

WESTFIELD TOWNSHIP BOARD OF TRUSTEES

Special Meeting October 27, 2014 @ 7:00 pm

Trustee Likley called the special meeting to order with the Pledge of Allegiance
Roll call;
Trustees Thombs, Schmidt and Likley present.

This special meeting was called for the purpose of a public presentation of Comprehensive Development Plan (CDP) by Mark Majewski president of Northstar Planning.

Mr. Majewski and Northstar Planning was contracted Nov. 2008 for the purpose of facilitating a resident volunteer group to review and update the township's Comprehensive Development Plan.

January 22, 2009 Mr. Majewski and the group of 30 resident first came together and through 2009 the group held 19 work session along with 2 public presentations to finalize the plan which was completed December that year. That plan was adopted by this Board of Trustees March 17, 2014.

The Board of Trustees then met the Zoning Commission members on Sept. 9 of this year in a work session to review and update the implementation schedule of this plan.

The plan is just that, a guide to the zoning of our community moving forward. Board of Trustees felt that having the professional planner that worked with our residents to develop this plan make public presentation to provide the information would valuable to all.

Mr. Majewski provided some back ground information as to the development of the plan, which has some the same elements that most plans have. The review of information specific to Westfield, population, demographic, natural features, housing, land use and zoning, etc. That information is summarized and part of the final document. Then the development plan itself which includes the land uses, future land uses, and future land use map. Then the implementation portion, which is how you make the plan happen. Mr. Majewski stated that he was going to focus in on a few of the key elements of the plan but that it was important to take the whole plan into consideration. He stated that while he completed the plan in 2009 he could not attempt to explain all that has transpired with the plan since that time. But understood that the Trustees called this meeting to hear your feedback after this presentation.

This presentation would concentrate on the East Greenwich Road area and the plan elements of that area. The several pages throughout the plan that reference the area where identified. There are several different land use categories in this area identified on the future land use map along with the entire township. He stated the Land Use Map is not a zoning map, and the Township Zoning District Map is the law along with the Zone Code for all of the districts and land in the township. This CDP is a concept for the township. Mr. Majewski then identified specifics of the area, the highway interchange, Greenwich and Lake Road, the designated flood plain area, Chippewa Creek, Seville, Guilford twp. area. The plan concept of an Office/Light Industry north of Greenwich, west of Chippewa Creek with the similar zoning east of the Chippewa Creek.

WESTFIELD TOWNSHIP BOARD OF TRUSTEES

If portion of Greenwich Road was developed it would also have impact on the surrounding properties and owners. The plan offered several recommendation for the entire area taking into consideration everyone along the area as changes are made. The plan identified the expectations of zoning changes in this area, realizing that this a plan and that there is a separate process for any zoning changes.

The plan text mentions that the Greenwich Road frontages have been zoned Local Commercial (LC) for a long time and some development has happened in the area but not the extent of the zoning district. There were also efforts to rezone portions of the area before and during the work on this plan. He also mentioned that there were annexation efforts to the Village of Seville on portions of the area. There was also application to rezone a larger portion of this area, as much as 350 acres for general business.

It was noted in the plan that some of the properties might not be attractive for large lot, low density rural residential use. That any alternative use or zoning changes that are made that it needs to accomplish a couple of things that all good zoning should do. That is protect the public interest and to provide the owners the opportunity for reasonable use of their property. Another major consideration in whatever happens zoning wise in this area is the impact on the surrounding properties and particularly the road traffic and any negative impact on the flood plain. There were several implementation strategies discussed for the different area proposed. One was the self-initiated by the township boards, and possible a more intensive residential district is some parts of this area. It was discussed in the planning stage the issue of split zoning, properties that are zoned LC and RR and the zoning efforts to attempt to address. If these proposed zoning changes were implemented that efforts to buffer or protect present and future residential areas needs to be considered. That site development undertake traffic impact studies, understand site and area improvements that might be needed and the funding of the same. To encourage the county to participate in providing those services of sewer and water.

The plan identifies that the townships current Industrial District is completely occupied by the County Solid Waste treatment facility on Lake Road and the expansion or creation opportunity of an additional industrial area. Joint planning efforts, there are opportunities were townships and village come together to provide land and services for an economic gain for each entities in shared revenues.

Mr. Majewski finalized by stating that he presented what was in the plan for this area and that he'll be taking notes from the residents comments. That the Trustees wanted to hear your comments on this information.

Trustee Likley stated the floor was open for comments that the Comprehensive Development Plan is posted on the township website for all to review. That this a "plan" to provide our present and future boards a guide to the direction our community group of residents worked on for year to develop.

September of this year the Trustees met with the Zoning Commission members to address the Implementation Schedule and correction of those targets dates. The schedule was outdated since the plan was completed December 2009 and this plan was adopted just this past March. This schedule established that target dates for implementation of the proposed zoning changes identified in the CDP. The Zoning Code is something that is constantly being reviewed for issues in our area. Recently zoning text has been approved for Wind Energy, Outdoor wood fired boilers and solar energy.

WESTFIELD TOWNSHIP BOARD OF TRUSTEES

Kathleen LeMar, Asked if the Kratzer property that's involved in the lawsuit will be rezoned as Office/Light Industrial as of mid 2015?

Trustee Likley responded that area of the Greenwich Road corridor was reviewed for potential zoning changes and that we're not here to talk about Mr. Kratzers property. That the CDP identified zoning opportunities in that entire area.

Trustee Schmidt stated that we have to remember that zoning is in place to protect the community and that zoning is not how it effects you but how it effects your neighbor and their impact on you. That the Zoning Commission, BZA and the Trustee have to remember. No matter the resolution or zoning change that we're talking about.

Trustee Thombs stated the reason he felt we were here tonight, that any organization that wants to move forward that it's importance of establishing a plan and target dates. It provides to you and to us an evaluation process as to how we're doing in meeting these established goals. That this Board of Trustees will continue to do things this way by having additional meetings on any zoning issues before us. That as decisions are being made that we will want to keep you involved and hear your input to the process. That even if you don't agree with the decision you had that opportunity to be heard and understand how and why we reach a decision.

Heather Sturdevant asked for clarification as to why of the whole plan that addresses all areas in the township and multiply issue was not part of tonight's presentation and only focused on the area involved in the lawsuit.

Trustee Thombs stated that the area discussed tonight was more extensive than Mr. Kratzers property that you're getting to limited. We're looking at the area of east Greenwich Road, if you look at the target dates in the implementation schedule the first two areas are the truck stops and east Greenwich.

Strudevant would have liked to have seen the whole plan addressed beyond Office/Industrial District, that she was concerned that was the only area discussed tonight. That there are a lot of areas beyond this that need to be addressed and not just one specific area. That there are a lot of areas in the township that we need to address and not just this. The first thing in the schedule is the truck stop area and that was not even discussed tonight.

Trustee Thombs; the truck stop area while not discussed tonight has been in the works for a while and we needed to hear the response from the residents on the east Greenwich Road area.

Trustee Likley, stated Highway Commercial area on the southeast corner of the 224 and Lake Road the old truck stop area is being discussed in the zoning commission right now. That he offered zoning text for that area as far back as 2009 to address zoning opportunities. We've (ZC or this Board) not addressed the east Greenwich Road areas since the completion of this plan. So that's why we're attempting to bring this information out to get that area slatted for the implementation and the feedback from the residents as we move into 2015. While there are obviously other areas in this plan for example the Chippewa Creek Corridor and the west Greenwich Road and the plans proposed for a Neighbor Hood Business District, I would presume that area to need a more direct communication with the individual properties. That area is presently zoned Local Commercial and the talk in the past 15 years that I've been involved here has been to review that district. It is primarily built now as residential homes and LC district could have a negative impact on those residents. And there has been definite push-back from

WESTFIELD TOWNSHIP BOARD OF TRUSTEES

that area when it was last proposed. Mr. Majewski did discuss that fact of our Industrial area is fully developed with the Counties solid waste facility so there is an opportunity for the expansion or development of new industrial area.

Strudavant, stated that Trustee Schmidt's stated reasons for zoning was to primarily protect neighbors from the things next to them. She state she felt that was one small portion of the reason for zoning and that there is a lot of research to be done to identify if office/light industrial fits that area. That's ours and the Trustees job to research to find out whether that fits, that she didn't think that was a correct assessment to say that we're definitely going to zone this way. She stated that was short side and that's frankly on the bias side.

Trustee Schmidt stated that he was referring to zoning in general and what we need to look at and that he did not specifically say east Greenwich Road.

Strudavant that there's a lot of research that has to be done to see what fits into any area. That we have to ensure that it's right thing for our community and not just based on popular opinions but based on what the facts show what's right for our community that will protect us and keep us safe.

Trustee Thombs stated to keep in mind that we're looking at areas, to keep from spot zoning. That everyone in an area has an equal opportunity as his neighbor and not an inland.

Sally Poe asked about the flood plain area and how does someone build in that area? Environment impact on the area?

If the township would have any responsibility financially if someone developed in that area?

Trustee Likley, The Medina County Commissioners several years back established the rules to develop within the flood plains that would require compensatory storage. The compensatory storage must replace the area that you had to raise to build on to get above the flood plain or the displacement of that water in flood plain. That compensatory storage must be on the same property. That's referred to as a retention pond or basin. The financial responsibility would be on the developer. The retention basin is also used for the storage of water run-off from roof tops and parking lots or non-pores surfaces.

Trustee Thombs stated our concerns within the flood plain and the water aquifer for that provides all of the water to southern part of the county. That the Trustees took action to participate in a resolution of support for the Muskingum Underground River Sole Source Aquifer Association which acknowledge that this aquifer south of us includes five different counties as the sole source of drinking water.

Jim Stacy asked if the township can do anything about the old truck wash at 224 and Lake Rd. if it could be condemned and torn down? If so it might promote someone else to come in develop that area. What is the status of the business?

Trustee Likley, It is an operating truck wash, the County Building Department has been involved with the property. Back when the storm went through and caused the damage the Township Zoning Inspector at that time pursued that with the building department to ensure that it was safe. We communicated with the owner that if they didn't make some corrections and make safe that safety services personnel would not enter the building. This is a privately owned business and with that the owner has rights. Township really has no structural authority of the condition of the building. If it becomes a health and safety issue for the community it can be pursued with the County Health Department,

WESTFIELD TOWNSHIP BOARD OF TRUSTEES

Building Department. Two previous properties that the township has demolished is a lengthy process which the township pays the cost for and when the property was sold we recouped those cost.

Trustee Thombs That efforts are being made to get all of the owners in that area together to get language that would provide development opportunity.

Jack Greenwald asked Zoning Inspector Sims what impact any of this development would have on the areas aquifer.

ZI Sims stated that plan committee and Mr. Majewski took a great deal of time to look at information, also Medina County Commissioners developed a well head protection plan with the guidance of the EPA. That with planning and educating people on the possible effects that you can have development and aquifer. The County operated well head is primarily in a flood plain and the township zoning only permits residential uses within the flood plain areas.

Greenwald asked if this could affect the water level in the aquifer? As he understood those levels had dropped.

ZI Sims Medina County Sanitary Engineers office with residential monitoring wells and ODNR monitoring well have seen a drop in the average static levels in those area wells. Obviously with more users there is the potential for further drop in those static levels. The County Sanitary Engineers office is the group in charge of monitoring and mitigating any impact on our rural residential or agricultural wells.

Trustee Thombs, Had met with the sanitary engineer concerned about the sewer and water in our area. That almost all water that they deliver south of route 42 is from the Westfield well heads and the aquifer. That any water coming out of the Lorain area that might serve areas south of the continental divide is strictly monitored for the amount which they can't exceed.

Trustee Schmidt Thanked everyone for coming this evening and welcomed residents to come to regular meeting on the 1st and 3rd Mondays. He also offered that the township will accept applications for Zoning and BZA boards. That positions on these boards are a five year appointment with terms expiring each year.

Trustee Likley provide information of our website and encouraged the residents check it out.

Jack Greenwald had concern of the increased truck traffic on Hulbert Road off of State route 3 by-passing the Village of Seville to get to the highway.

Weight restrictions on those roads will be checked to see if the traffic can be reduced and enforced.

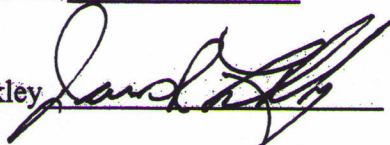
With nothing further to come before this Board.

Trustee Likley made a motion to adjourn. Seconded By Trustee Thombs.

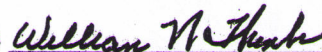
Roll call; Unanimous

Date approved November 3, 2014

James Likley



William Thombs



Michael Schmidt

