

**WESTFIELD TOWNSHIP
ZONING COMMISSION
REGULAR MONTHLY MEETING
October 13, 2009**

Chair Sturdevant called the regular monthly meeting of the Westfield Township Board of Zoning Commissioners to order at 7:30 p.m. Zoning Commission members, Anderson, Kemp, Brewer, Miller and Sturdevant were in attendance. Alternate ZC member Kathy Zweifel was in attendance later in the meeting. Other individuals in attendance were as follows: Tim Kratzer, Carol Rumburg, B. Gregoire, Scott Gregoire, David Reidel, Ron Oiler, Carolyn Sims, Jim Likley and Larry Bensinger.

Public Presentation of Comp Land Use Plan Draft by Mr. Majewski of North Star Planning

Chair Sturdevant introduced Mr. Majewski from North Star Planning. She stated that this evening's meeting evening would be dedicated to Mr. Majewski presenting the current draft of the Comp Land Use Plan.

Mr. Majewski stated a public presentation was made to the General Public on October 8, 2009 regarding the Draft Comprehensive Land Use Plan. He stated this was not a decision-making meeting for the Commission. Mr. Majewski stated he was presenting to the Commission to get their input, comments, questions and suggestions on the Plan. He stated he would then take that information back to the Comp Plan Steering Committee for presentation and then begin to prepare the final Draft of the Plan. Mr. Majewski then presented a PowerPoint presentation of the Draft Comp Land Use Plan to the Commission. (See attached Draft Westfield Township Development Policy Plan Update.)

Chair Sturdevant then opened up the meeting for public comment.

Scott Gregoire (Buffham Rd.). He stated he farmed the sod farm property by the Campgrounds. He stated he was in attendance at the public presentation of the Draft Comp Plan on October 8, 2009 and the Plan suggests rezoning the property he and his family own, to a Chippewa Creek Conservation/Recreation Corridor. Mr. Gregoire commented that a corridor to him meant a slice of property and Mr. Majewski was proposing quite a bit of land. Mr. Gregoire stated they also have some commercial property intermingled in this area as well and he would like to see the zoning remain as it is. Mr. Gregoire continued that at the last meeting his brother suggested some new text be added to the zoning regulations that would allow for such recreation to go hand in hand with the current zoning of their property. Mr. Gregoire stated that his property was his livelihood and he would have an issue with seeing it all changed and being forced to comply to see it all changed and be forced to comply he would have an issue with.

Page 2 Westfield Township Zoning Commission 10/13/09

Mr. Majewski responded the Committee was suggesting a commercial recreation area be created but he was not convinced yet that was the best option. This was something that would have to be worked on further with the Committee.

Ryan Gregoire-Mr. Gregoire stated he has heard many times the comments at the presentations that if land is in the flood plain it could not be developed as commercial. That was not completely true. A flood plain area can be built on. He added he was currently constructing a building in the flood plain. A plan needs to be drawn up by an engineer and presented to the County showing what you want to build and where you want to build it as well as a compensatory storage area of where the water would be held because of the land that would be filled in to build on. Mr. Gregoire stated now he has heard because land is located in a flood plain that the Township wants to just turn it into recreation. Again, one can build in a flood plain if the rules and regulations are followed. Therefore he stated to change commercial property to recreation just because it was located in a flood plain was a taking. There are legal consequences that go along with a taking. Mr. Gregoire stated he spoke with several land owners in that area and they have had individuals interested in purchasing their properties for commercial development. If the Township changes the property to recreation in his opinion, the Township would be devaluing local commercial property. He continued the State has just purchased a lot of local commercial properties located in flood plain areas so it is documented what this property is worth. Mr. Gregoire suggested looking at the local commercial property and Highway Commercial property in the Township and keep it commercial but allow recreational uses in those areas so that way property is not devalued but higher in value. The Township could have a nice restaurant in the commercial area and then for green space have soccer fields or ball fields.

Mr. David Reidel (6168 Greenwich Rd.) He stated his concern was with Greenwich Rd. at the corner of Daniels Rd. According to the proposed map the zoning of his property is proposed to be changed from Highway Commercial to Local Commercial and a small part of it to residential. Where it is proposed to be changed to residential, Mr. Reidel stated he operates a trucking company and has done so for quite a few years. He continued that he felt the proposed zoning change would be adverse for him and added that he also owned the property on the east side of Daniels Rd. as well which was zoned Highway Commercial. If that land is rezoned it would greatly affect him financially regarding the value of his property and the operation of his trucking company. Mr. Reidel stated he did not believe it was right to change the zoning unless it was with his authority and a benefit to him.

Larry Bensinger (7403 Greenwich Rd.) He stated he had some issues with the entire process. Not to degrade the effort that has been put forth here but Mr. Bensinger said he had questions regarding the integrity of the process. Mr. Bensinger stated Mr. Majewski showed there were 29 Steering Committee members that began this planning process.

Page 3 Westfield Township Zoning Commission 10/13/09

How many still remain on the Committee? Mr. Majewski responded it depended on the meeting but probably half that number. Mr. Bensinger continued that the Township has undergone a lot of turmoil over the last 2 yrs. There is a big fight going on because there are some people who are trying to stop development in the Township. Per the map presented, local commercial would be left alone in the area where all this controversy is and has taken place over. There is an obvious and apparent movement to make all this land inaccessible all the way around it. There are people involved on the Steering Committee that sit on the zoning boards and board of Trustees and he wanted to know who has driven this process and how can the people feel confident? Mr. Majewski stated he was not sure how to respond to Mr. Bensinger. There has been extensive discussion by everyone who sat at the table and that has encompassed a broad spectrum of discussion. That was all he could say.

Mr. Bensinger stated recently the Cloverleaf School District came before the Township requesting variances for the new school they were proposing to build. The Chairman of the Board of Zoning Appeals was also a member of the school board. He was instructed he could not participate in the hearing. He recused himself from the vote. Mr. Bensinger stated here we have individuals who have helped form these recommendations and will vote on this Plan and its recommendations. How is that different? Mr. Majewski stated the Committee makes recommendations. They do not make the final decision on the Plan. The Plan will go on to the Zoning Commission and the Trustees. Mr. Bensinger asked if there were people on the Commission and on the Board of Trustees that sit on the Steering Committee? Mr. Majewski stated a few. He then asked if those individuals were still on the Committee? Mr. Majewski stated the majority. Mr. Bensinger asked why other members that were on the Committee dropped out? Mr. Majewski responded that Mr. Bensinger would have to ask those individuals. He added the Plan has taken longer than anticipated. Some individuals have said their life situations had changed since then but he could not recite all the reasons why individuals left the Committee. Mr. Bensinger commented that he felt this was just another way to pin in the adversaries and it was loaded starting from the resident survey. He then asked who selected the members on the Steering Committee and why did half of them leave? Mr. Majewski thanked Mr. Bensinger for his comments.

Carolyn Sims (Mudlake Rd.) She stated there were a couple of issues the Zoning Commission should look at addressing during this part of the process. Mrs. Sims stated she did agree that the area on Greenwich and Lake Rd. is a concern. It is currently zoned Highway Commercial but there were parcels there that don't have a highway commercial use. An example is Mr. Bombard's property at the corner of Greenwich and Lake Rd. He has a home there and it sits on a postage stamp size lot. Mr. Bombard has come before the Board of Zoning Appeals to run an office out of the home and has been turned down. Currently Mr. Bombard has had a repetitive renter that seems to cause a lot of concern to the surrounding residents. Mrs. Sims stated as a Trustee, she has heard from residents about the quality of the renter that Mr. Bombard has because he is zoned highway commercial and there is a lot of traffic in that area. She continued what she has heard in

Page 4 Westfield Township Zoning Commission 10/13/09

the community is not to down grade Highway Commercial to Local Commercial but to consider adding additional uses that would give a value to those properties in that area. This could be done by adding conditional uses to the Highway Commercial District especially for those properties on the south side of Lake Rd.

Mrs. Sims continued that the residents she spoke with would also like to see a clear separation from the Commercial District to the Rural Residential District lifestyle. This would go a long way to gain business along the commercial district and still secure the rural lifestyle that many of the residents in the survey stated they desire to maintain. Regarding the commercial/recreational corridor proposed, one of the primary property owners in that area are the Gregoire's who farm that area and Mr. Carrasco who owns the campground and soccer fields. Mr. Carrasco is currently using his property for commercial/recreation. That is a good use for that property right now. The soccer operation keeps sexually oriented businesses at bay and pinpoints such a business having to locate in a certain area. Sexually oriented businesses cannot be zoned out but they can be controlled by having this commercial/recreation area which the Township has with the soccer operation. That is the concern of opening up the Highway Commercial District to some other types of retail.

Chair Sturdevant stated before she closed the public participation portion of the meeting she wanted to say she received a call from Attorney Stan Scheetz yesterday. He told her he was unable to attend tonight's meeting but did have concerns with the current draft of the Land Use Plan especially as it appears on the map. Chair Sturdevant stated she requested Mr. Scheetz to put his concerns in writing and submit them to the Township. The documents in turn could be handed out to the Zoning Commission members and Mr. Majewski for review. Chair Sturdevant stated that Kim Ferencz has these documents and would confirm they were all identical and then she would distribute them accordingly and keep a copy for the record to be attached to the approved meeting minutes of this meeting. Secretary Ferencz stated she confirmed the documents were identical, and stamped them received as of today's date. Secretary Ferencz handed out the documents to all the Zoning Commission members as well as Mr. Majewski.

Chair Sturdevant thanked the public for their comments, questions and suggestions and hearing no further discussion closed the public participation portion of the meeting. The meeting was then opened up to Commission member discussion with Mr. Majewski.

Mr. Anderson asked about the parks. He stated the Township has a declining population so how could one possibly support all these proposed parks/recreation areas? Mr. Majewski stated the County owns their parks. He stated more than likely the area along Chippewa Creek would be where trails could be developed. Mr. Anderson stated one would need a budget in order to operate those recreational areas. With the declining age of northeastern Ohio you would have to be able to attract businesses to substantiate the tax dollars to operate such recreational areas.

Page 5 Westfield Township Zoning Commission 10/13/09

Ms. Brewer stated she used to sit on the Steering Committee and did have some concern about sitting on the Committee and being a Zoning Commission member. She continued that she had a question about maps that were given out to the Steering Committee in June and did not see much of a change presented in the maps this evening especially after the residential survey was completed. Ms. Brewer stated she was also disappointed with the number of surveys that were returned when 900+ were mailed out and only 300+ were returned. She questioned that return postage was not supplied and the surveys went out with a North Star Planning address and not the Township address. She added this could be one reason why residents did not even open the survey considering it to be junk mail or not realizing it was the survey as it had no markings on it to identify that it was the Township survey. Ms. Brewer stated she was concerned based on number of returns about the accuracy of knowing really what the residents of the Township want for the Township.

Mr. Majewski stated regarding the amount of change in the maps, the bulk of the Township would look the same no matter how the map is drawn unless some real radical land use changes were made. When the results of the survey were calculated there was not an overwhelming cry for other uses to be proposed for the Township. The overwhelming response was not to propose other uses. Was a 40% return enough? Mr. Majewski stated he would like to have seen 100% but felt 40% was a good response for the survey that went out and added that was also the percentage of the return the last time a survey was mailed out to the residents. Mr. Majewski stated he could not make people respond he had to work with the surveys that were returned.

Ms. Kemp stated she heard that 12-16 surveys were returned after the deadline that were not even opened and that concerned her. What the residents have to say is extremely important. Ms. Kemp stated she knew deadlines had to be set but asked Mr. Majewski that if he received those surveys before he started compiling and tabulating the results why weren't they included? Ms. Kemp stated she also felt the survey was too vague. It didn't provide the opportunity for the residents to say what they think. It didn't ask pointed questions and added she was very disappointed in the survey. Ms. Kemp continued that she didn't think people knew how to respond and therefore just didn't bother in her opinion.

Page 6 Westfield Township Zoning Commission 10/13/09

Chair Sturdevant stated the last survey that was sent out to the residents was short with very general questions as opposed to this latest survey which was longer and had a lot more questions. She asked Mr. Majewski why such an extreme change? Mr. Majewski responded on one hand Ms. Kemp states the questions were vague and now the comment is the questions were too narrow. These are the kinds of issues one deals with when trying to write a survey. The Steering Committee wanted the survey to remain as consistent with the last survey as possible. He continued that a lot of the questions from the last survey did not make sense to ask this time and it appeared 40% of the residents did not have a problem with completing the survey. There were only a handful of responses that said they did not like a certain question or that they would have rather had a different question asked. Ms. Kemp interjected that it appeared to her the questions were geared to get a certain response. The question of what characteristics are most important to maintaining a rural atmosphere was an example. Is the Township going to allow for any commercial growth or just maintain a rural atmosphere? Mr. Majewski stated people were asked if there should be other uses encouraged in the Township and there were not many other responses. He continued that though there were surveys completed with just "yes" or "no" answers, in general his impression was that the residents were thoughtful in responding to the survey.

Ms. Kemp asked if Mr. Majewski thought the residents were turned off to respond because the surveys were numbered? It was obvious that the responses were not confidential. You knew who was responding and in what way. Mr. Majewski stated he could not connect any survey with an address. The numbering was done by hand so he could see if somebody was trying to slip up the surveys. The system is not perfect but one could not force somebody to fill out a survey.

Chair Sturdevant asked if Mr. Majewski could include those surveys that were returned and not opened in the tabulation of the results? She added she felt those individuals took the time and paid the postage to send the surveys back and should be included in the results. Mr. Majewski stated that could be done because it was not a large number to contend with. He added after a public records request was made for the surveys he did pull them out of the envelopes and just glanced at them. They basically confirmed what the majority of the surveys said that were returned by the deadline. Chair Sturdevant stated she would appreciate Mr. Majewski completing that task, as it was important to include all the surveys of the residents who took the time to fill it out and return them to be counted.

Chair Sturdevant stated she would like to address the agriculture aspect of the community. She added it was difficult for the family farmer to continue agricultural uses on their property especially in this economy. The Township currently encourages agriculture by allowing exemptions from certain sections of the zoning code. She asked Mr. Majewski if he had any other suggestions for encouraging agriculture in his experience and if so how could he help the Township implement that process? Mr. Majewski responded he did not have any suggestions at this time.

Page 7 Westfield Township Zoning Commission 10/13/09

Chair Sturdevant continued that it was stated by Mr. Majewski that the Township should work with the surrounding villages and townships to insure optimal land use and to help build in the sewer and water supply in certain areas in the Township. She continued that a related issue was that one of those entities wanted to be a part of the survey and were not included. Therefore she saw a gap in that maybe the Township should have included that entity in the survey as what Westfield Township does effects them and pertains to them as they are part of the Township. She added she knew it was too late for them to be included in the survey, but in order to work with the other entities we need to include them in some of the development issues of the Township.

Chair Sturdevant continued that another point is that part of the purpose was for the Township to help build and develop property that already had sewer and water available to them. Then later in the Plan it was mentioned about extending water and sewer services in different areas depending on what the map/plan showed. Her question was is the Plan being built around the current sewer and water systems available or the possible sewer and water systems that may be available to different areas?

Mr. Miller stated before Mr. Majewski responded he would like to ask a question. He said part of what Chair Sturdevant said was not stated in the Plan i.e. that the Township was going to work with other communities to bring in sewer and water. However, part of this plan is what we have today and where we want to go in the future. Mr. Majewski has put down a suggestion for a draft plan, which is not official yet. Regarding sewer and water that is not the Township's job. Chair Sturdevant interjected if we are going to implement some of the ideas that are in the draft Plan, then sewer and water services would have to come to those areas in order to achieve that. Mr. Miller stated we are not at that point. Chair Sturdevant stated she was unclear if the Plan was proposing to make changes only where currently sewer/water was available or looking to make changes where sewer/water were not available which would have to be with the cooperation of the landowners, the County, the Village, etc.

Mr. Majewski stated the Township is not in control of utilities so therefore that would require cooperation if such services were to be extended. The Plan would suggest expansion of such utilities only where it was critical which would be the south end of Lake Rd. and Greenwich Rd. where the Committee talked about the possibility of more housing. The Greenwich Rd. east corridor has been zoned for commercial retail for quite some time and there would need to be utilities for that to be developed fully in that manner. The Committee also talked about cluster development on the northeast quadrant working better with sewer and water availability but added he has not looked at the full potential of that consideration. Mr. Majewski continued it would be important to look at if this area is ready for this and/or could it be made ready for this type of use before something got zoned; or sewer and water availability could be a condition placed upon the properties in question for the land to be able to be utilized for commercial use.

Page 8 Westfield Township Zoning Commission 10/13/09

Chair Sturdevant stated as we look at the Greenwich Rd. corridor which is right off the highway, there are still lights that are going to be turned on with the highway project that is being undertaken by the State. Also in the news yesterday the State is looking at sound barriers being installed all along the Turnpike. They are looking at developments that were located there before the highway went in and developments that have been put in since the highway was built. Regarding developments that were put in after the highway was established, the State was looking at a "shared expense" to put up the sound barriers because the developments went in knowing there was a highway system. This information should be considered when we are considering uses close to the highway. We would not want our residents to get hammered with the cost for paying for sound barriers to help protect their properties, if property owners chose to develop something in the vicinity of the highway.

Chair Sturdevant continued there are several new zoning districts proposed in the plan i.e. Residential Conservation Development and the Neighborhood Business District. She stated she put a call into Planning Services to see if they had any language that would pertain to such districts. She added it would not be advantageous to recreate the wheel if there is language that could be worked with to adopt such districts if that is what the Township decides to do.

Chair Sturdevant then commented that she had some confusion over the proposed Residential Conservation Development District and where it was proposed to be on the draft land use map. She asked if it was to be under the Rural Agriculture Conservation Development area or the Greenwich Rd. east corridor? Mr. Majewski responded he did not know at this point.

Chair Sturdevant stated that under the area on the map designated Office or Light Industrial; it appeared to be spot zoning. Mr. Majewski responded if you intentionally put a certain zoning in an area from a planning perspective and not to only benefit one property owner than it is not spot zoning. He added he has answered this type of question addnauseum in depositions. An example would be is the recycling plant spot zoning? It's the only industrial zoned property in the Township. If there is good intent and thinking in selecting zoning locations then it is not spot zoning.

Chair Sturdevant then asked about the survey. The number of those who responded favorably to wanting small shopping area/restaurants was higher than those who responded favorably to industrial/office but the plan proposes light industrial instead of for a small shopping area/restaurants? Mr. Majewski responded it was not fair to write a survey asking people the way a property should be zoned. There is a whole lot more things that need to considered before you apply uses to a particular piece of property. Chair Sturdevant stated she was not referring to one specific piece of property but based on the survey results where there was a more favorable response for small shopping/restaurants than industrial/office. The difference was close but the proposed land use map made an allowance for an industrial/office area and not for small shopping

Page 9 Westfield Township Zoning Commission 10/13/09

area/restaurants. Mr. Majewski stated there was LC zoning in place currently, which has not been developed for that purpose. Regarding the south end of the HC District, the Plan suggests that area be considered to open the door for some LC type uses to address the responses for shopping and restaurants. Whether those individuals who responded favorably to shopping/restaurants had those particular areas in mind for that type of development, he did not know.

Ms. Kemp stated in the Plan it talks about the development that Lafayette Twp. has undertaken and asked if Westfield Township should consider similar zoning up against that area? It makes more sense to her to have development by the truckstops on Greenwich than to drag it up Lake Rd. and cause more traffic in residential areas. Mr. Majewski stated that was discussed with the Steering Committee. One of the Trustees from Lafayette Twp. came and spoke about the development planned to go in at Chippewa Lake and the commercial zoning they have there. Lafayette has a lot of commercial property probably more than they would like to deal with so they are working on their zoning to change some of that. The opinion of the Steering Committee was not to go ahead and extend commercial use along the property in question in Lafayette Township.

Ms. Kemp stated she had a lot of reservations about the proposed Chippewa Creek Conservation/Recreation Corridor. There were a lot of property owners in that area that may not want to deal with a conservation/recreation area. If you get a couple of property owners here and there who do or don't want develop their property as such what do you do? Is that when eminent domain could take place? Mr. Majewski stated then you just wouldn't have a conservation/recreation corridor but added such areas like a conservation/recreation corridor are long in the implementation stage.

Mr. Miller stated one could start now and try to get property owners interested in this type of development. This could take 20+ years to actually get developed but the interest and conversations could take place now. If you don't start sometime then it will never happen. Ms. Kemp asked if Mr. Majewski was proposing purchasing property from those owners to allow such a corridor to develop? Mr. Majewski stated that was why this proposed area needs to be expressed as a concept. It may be that none of the property owners want to develop their property in this manner. It is a reality that many of these types of park corridors take 20+ years to develop. Sometimes such corridors do get developed by eminent domain if one person holds out, because then it becomes an issue of public good versus private property ownership.

Ms. Kemp stated not everything should be for the public good. Private property owners have rights and should not be forced to do something necessarily for the betterment of everybody else. Mr. Majewski stated that was a huge argument. In that case there would be no highways or many of the conveniences we use every day. Public rights verse private rights is a delicate balance. Ms. Kemp continued when you are talking about recreation area that was different than a highway. A recreation area is not a necessity.

Page 10 Westfield Township Zoning Commission 10/13/09

Ms. Brewer stated she was at the rec center early this morning and she heard some of the individuals saying, with the new elementary school going to be built, maybe walking trails could be put in on the site. There are soccer and baseball fields and tennis courts already available to our area as well as the rec center. Their suggestion is to approach the school district and see if trails or walking paths could be part of their plan. Ms. Brewer then gave a history of her own dealings with eminent domain and the loss of a family home.

Chair Sturdevant stated some members of the Commission were not part of the planning process of the Steering Committee and the proposed Land Use Plan and added it was of great benefit to have Mr. Majewski in attendance this evening to present the Draft Plan and Map and answer questions. Chair Sturdevant stated that Commission member Miller is part of the Steering Committee and has been asked at the Zoning Commission's monthly meetings for updates on the Land Use Plan and Steering Committee and the process in general. She added in no way were the questions asked this evening meant to degrade all the hard work the Steering Committee and Planner have done. It is a daunting task for anybody to undertake. No matter what the final decision there will be those who are happy and those who are unhappy with the results. Chair Sturdevant thanked Mr. Majewski for agreeing to include the surveys that were received after the deadline in the survey results and for bringing the draft plan before the Commission so the board was a part of the process before the final draft would come before the Commission for recommendation.

Regarding the goals in the Plan, Chair Sturdevant stated in the southern portion of the Township there is wellhead area. It would be important for the Township as a whole to come together with the residents in that area so they understand the importance of the property they reside on and what we need to do to protect those resources. Possibly some informational meetings could be held with those residents and those along the proposed recreational corridor to explain to them what it would take to implement some of these projects.

Mr. Miller stated he took exception to some of the comments made this evening that just because he was a zoning board member that also sat on the Steering Committee that he had personal zoning intentions on that Committee. He continued that he sits on that Committee as a resident in Westfield Township. Mr. Miller stated he was disappointed in the resident's failure to read their mail and understand the importance of a survey or take the time to turn it in. Mr. Miller stated he was also disappointed in some of the Commission members, as the Steering Committee meetings were all open meetings. Ms. Brewer was there for the first few meetings but gave up. All the Zoning Commission members had the opportunity to sit in on the meetings and be on the Steering Committee. Your opinions could have been stated and shared and he was very disappointed in all the Commission members.

Page 11 Westfield Township Zoning Commission 10/13/09

Chair Sturdevant responded that all the Commission members had the opportunity to attend the Steering Committee meetings and sit on the Committee. We all know there were/are some of the Commission members on the Committee and others that are not. Mr. Miller interjected that you also had the opportunity to sit in the audience. Chair Sturdevant stated she did attend some of the Steering Committee's meetings. She added there are differences of opinion on this board and personal obligations that allow or don't allow some of us to attend those meetings. She added that we all need to be respectful of each other and of each other's time. Every question is a good question and the more questions asked the better the Plan will be when it is completed. Again Chair Sturdevant thanked Mr. Majewski for his attendance this evening and asked that if any changes were made to the Plan presented this evening that the Commission be given those changes.

Mr. Majewski stated he would take his notes from this evening back to the Steering Committee for discussion. He thanked the Commission and those in attendance for their time and consideration. The next meeting of the Steering Committee was scheduled for October 22, 2009. Mr. Majewski stated he would confirm with Ms. Ferencz as to if that meeting would still take place.

Meeting Minute Approval

August 11, 2009 meeting minutes. Mr. Anderson made a motion to approve the Zoning Commission's August 11, 2009 meeting minutes as amended. It was seconded by Ms. Kemp.

ROLL CALL-Anderson-yes, Kemp-yes, Brewer-yes, Miller-yes, Sturdevant-yes.

September 8, 2009 meeting minutes. Ms. Kemp made a motion to approve the Zoning Commission's September 8, 2009 meeting minutes as amended. It was seconded by Ms. Brewer.

ROLL CALL-Kemp-yes, Brewer-yes, Anderson-yes, Miller-abstain (not present at the meeting) Sturdevant-yes.

September 29, 2009 meeting minutes. Mr. Miller made a motion to approve the Zoning Commission's September 29, 2009 meeting minutes as written. It was seconded by Mr. Anderson.

ROLL CALL-Miller-yes, Anderson-yes, Kemp-abstain (not present at the meeting) Brewer-yes, Sturdevant-yes.

Chair Sturdevant introduced the new alternate member to the Zoning Commission Ms. Kathy Zweifel. The Board welcomed her.

Page 12 Westfield Township Zoning Commission 10/13/09

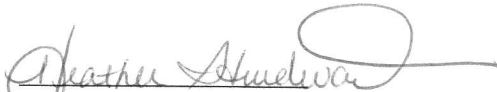
Chair Sturdevant stated there were changes made by the Trustees to the proposed signage text and matrixes that should result in a better sign language and clarification. Mr. Thorne from the Pros. Office was in attendance at the Trustees public hearings and made recommendations and suggestions to the language. This Thursday the Trustees would hold the continuation of their public hearing on the text amendments.


Announcements


- Continuation of Trustees Public Hearing/Reg. Meeting-October 15, 2009 @ 7:00 p.m.
- Zoning Commission Monthly Meeting-November 10, 2009 @ 7:30 p.m.
- Steering Committee Meeting-October 22, 2009 @ 7:00 p.m.

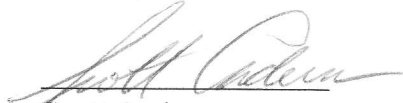
Having no further business before the Commission, Ms. Brewer made a motion to adjourn. It was seconded by Ms. Kemp. All members were in favor.
The meeting was officially adjourned at 9:30 p.m.


Respectfully Submitted,
Kim Ferencz Zoning Secretary


Heather Sturdevant


John Miller


Sue Brewer


Scott Anderson


Jill Kemp