

Westfield Township Board of Trustees

Special Meeting

July 22, 2020

Trustee Schmidt commenced the special Trustee meeting via Zoom on July 22, 2020 at 3:41pm. Roll call: Schmidt- here, Horner- here, Patterson-here. Meeting commenced.

Guests- Carol Rumburg, Tony DiBenedetto (potential developer) and Carolyn Sims (Zoning Inspector)

Comments from the floor

- Tony DiBenedetto discussed his family's history in development and real-estate in Northeastern Ohio for over 70 years. He is interested in developing the old Deer Pass golf course (109 acres) into residential/single-family homes. GreyHawk golf course, located in Lagrange, was developed by Mr. DiBenedetto and he suggested that the board of trustees take a look at the Greyhawk Golf Course website for pictures. Tony is interested in the possible sewer options for the property. The property is available under option to buy. Mr. Taylor owns the property behind the golf course. Mr. Taylor's property is approximately 50 acres and that property may be optioned in the future development plans.
- The planned development will offer two styles of single-family homes. They will offer ranch and two-story homes. They are looking to appeal to the elderly population in the township that may want to downsize their property while still residing in the area.
- The developers are interested in leaving approximately nine (9) holes of the golf course that could be used by the property owners. They may consider opening it to the public.
- Tony is also interested in having some green areas for the property owners to enjoy. He gave an example of a possible dog park/walking area as well as a green area with picnic tables.
- Density plans- planning for over 200 units on the property.
- Utilities- they are interested in city water.
 - Sewer options were discussed.
 - The mayor of Westfield Center stated that he wouldn't be interested in allowing this development to tie-in to their proposed sewer lines related to the Welser project. The Medina County Sanitary Engineer's office was contacted. The board of Trustees believe that it is not an option to extend the Medina County sewer line from Lake Road.
 - Mr. DiBenedetto stated that the development plan relies heavily on what sewer options are available and at what cost.

Zoning Comments

- ZI Sims stated the zoning options for those properties.
- The property is zoned local commercial frontage and rural residential to the back and south.
- Mr. Taylor's property is zoned rural residential.
- Under section 303, conditional use planned development is an option in section 606.A.29.
- Under section 308, planned residential developments are available on the East Greenwich Rd. Overlay district (plan) as an option by application.
- Section 308 does not require sewer.

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- On-site wastewater treatment is an option and was reviewed with Mr. DiBenedetto.
- According to ZI Sims, a force main connection exists South of the Pilot Truck Stop.
- ZI Sims suggests that the best course of action would be to contact the Medina County Sanitary Engineer's office to see exactly what the options are at this time. Mr. DiBenedetto was in agreement, but stated that time is of the essence.
- Trustee Patterson and ZI Sims will reach out to the Medina County Sanitary Engineer's office and follow up with Mr. DiBenedetto.
- Mr. DiBenedetto requested to be invited to the sewer stakeholder meeting when scheduled by the Board of Trustees.

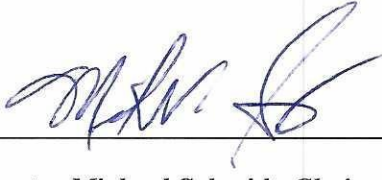
Trustee Schmidt makes a motion to adjourn the meeting at 4:28pm; seconded by Patterson. Roll call: Patterson- aye, Horner-aye, Schmidt-aye. Meeting adjourned.

Respectfully submitted by:

Amy M. Banfield

Date approved: _____

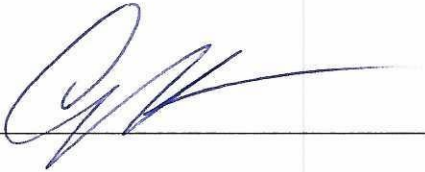
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Trustee Michael Schmidt, Chair



Trustee Kent Patterson



Trustee Craig Horner