmen in the area that spoke in favor of our proposal. This is reflected in the minutes from the various Zoning Commission, Planning Commission, and Trustees meetings, as well as the various workshops held and e-mails sent to the Township.

Mr. Scheetz then read a list of the names of those who were in support of the proposal. The list read as follows: Mr. & Mrs. Drake, Jake Bauman, Ron and Marlene Oiler, Martha Evans, Larry Bensinger, Al Teufen, Greg and Martha Oaks, Mike Sweeney, Karen Fisher, Scott Gregoire, Ron and Kelly Gregoire, Lena Sands, Rick Kraus, Bill Huttson, Mark Taylor Partners of Deer Path Golf Course, Charles Marshall of Marshall Beacon, Doug Leohr-Pride One, David Conwill-Pride One, Jim Troike-Sanitary Engineer John Molnar-adjacent property owner and Andy Conrad-County Highway Engineer.

Mr. Scheetz: In the Declarations and Covenants (D &C's) we agreed to first go to Westfield Center to give them the opportunity to provide sanitary sewer. The County would be providing the water. Seville is an alternative for obtaining sewer and water and they are also interested in providing the electric. None of these things relate to any proposed annexation at this time. Everything we are trying to do at this time is to allow

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this development to go forward in Westfield Township with a cooperative agreement between the Township, the County, the Village of Westfield Center and/or the Village of Seville in the form of JEDD agreements or CEDA agreements. Obtaining or getting approval for all the above mentioned items are the responsibility of myself, the developer, and the owner at this time.

In addition we have support from Mr. John Molnar who is an adjacent property owner, Jay Garner, Tom Bombard, and Mike Cook. At County Planning we were able to get their recommendation. Originally it was a 4 to 4 tie; when finished the vote was 7 to 3 in favor of this development. In addition we have worked with Andy Conrad at the Highway Dept. We have agreed to in the D & C's, that before we could proceed with any lot split on the frontage; whatever lot is sold first we have to complete a traffic study on the entire development at that time. We have to show where our ingress and egress will be, our boulevard entrances, where our service entrances will be etc. It cannot be segmented it all has to be coherent. We believe the general plan will develop within the next 2 or 3 months once we have the zoning in place. Then we will know who some of the tenants will be and can draft a layout probably somewhat different than what has been previously submitted a 1 ½ ago because that was solely a conceptual plan for a pedestrian mall. When I say pedestrian mall we are not talking about an enclosed mall like Summit Mall but something similar to The Crossings in Wadsworth or Medina Grande Shops in Medina Township. In conclusion, we respectfully request consideration and approval of the map amendment application before the Trustees this evening.

Trustee Sims: The statement has not changed that, "Prior to the development of the 500 ft. Local Commercial property (consisting of approximately 15 acres) and/or any site specific PUD approvals on the Kratzer Farm backland (consisting of approximately 90 acres) a "traffic impact study" shall be provided..."

Mr. Scheetz: No that has not changed. We have to show the plan for the whole property and have the traffic impact study completed for the entire proposal.

Trustee Sims: I saw Stan at last night's Board of Education meeting and they discussed TIF's. I asked Mr. Scheetz to be prepared to discuss that this evening. At last night's meeting they gave a brief overview/presentation of a TIF on a proposed development in Lafayette Township. There is a sliver of this project in Westfield Township as well. A TIF stands for Tax Incremental Financing. A brief overview of what a TIF is; let's say a developer wants to put in infrastructure or do improvements i.e. water and sewer and they, for lack of better words, ask for their property taxes to be abated in order to pay off those infrastructure/improvements. If a development is pursuing a tax abatement or TIF the school will look at a raise in the property's value. Mr. Kratzer's property is CAUV and zoned in the Township as RR. If this rezoning passes the property would then become commercial and would increase the tax value and the amount of money going to the school. For a TIF the developer would ask for the increase to be offset to pay for the infrastructure/improvements.

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Mr. Scheetz: The first thing we would be going after are not TIF's but a type of grant from the Ohio Dept. of Commerce through their Economic Development Division and Medina County. There are grants out there available from \$2 million-\$5 million for infrastructure which is sewer, water, gas, roads; any public improvements that would be needed for the development. The reason why I want to work with as many jurisdictions as I can is the more points you get under these systems the better the chance of getting these grants. By working with Westfield Township, the Village of Seville, Westfield Center and Medina County more points are involved. Each of these jurisdictions has to put up 20% of the cash to get to that 3-5 million dollars. The 20% can be divided up into the 4 jurisdictions. Mr. Hamo has already spoken with the Ohio Dept. of Development and I have been to two of their meetings as well. These are the primary grants that we are going after. These grants are not just to benefit the Kratzer property. They are to benefit 200 acres, which includes some potential land on the other side of the Chippewa Creek where we are proposing a light industrial park and a class A office park adjacent to the interstate. You cannot just tie these grants solely to real estate. That is why these are all tied together. I will be working with the clients i.e. Creco and Ohio Wholesale who owns on both sides of Greenwich Rd.

Once we see what grants are available, the second alternative will be a TIF. At this time we have no way to say what these monies will be. Trustee Sims is correct that there will be some type of tax incentives. With a large development like this you are probably looking tax incentives somewhere between 40-50% for 10-15 yrs. However the increased tax base does go to all the jurisdictions. Instead of 100% it is probably 50% -60% dependent on what is negotiated. This is quite a bit down the line and will be negotiated with the developer and his attorneys and I may or may not be that person. I am mainly the zoning specialist. Everyone of those agreements is negotiated separately between the County, the various jurisdictions, the municipalities, and the State of Ohio. The applications for the grants must be in by March and decisions are made in April and are only submitted once a year.

Trustee Sims: In order to do the infrastructure/improvements to develop the property, grants and TIF's may be applied for which in turn would not provide an immediate increase to the tax base. However you may see an increased use or need on services. You would still be required to provide fire or police dispatch and would see an immediate benefit to have those provided depending on how it's structured.

Mr. Scheetz: The way the tax bill is structured, 80-85% of the tax bill goes to the Cloverleaf School District. The school is a major negotiation in this process. The remaining 10-15% is spread between the Township and the different levies. No matter what jurisdiction we end up building in it is still within the Cloverleaf School District.

Trustee Sims then opened up the hearing to public participation. Mr. Thorne as stated the Trustees could forego the swearing in of the public.

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Dwayne Kramer: I have been involved a long time with this project. I think my opinions are well known. I am not nor have I ever been in favor of this project. I don't see the community benefitting. I think the regarding the retail aspect of this project; the whole County has been overly saturated with the retail market i.e. Medina, Wadsworth and Wooster. There are not just enough people to support all this retail development. In a couple years I see a big mess there with abandoned buildings like Rolling Acres Mall. I believe most of us agree that the property is right for some kind of development, I could see industrial but I can't see the retail aspect at all. The 6 years written into the D & C's before they really have to show anything is too long of a timeframe. I feel it should be cut in half. I was at the Medina County Planning Commission's meeting when the vote on this project was a tie vote and therefore it was denied. I was also there when they resubmitted their application and it got approved because half the regular board was not there and they had alternates vote. I think if the permanent members would have voted it would have been denied again. I think the issue of expansion is something seriously to be considered. I know the application before the Trustees is just for the Kratzer property but we have to look towards the future. Mr. Scheetz and Mr. Kratzer have admitted they have already talked to 18 other adjoining property owners. This project is going to get bigger. I moved here to get away from that. I don't need it in my own backyard. That is the appeal of Westfield Township. This is an oasis in Medina County. I don't see the community benefit. I think the community likes the community like I do with the open spaces and the rural nature.

I called Medina City Schools. Over the past 13 years there have been 11 ballot issues for the schools. Medina has all the development in the world and it has not solved the school issues. I did not realize until tonight about the issue of tax abatement. What happens in 5 yrs. when this project falls flat on its face and the tax abatement runs out? I don't see any advantage to the community or the schools.

Mr. Scheetz: You mentioned your backyard. How far away is this proposed development to your property?

Dwayne Kramer: 2 ½ miles.

Mr. Scheetz: You also mentioned that there was an alternate board who voted on the Planning Commission the night the proposal passed. To my knowledge there was only one alternate.

Dwayne Kramer: There were three.

Mr. Scheetz: I am not going to debate this.

Trustee Sims: I don't recall but I believe there were several alternates the first evening and several absentees the second.

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Mr. Scheetz: The reference always comes up with Medina and 80% of their tax base is Residential. In the Village of Seville, 60% is Residential and 40% industrial/commercial. This project would move the current tax base 20% more to commercial and industrial and take some of the burden off the individual resident's taxes.

Dwayne Kramer: Then the taxes should have gone down in Medina.

Mr. Scheetz: No because of the explosive residential growth they had there were so many kids in school attendance they had to build more schools. The odd situation in Cloverleaf is the declining school population. We lost 1,000 students in the last 12 years. That means we lose \$3,000 per student. That money then needs to be replaced by the individual residents at this time. Whatever we develop will be a benefit to Cloverleaf schools. I can't say if this development won't go under in 20 yrs. but who gets the money if it sells- the taxes are the first thing that gets paid before anyone else. The school would be taken care of. Most of these centers have a 35-40 yr. life. Those stores do their demographic studies and from that they determine if there are enough people to support it. Here the radius gets wider as you go southwest and west. The radius is a 20-30 mile radius. In Medina and Wadsworth it is a 10-12 mile radius.

Trustee Sims: If you could keep your comments or responses short so we can get through all those who wish to speak this evening.

Jim Garth: I can appreciate your comments and concerns. You are 2 ½ miles away from this. I am directly across the street. The last thing I want to see is a huge industrial complex there. I am looking out for my best interest too. I would rather see what is being proposed because the way I see it, this is inevitable. Something is going to be developed and it may even be on my side. In regards to the schools, I don't know how many of you have watched other television programs like Wike TV and Democracy Now. People are starting to go back to the way things were i.e. 30's, 40's and 50's where there were communities; where people were in walking distance to their schools, shopping and work. We urbanized all the sudden and now we are spread out. Now we drive 50, 60 miles to work and 12 miles to shop. I cannot afford \$4.00 a gallon for gas. I needed to make sure when I went to Medina I got everything I needed. Do I want to live across the street from Target, K-Mart or Wal-Mart? No. Did they say those tenants were coming? It's neither here or there for me now as I am for it. Quite honestly I am looking to move to a warmer climate. I have UFO's hanging in my bushes from the Interstate. I moved out here for the same reason-I got tired of being cooped up. I did 20 yrs. in the military and lived on top of people. Now I am looking to move into a condo in St. Petersburg and watch somebody mow my grass. Can I afford that-no, but I think they have a good plan and if it's developed correctly it may help something develop across the street. Last I checked it was a minimum of 5 acres to build a house.

Trustee Likley: It is 3 acres.

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Jim Garth: So I can divide my property up 4 times and build 3 more houses but that won't give you much of a tax base. They build condos now and people buy them. I used to think they were crazy. Now I am starting to see the light. I would sell my property right now if somebody gave me fair market value. I would leave them the weedwacker and the mower. I am tired of mowing. The bottom line is I support it and it will do well if it is well planned. People are moving out here. How are we going to stop that? Nobody could stop me from splitting my property up and selling them for houses. Right now you can hardly get a loan for a house and I look for it to get worse. If I was 2 ½ miles away it wouldn't bother me a bit. That's all I have to say. I support this.

Trustee Sims: To build a home in Westfield it is 3 acres and 250 ft. of frontage. You would have to have the road frontage to divide your property up into x parcels. Mr. Kratzer could currently develop his property into condominiums under the current zoning under the PUD language.

Mike Schmidt: I am on the school board so what Stan said about the schools is near and dear to me about the taxes that would come to the school. What you must understand is that there are other sources of revenue as well. In the Cloverleaf School District we also have an income tax that all the residents pay that goes to the schools. Also, the State has deemed us a wealthy school district and any time any new development comes in we do get taxes from that but then the State decreases our foundation monies because it has increased property values. Just because you have a lot of retail does not mean your property taxes will be lower. Residents in Medina City School district pay almost double what Cloverleaf residents pay.

On September 25, 2008, the Westfield Township Zoning Commission awarded Tim Kratzer approval of the rezoning of his 90 acre parcel from RR to LC. I have known Tim for many years and respect him and consider him a friend so this is not to be taken personally nor is it a question of what he intends to do with the property. I have seen several proposals from him of what he would like to develop on the site and I really do not have a problem with it. It will add a taxable base which will be beneficial to the school and Township but that is also not the problem. The problem with this whole scenario is that the last time the Comp Plan was completely updated was 1995. It is generally recommended by the Medina County Planning Commission to be reviewed and/or revised every 5 yrs. Have things changed in Westfield Township over the last 12yrs. You bet they have. All I have said previously has been my opinion. Now the information I will give you is directly out of the Comp Plan and the update to the Comp Plan done in the summer of 2000 and adopted in 2003. I read in the newsletter that we are going forward with a new plan...?

Trustee Sims and Likley: Yes.

Mike Schmidt: Great. Many of the other Township's and Villages have updated their Comp Plans i.e. Lafayette, Montville and the Village of Westfield's is near completion.

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At the meeting last night, Lafayette is prepared for the development that will be going in at Chippewa Lake because they have their Comp Plan set up for it. The Comp Plan is similar to a strategic plan that businesses use which is the guiding force which directs your business usually for a period of 5 yrs. or so. The current Westfield Township Comp Plan is 12 yrs. old. In the last Plan it gives an Explanation of the Plan which states, "The Westfield Township Update represents the planning effort of the residents of Westfield Township Ohio which was initiated in the Spring of 1995 and completed in December of 1995. This Comp Plan is a tool for the residents to monitor development activities and to respond to related trends in their preferred manner.

This Development Policy Plan is intended to serve as a guiding document during various planning, zoning and development decisions making as they arise in the Township. The specified goals and objectives stated in this document are an accurate representation of resident development preferences and likely policy positions on development issues.

The Westfield Township Development Policy Plan Update encompasses the entire geographic area of the Township and pertains to all functions that affect the physical development of the Township. The plan may be used to guide the future growth of the Township through general policies. As such, the plan is a means to convey advice to not only Township Trustees and zoning and planning officials, but also to developers and others in the private sector. Because the plan is long-range and provides a perspective of the Township's future, the plan can be used as a development guide for the next 10 to 20 years. As previously stated, it is also flexible and should be subject to periodic review, to ensure that the major goals of the plan are being met.

To be meaningful, the Westfield Township Development Policy Plan must be based upon an understanding of the physical, social, and economic characteristics of the Township because these factors shape the development of the Township and form the basis for land use decisions. The adoption and use of this plan should be a primary objective of the Township, because it lays a coordinated and unified foundation for zoning and other decisions that often must be made on a year-to-year, if not more frequent basis.

Section 1.3 is the intended purpose of this plan:

Westfield Township originally generated a plan in 1978; the plan was intended to guide future zoning and public investment decisions. Although the plan has been in place during the meantime, the policies as set forth in the present plan do not accurately reflect the range of development issues the Township is presently facing. The advantage of having an updated comprehensive development plan in place is to encourage development in areas that can sustain growth and to discourage development in areas that cannot sustain growth such as in flood plains and other environmentally sensitive areas, or areas where it appears that sufficient development of certain types has already occurred. Uncontrolled development can lead to the following problems:

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- 1) Excessive costs for the extension of public utilities (sewer, water) and services (police and fire protection, school bus transportation, etc.).
- 2) Damage to environmentally sensitive areas (natural reserves, streams, floodplains, lakes, etc.).
- 3) Loss of valuable agricultural land and recreation areas.
- 4) Congestion, pollution and energy waste due to poorly conceived transportation systems.

The ultimate purpose of having such a plan is to help solve current development problems and present their occurrence in the future by planning with an awareness of the limitations of our land and waste and socioeconomic resources. Although not required under provisions of the Ohio Revised Code, this plan will serve as a guiding document during local officials' decisions regarding zoning and land use.

Finally, the preparation of a comprehensive development plan update creates a very real opportunity for public officials to allow citizens to participate in the debate and determination of what the future development of their community should be. Through survey questionnaires and the holding of public meetings, Township citizens have had a chance to express their opinions on how the Township should develop.

Under 3.1.4, Local Commercial District, the purpose of the Local Commercial District is to provide for a variety of retail, service and administrative establishments in unified groupings to serve the needs of the residents of Westfield Township. The L-C: Local Commercial District regulations are designed to provide for limited commercial development that can be located in relatively close proximity to residential uses.

Existing L-C: Local Commercial areas fall mainly in the Greenwich Road corridor in the western side of the Township, adjacent to the east side of the H-C: Highway Service Commercial District, and along Greenwich Road between Lake and Hulbert Roads.

None of these areas will be served by central water and sewer facilities according to current utility extension plans; most commercial establishments require central water and sewer services under prevailing county and state environmental and health standards.

Based on this circumstance and the 1995 Community Survey indicating a desire by the township to limit commercial development, the viability of this district is strongly in doubt and should be removed from the Westfield Township Zoning Resolution."

The Planners who completed this Update are saying that the Local Commercial District should be dissolved. Not my opinion. This is what it says in the Update to the Comp Plan.

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under the goals, objectives and policies. The first is based on Westfield Township's community preferences. This is what the policy a plan says right now. If it should be changed then great but this is what we are supposed to be going by right now. Then it goes on to talk about updating the Zoning Resolution, "To ensure that the Westfield Township Zoning Resolution is a useful element in the planning process, the zoning code should be amended so as to make it consistent with the guidelines set forth in the Development Plan Update and Plan Map. Amendments to the zoning code should be judged on whether or not they will improve the conditions of the community as a whole and whether the proposed amendments are consistent with the guidelines set forth in the Development Plan Update and Plan Map.

In section 5.6, Periodic Plan Review and Plan Updating, it also talks about the continuing planning process. Implementation should not be considered the final step in the planning process. The Development Plan is a guide for making development decisions and is part of a continuing planning process. This corresponds with a general need to continuously revise the plan as a local conditions change and to work toward its implementation.

Changing land use policies, revised population projections, new land suitability/capability data, and changing development trends all provide a basis for amending the Development Plan. A complete review of the plan should be made every five to ten years to determine if changes are warranted. This review should also consider the input of citizens of Westfield Township, possibly through the use of surveys, in order to determine if the plan meets the needs and wishes of the Township as a whole.

Between review periods, proposed changes in the plan should be considered when elements of the plan become unworkable due to unanticipated changes in the community. Interim changes to the plan should conform to the plan's stated goals, objectives and policies."

Again, not my opinion or what I necessarily agree with but what the Township is supposed to be following. Lastly in the survey that was done as part of the original Comp Plan it asks, "Do you want to preserve rural small-town atmosphere?" 89% responded, "Yes". This was done in 1995. Is it different now? Could it be? Maybe but this is the Plan that needs to be followed currently. The revision to the Comp Plan was begun in 2000 but not adopted until 2003. Hopefully this new Plan should not take 3 yrs.

Trustee Sims: There was a reason for that time period. The Comp Plan was updated at the same time as the zoning text and they work hand in hand.

Mike Schmidt: Even in the Update of the Comp Plan it states under Local Commercial zoning, "The Township has two local commercial zoning districts but has no real local commercial or service development. (The highway commercial district does not provide much in the way of local goods/service, although local residents utilize the restaurants and gas stations.) The districts are not in locations attractive for commercial development.

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Their shapes will encourage uncoordinated strip development as opposed to coordinated and clustered development.

Local officials and planning professionals have questioned the viability of the locations of these existing local commercial districts to meet the current or future needs of the Township. Concerns have been raised about the potential impacts of businesses in these predominantly residential areas.”

“A primary concern is the future of the south end of the District at the intersection of Lake Road at Greenwich Road. Presently, the district faces off into a more rural environment in this area, which is an appropriate transition off into the other roads in the township. If the properties within this south end of the HC District are developed as permitted, however, this transition area will be very different, hosting heavier traffic and larger commercial buildings. The impacts of this additional development may be a concern.

The intersection of Lake and Greenwich is clearly inadequate to handle interstate type traffic, particularly any significant number of large trucks.”

Whether you are for this proposal or against it, this Comp Plan and its update are what are to be driving the Township right now. Not my opinion-fact. Regardless of whether one thinks the plan is good or bad I believe the Township should wait until all the Township residents speak as to whether they want it or not. When this project was first proposed a 1 ½ ago, over 50% of the residents are different then what they were in 1995. People on average move every 7 yrs. So are they going to agree with this? That is not for me to say or you to say that is for the Township to say and that is why you do a Development Policy Plan. Is haphazard development in the best interest of the Township? I don't think so. We need to have a new Comp Plan completed before we proceed any further with this proposal.

Stan Scheetz: He pointed out two things that are incorrect. In the 2003 Comp Plan Update it specifically stated that zoning was not changed because the residents did not want it changed. I am referring to the LC District.

Trustee Likley: The residents here who were pounding their fists were the owners of that property.

Mr. Scheetz: But we both know that road has changed. It used to be the main thoroughfare as St. Rt. 224 and that was zoned.

Trustee Likley: The argument at the time was that those areas are predominantly residential in nature both on the east and west side of Greenwich Rd. that are in the LC District.

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Mr. Scheetz: They are grandfathered in that they are non-conforming uses. Every single one of them supports our position.

Trustee Sims: Yes the Plan was done a long time ago and Mike has been an advocate to get that Plan updated. The Township had some financial issues because it is a large sum of money to undertake and that update and that is why it has not been done. The Plan was done to carry the resident's opinion through 15-20 yrs. In addition, the previous Board of Trustees was enough forward thinking and revised the zoning code to have the Plan updated in 2003. What that Update did is highlight some of the changes. The primary goal is to have a small agricultural community and some of those changes were adopted in the zoning code such as previously the lot size was an acre and a half and 75 ft. of frontage. Through the collaboration of the Comp Plan, the lot size was increased to 3 acres with 250 ft. of frontage in hopes to preserve the rural atmosphere. That is why you do a Comp Plan and implement it into the zoning code to achieve the objective.

Mary Carpenter: I live on Hulbert Rd. which I have found out is the Seville bypass. We have only lived here 3 yrs. I went to Westfield Schools when it was called Leroy. We built our house here because it is our retirement home. We are not going to Florida we are here til death do us part. Perhaps if my property was adjoining Mr. Kratzer's I would be for this also. Of course living on Seville bypass I am worried about the traffic. We already have a lot of traffic there. If a big box store goes in there will be more traffic. If the grants are the first things gone after, a ¼ of the money would need to come from Westfield Township, Seville Village. If you take the full amount of \$5million, you will have to come up with 1 ¼ million dollars. Where does that money come from-your taxes. If this development is going to cost an increase in services, roads, utilities etc. Those costs are going to go up right away even during construction but they are not going to be paying the full taxes however long the tax abatement period is for. A lot of times new companies don't last that long but they will have all the advantages without paying taxes. We have seen that in the Gazette in Medina where that has happened with companies. With the wages big box stores pay, you would need three full time jobs there to support a family of four. At the very most they would pay \$10.00 per hour but usually not that much. With that pay you will not be paying that much in income tax. Regarding the comment about the individual who lives 2 ½ miles away from the proposed development, I probably live 2 ½ miles away from I-71/76. I consider those who live on Buffham Rd. my neighbors. You are in my school district and we may even go to church together. Out here we don't think of our neighbors as being one development lot. Lastly I want to say that I do agree with Mr. Schmidt that there should be a current, updated Comp Plan.

Trustee Sims: We are taking applications for individuals to sit on a Steering Committee for the Comp Plan.

Marlene Oiler: I just want to clarify a couple of items Mr. Schmidt mentioned. Regarding Lafayette's Comp Plan, I am the zoning secretary there and they have been working on updating their Comp Plan for the past 2 yrs. The Lafayette Zoning Commission only got a

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draft of one portion of it in the last month so it is not completed and has not gone through the entire official approval procedures. Because it has taken so long for them to finish their plan, the Chippewa Resort individuals came to the Township to ask if the Township would support an overlay district (PUD) for their project. The Lafayette Township Zoning Commission and Township Trustees have approved a Chippewa Lake Resort overlay district PUD. They have text language and a map amendment for that. Also while waiting for the Comp Plan to be completed, Medina Country Club came in with a golf course community PUD. The text has been passed by the zoning Commission and the Trustees and is now in effect. The Township felt because of the length of time it was taking to complete the Comp Plan; and theirs was older than Westfield Township's, did not want to wait and felt these were positive things proposed for their Township so they moved forward. I truly believe a Comp Plan is necessary but we cannot deny an application just because we have not updated our Comp Plan as we have had more than enough time to do so.

Trustee Likley: Do you know how much involvement the Planner had in the Chippewa Resort?

Marlene Oiler: Before the application was even turned in they met with the zoning inspector, the Zoning Commission, two/three individuals from the County level, the Engineer and Highway Dept. They came in on an informal basis before they ever turned in an application.

Bill Thorne: The question Jim asked was if the Planner (Arnold) was involved and the answer is no not at all.

Marlene Oiler: No, but he was aware of it.

Trustee Likley: I didn't know if they pulled off the Comp Plan to channel more focus on these in the process of the Comp Plan.

Marlene Oiler: As I understood it, the Comp Plan was not moving along as fast as it should and we had proposed developers coming in with projects.

Jack Greenwald: With the way the economy is going, if I were Mr. Kratzer I would take what I could get and run.

Tom Micklas: Yes this has been going on for a long, long time and we know development is coming whether we like it or not. However, we need development that is consistent with our Comp Plan. It may be outdated but 89% of the people surveyed wanted to keep the community rural. Yes people come and people go but if you look at it the majority of people who have come into the Township came here because it was rural. The intention is to remain rural in nature and I think the majority of people still here want that whether they are new to the Township or have been here. We need a development that is not a duplication of the services that we already have in the area. Retail comes and

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goes. People build a building and open for business and in 3-5 yrs. they are gone. However it's still dependent on services such as police and fire. Retail is not the way to go especially now. Another issue is what about the local merchants? These are the people that make their living in this community and live among us. When you walk into their stores they know your name. We want these people to stay here and operate their businesses and make a living right here in our community because those people pay their taxes and develop their businesses in our community and keep the money in the community. You have these large retail developments and owners living in Dallas or Ft. Lauderdale reaping the benefits.

One of the most important considerations is our agricultural community. When you impede them from moving their equipment or goods on our roads due to increased traffic... We were here in February 2007 when a local farmer said if this development goes in he had to go because he could not operate his equipment with the increased traffic. This development will have an effect on the entire community and I don't see it is really going to benefit the Township how it has been presented.

Beth Raferty: I haven't been to all the meetings but I have talked to other community members and I still have to believe that an individual who has earned his way should have the privilege and right to sell it. I think Mr. Kratzer is entitled to that. The Township has to open its mind. I know when you were both running for office; it was my intent to find a trustee who were willing to look at development that will come and the growth that will come with an optimistic, open mind. I agree with Mike that there needs to be a plan in place. You clearly said we don't have the money so we are not doing it but its been two years and its not in place. How long are we going to continue to put people at bay while we see these revenues and amenities that the community will eventually need to be solvent and sustain itself move elsewhere or lose that opportunity? I am a neighbor. I live a ½ mile away. This will affect me. The interstate has affected me and we had no choice over that. We have prime real estate next to an interstate that won't be used or should not be used for the development of more homes. Who wants to live there and I don't want to pay the expense to maintain homes in that area next to the highway. People will move in the with assumption that they highway was not there before they were. I am a lifetime resident of this Township. Hudson, the northern end of Columbus, Wooster has developed their area to be economically and sound for the community. Do I want a big box store? We don't even know what is going in there. I would like to see a community that has a shopping district area for those going up and down the Interstate to spend their tax dollars in Westfield Township coming back to our property owners and schools? Absolutely. The zoning needs to go through. It will be the job of the boards to make it aesthetically pleasing and fitting for our community but that's a whole different issue then what we are here for tonight. I am for this development coming for this area. Remember everybody came to the Township because we thought a juice bar was going in and there was no zoning to prohibit that going in. As a resident and a neighbor of what is trying to be proposed I support this development. We need to bring these amenities to the

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Township. At first I was against this but as the years go on I am for it. The Trustees have to look at development and growth with an optimism and giving control to the Township.

Al Teufen: I have been here 30 ½ yrs. now, and live 3 ½ miles from the proposed area and I am for it. We need to keep in mind the future. I look at sign on the wall and it says 1817 and I own and have restored one of the oldest houses in the Township. I have seen this Township grow leaps and bounds and I think back to that date and our forefathers would definitely want to see this thing go through. The Township has got to move forward. I came down here 30 yrs. ago from Cleveland after peace and quiet but as I get older I am tired of going to Medina and spending the gas money. Lets not lose out on the opportunity.

Karen Fisher: I live 5 miles from Mr. Kratzer's property. I just want to make a pledge and a promise if this development in I promise to spend more money here. I hope the naysayers will change when this goes in.

Bill Hudson: I came in late but I will assume nothing has changed. The same people are here who are for this development as well as those who are against. Its time for this to be brought to ahead. A Comp Plan typically takes 2-3 yrs. to complete. These two issues can be worked in tandem. There are a lot of things to consider. This project will probably take 2-5 yrs. to complete. To use the Comp Plan as a crutch in my opinion is inappropriate. They can work together.

As far as this development is concerned, I have sat out in the audience for a 1 ½ yrs. and heard people talk about the outlet mall; that the outlet mall was deteriorating and going down hill etc. I don't know if anyone has been out there lately but it was packed. They have sunk \$2million into for revitalization, improvements as well as the addition of the train station. We could have the same thing in this Township. The way the plan has been postured is that the Township has the opportunity to shape this community so it can be a model that other communities can fashion themselves against. On the west coast there are such developments that you drive down the street and you don't even know they are there. This development can be downright with the proper means of zoning to control. Rest assured this development will happen. It may happen in another community and if I was Mr. Kratzer I would look at every option. So the Township has a choice; you keep it in the Township and have control or you can lose everything. There are amenities people want when they move into a community and don't want to have to travel to Medina or Montrose. Mixed-use communities are coming back. This is a perfect example and perfect area for this to happen. We can have our rural character all around it and still have the amenities. I think this is a good thing and strongly urged the Trustees to pass this so it can move on to attract the tenants and make this something the community can be proud of.

Scott Pinkerton: I am a 49 yr. resident of the Township and Village. I have concerns with the project as it pertains to our police/safety forces and our fire dept. The fire department

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is volunteer and if you get one of those big box stores in we don't have the equipment to fight a fire. You are also going to need more people on the fire department to respond to that development. Along with the development there is going to be a lot more traffic. Just look at Medina even the back roads are a mess. Currently I don't believe the improvements made to I-71 and 76 is going to be able to handle the traffic that is going through there. Consequently the residents are going to be getting more neighborhood traffic. It seems like the Sheriff always needs more money and more deputies would be needed. At this point I don't think we have zoning to tell the developers what kind of building they can or cannot put in. There are no architectural requirements for them to build a McDonalds with brick and stone. I really don't know at this time if this is the way we want to go. On a small scale it probably would not be a problem but we are talking 98 acres or more and that can become a big problem. Big stores bring more crime and you have seen that with the outlet mall. Being a local police officer I listen to the scanner and I can hear everything that goes on down there. There is quite a bit a crime that goes on with these establishments. The proximity of I-71 and 76 make it ideal for thieves to commit the crime and get on the highway to escape. It happens all the time. On a small scale I don't think this would be a bad thing. I don't think we have the resources in the Township or the County to handle a big development like is being proposed. At this point I ask the Trustees to vote no until we have the resources and zoning and everything else in place to handle something like this. I also think we should be following the Comp Plan if that is what is in place. Back in 1995 when they did the survey I was part of the 89% that wanted the Township to remain rural. I think if you did that same survey again you would still find the majority want the Township to remain rural.

Charles Marshall: I am a developer in Medina County in the Seville market. How difficult it must be for two people to make a decision. I am a business owner. If I had a 12 yr. old plan I was told to follow it I would fire myself. I know you all read the papers and know how the economy is. The restrictive covenants they have agreed to put on this development to do it correctly and the drawings they have submitted...No retailer is going to invest that kind of money to fail. I have not heard the word K-Mart but I have heard the words big box but there are good big boxes such as Whole Foods. Wouldn't that be great? I would like to see some restaurants or a little theatre or a local grocery store and retail stores. I think the developer coming to all these meetings and willing to place restrictive covenants on the property to develop it the Township is missing the opportunity not to do it correctly. There are always naysayers and I have heard them about the developments I have done but I have also heard compliments from the school boards. I have gotten tax abatements. A half a loaf is better than no loaf. You have an opportunity to do this correctly. It all comes down to your decision to speak for the community. Good luck and I am glad I am not in your chair.

Chris Kramer: I don't do much speaking and I don't come here a lot but I think everyone is afraid we are going to have these big box stores and the development is not going to be quaint, cute or nice. Not that the pictures you submitted were not good and I would also hate for someone to tell me I could not sell my property but I think we are afraid of the

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unknown. I hate that eyesore down there. I would like to have nice restaurants and a grocery store but I think we are afraid of the big box stores. I don't want to generalize but I think those of us who said we are against it is for that reason. I work for Wal-Mart and I don't want that down the road. Has anyone ever been to Crocker Park? It is gorgeous. I would love to see it look like that but maybe not that many stores. I think it's a good thing to develop the property but we are all afraid it is going to get too big.

Jake Baumann: I am a businessman. Whether you are for or against this what is true is the economy is pretty lousy. I have been in business 22 yrs. and the last 4 yrs. have been pretty lousy. To me it is incomprehensible to turn down jobs. Jobs don't fall from the sky they are created like in places right here. Retail jobs are what you need. Manufacturing jobs are leaving us in a fast past. Everybody wants cheap junk. People are worried or not if this is going to make it well these guys must be smarter than me because they are a lot richer. They wouldn't be putting their money into something that wouldn't fly. In my opinion if you don't take it you're gonna blow it. This development is going to come because people want it and if you don't your going to lose out.

Trustee Sims read a letter from a resident expressing their opinions about the Kratzer property. (see file). In sum the resident was against the development due to the agricultural constraints this development would bring in terms of their life and livelihood. The letter was by Amy

Hearing no further public comment, Trustee Sims closed the hearing to public participation.

Trustee Sims: This is hard to sit here and see your constituents divided on opinion. Both have very valid points. Regarding the Comp Plan there was a motion to undertake a review/revision/rewrite of the Comp Plan in 2006. I wanted to pursue it but the other two trustees at the time being Mr. Kratzer and Mr. Plummer did not and voted the motion down. They did not think it was relevant. In 2007 when Mr. Kratzer came forward with his proposed development the Township simultaneously had some money issues and it was delayed. That is unfortunate. I do feel this document is relevant and still in play.

Trustee Likley: Do you want a motion followed by discussion or are we just going to discuss at this point?

Trustee Sims: Lets do a motion and then some discussion and then a vote if that works for you.

Trustee Likley: O.k.

Trustee Likley: I make a motion to approve the Kratzer property map amendment PP# 041-15B-41-017 and also known as lots 46, 47 and 53 located in the parts of Westfield Township to rezone the affected property which consists of 90 acres of backland to Local Commercial, subject to the proposed Declarations, Covenants and Restrictions being filed

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and recorded. The Declarations, Covenants and Restrictions will be binding on the total of 105.4044 acres which consists of 90 acres of backland and 15 acres currently located and designated Local Commercial.

Trustee Sims: I second that motion. Discussion?

Trustee Likley: Since this application was originally submitted over a year ago we have had the opportunity to hear from a lot of residents both for and against. Some have attempted to make this personal with comments that Mr. Kratzer has been a long time trustee and deserves to have his application approved. That is not a factor we can look at. With comments that Mr. Kratzer has worked his farm land all his life and this is his retirement. Not a factor in the process. That the State has again purchased land from this farm and making it no longer economical to farm- not a factor. We have heard comments that he should not even be allowed to apply because he is a Trustee. That is not right either. As a trustee and a landowner he had the right to apply for this application just like everyone else. As far as I am concerned the application bears no name. It could be any large land owner in this Township making a similar application. Years of service as a trustee, retirement plan, and State purchase of some of the farm land are factors that should not and will not be part of this decision process. We have heard from longtime residents who have seen considerable changes in the Township from the highway built and the highway development, the truck stops, restaurants and fast-food places as well as residential growth in the last 50 yrs. The fact is each and everyone of us have had an impact and effect on this community with our cars and traffic and children in the school system. We drill holes in the ground for our septic systems and wells. Each of us have done so within the regulations and requirements of the zoning code. No one of us came in the dark of night and laid claim to the our land. We are not squatters. We bought our land from farmers, existing land owners within the requirements and regulations of the zoning code. We have heard verbal attacks from those who have bought homes and say your part of the problem. You are the reason we are loosing the farmland. Again, each one of those lots were split from existing land under the required zoning regulations. As was stated earlier, before 1997 a residential lot was 1 ½ acres with 150 ft. frontage. In 1998 it was changed to 250 ft. frontage and 3 acres for a residential single-family home. Why? Because the residents at that time, through the same process we are going through right now agreed to that change submitted by the zoning board or Trustees who implemented that change. Also for health and safety issues. That hole we drill in the ground and the hole we dig in the ground for septic systems all have a baring on that lot size and what happens in this community. So we have all had an environmental impact on this community. We have a responsibility this evening to represent the residents of this Township and it is not an easy job.

The Comp Plan and the Zoning Resolution are the guides as to how this Township develops. If we take a left turn when we should have taken a right we cannot expect to get to the same destination. We have the option through this process to amend this zoning code but we cannot expect to get to the same destination. The community will change as a

result of it. We have a responsibility to represent all of the residents of Westfield Township and not just the 20 or so or 40 or so that are here this evening that have voiced their concerns both for and against this proposal but all of the residents to the best of our availability based on the information presented, available to us and the information we can gather. I heard this evening that a grocery store would be great. It is probably the most common shopping we all do. A grocery store would be nice but is it feasible? So I took that we had heard at previous public hearings and I called and e-mailed Buehlers which serves Medina County in several locations and now there is one in Stow. I heard from Scott Buehler who is V.P. of real estate and development for Buehlers and his assistant as he has been out of town. Therefore I cannot speak to Buehlers presence in this development. However when I see where Buehlers has pursued to build and operate I do not see the similarities to this community and their locations at River Styx and Rt. 18, Brunswick, Wadsworth or north end of Medina City, Wooster or maybe even Stow though I have not been to that location. So I am not going to presume their interest or lack of interest. I'm sure competition may look at this area and say if Buehlers does not want to locate here then we would. Last week or two weeks ago ACME stated they would be building their store at Rt. 162 and Rt. 3. This will be a full-service grocery store. I thought maybe Giant Eagle or Buehlers was too big so I then talked to Miller Bros. I talked to Mr. Miller and he is not interested. He feels that any grocery store would affect his business. Common sense says it would take away from a common server of this community. He originally looked at the Seville area when Willgens closed and he said the building did not have much to offer and the location was not what he was looking for. He stated he felt that if he located in Seville, it would be detrimental to his Lodi store. Again it does not mean competition to Miller Bros. might not be interested.

Regarding retail, I went to Lodi Outlet Mall and they have put a bunch of money into it and hopefully that will turn around. But I also have to wonder why it has not done so well as they have anticipated. That Mall was voted down by the local government for that to be built. Through a referendum, the residents took it to the ballot and pursued it. At the outlet mall they advertised 60 stores it appeared 60 stores were open and doing well. It was a nice day people were getting on the train and paying \$2.50 for a ride. I also looked at the directory and there were still 40 openings available. Essentially 40% of the outlet mall was unoccupied. The question is sustainability. Will it sustain through the test of time? Hopefully Lodi Outlet Mall is turning around and will be valued in the community.

I then contacted Medina County Planning Services and asked if they had any information on retail in the area. I was given the Executive Summary of the Northeast Ohio Regional Retail Analysis. It was completed in 2000. It covers Cuyahoga County, Medina, Lorain, Portage, Geauga and northern Summit County. Some points that are in the document that we may not realize are as follows:

Seven County Region has more than 27,000 stores and over 100,000,000 sq. ft. or retail floor space. Twenty percent of the regions workforce are employed in the retail sector. These employees generate more than 67 million annual in local income tax revenue.

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There is no doubt tax revenue generated. There is over 10 million square feet of vacant retail space in the Northeast Ohio Region. The vacancy rate of 7.4% is slightly more than expected for a region of its size. A total of 10.1 million sq. ft. of new retail space has been recently constructed or proposed for the region in the retail sector. The region is saturated in the convenience and shopping goods category by more than 6 million sq. ft. There is an overwhelming amount of vacant land i.e. 77 sq. miles zoned for more retail in the region. If all 49,500 acres zoned for retail were developed more than 3x the amount of existing retail development could be built in an already saturated market.

I will submit this report to be part of the public record. The report mentions environmental concerns such as storm water runoff, water retention etc. We have a concern in this particular area that it is a direct conduit of water in this Township. Chippewa Ditch or Chippewa Creek which is a main collector of water in this area. We sit on one of the largest aquifers in Northeastern Ohio. It is a fabulous resource. That is why we fought to protect it. Medina County also feels that way and that is why they fought to gain control of it so it would not be something other communities could come in and take over and rob the water in this area. So we have to be conscious of these issues in this community.

I do feel there will be something developed in this area. We heard things tonight we have not heard in the past. I have to tell you that when people say that they want to be able to control it that is important. Big box? I don't know. I don't think that is the direction the community is interested in.

Carolyn Sims: I have never been a fan of D & C's and the Zoning Commission has married them to this document. I brought these concerns up at the work session. I felt the time length was too long. I didn't feel the Township was gaining anything that we did not already have the right to do with the D & C's either. I also felt a pressure to produce a site specific plan text language. I felt if we approved the D & C's then we were obligated to continue with that process and agree to this text language that would come next. That has always been the conversation in the past. What comes first the chicken or the egg? You can't do the text before you do the map amendment. I see that you have recently submitted some example language of PUD's. I feel the way Mr. Kratzer's first attorney approached this which was by submitted text language was the way to go which was the traditional way. Occasionally the conversation has come up That text amendment never came before the Trustees. It was denied at the County level and Zoning Commission level and subsequently was withdrawn before it came before the Trustees. I think the text amendment was poorly written but I think going that traditional route was the right thing. I don't think D & C's were a benefit or gain to the Township. I believe the Township would be in better control if the process was done traditionally which would be the text amendment and then the map or overlay or site specific PUD.

Having said that there are some pro's to the D& C's. I did like the amendment to the type of annexation you would pursue if that was your choice to do so as well as your

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willingness to submit to a traffic impact study. I then looked back at the Planning Commission's recommendations on those issues and it seemed it went either way.

Regarding the application the Comp Plan does come into play. It is our developmental guideline. It was cited by Planning Services as a reason. It does call for dissolving the LC Distinct because it is predominantly residential. Looking at the 2003 Update, some of those issues have been addressed where they circled the bottleneck of the intersection of Lake and Greenwich Rd. We all know that the old T & A which is being used as an ODOT staging area that will develop. You do have that short run on Lake Rd. where you will have a development and that would be one of the main ways to get to the highway to this proposed development. I think those will be your challenges in the future.

The agricultural community is watching. I deal with those people often in putting in easements etc. but they did express at one point when we changed the zoning that Mr. Kratzer and a previous trustee came and asked them to support the entry of this large lot zoning in order to preserve the rural atmosphere. That group of farmers said o.k. but understood they were losing developmental value but did so because it preserved the rural atmosphere. I do take the agricultural portion of our community into consideration. I have also heard those from the Village say they would like more conveniences. I have heard people say they want a more local grocery store and a restaurant so maybe when they went out to eat they would not have to do it at a truck stop.

The tax abatement issue gives me pause. I think Westfield needs to do more economic planning for the Township. I think this will go hand in hand with the Comp Plan. I do think there is a need for an increase to our tax base not only to support ourselves as a Township but to also support the school district. Cloverleaf is a bedroom community and is industry poor and business poor. We do have Westfield Companies which is the largest company in Medina County and we function with one of the largest employers in the County and I do not feel overly imposed by them. It is a nice fit over here. They support our schools and they pay taxes.

I always have to look at the potential cost of increased Township services such as fire, ambulance and police dispatch. We have a fire levy on right now and in this economy nobody wants to pay for a dime more. To tell you the truth I don't know if I have a dime more. It is on the ballot because we don't have the money beyond our operating expenses to purchase new vehicles and equipment.

Again I think the D & C's are unorthodox and cumbersome and could lead to unnecessary litigation.

ROLL CALL

Trustee Sims: Mr. Kratzer I don't think this is in the best interest of the community at this point the way it is proposed. I would go a more traditional route. I think you hear 50/50 in

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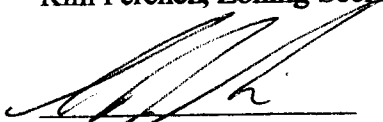
the audience but I don't support the D & C's and applying for Local Commercial when you want to build a pedestrian mall. Apply for what you want and want what you apply for. You cannot build what we have been talking about this evening in the LC District. So I have to vote no.

Trustee Likley: I think through my presentation tonight that I found this is not supported through the community. Big box is not the direction that most of these people are interested in. If we can maintain smaller commercial growth so my vote is no.

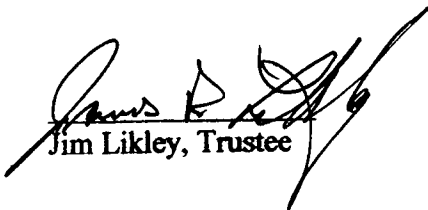
The public hearing was officially adjourned at 9:34 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Carolyn Sims, Chairperson



Jim Likley, Trustee