

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
APRIL 27, 2010**

Chair Sturdevant called the rescheduled regular meeting of the Westfield Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Brewer, Anderson, Kemp and Sturdevant were in attendance. Permanent Board member Miller was absent due to work commitments. Alternate Board member Kathy Zweifel was in attendance at the zoning workshop entitled, "How to be a better Zoning Commission member" and would bring that information back to the Commission. Other individuals in attendance: Tim Kratzer and Zoning Inspector Matt Whitmer.

NEW BUSINESS

1. Zoning Inspector Report

- Zoning Inspector Whitmer stated there is an official complaint on the property located at 7552 Seville Rd. The property owner is a Railroad Recovery worker and there are post and poles and boxes all over the property. There are 5 violations. Zoning Inspector Whitmer concluded he sent the property owner a certified letter about the violations.
- The BZA hearing for Northcoast Soccer on the Rural Residential portion of the soccer fields will be held on May 6, 2010 at 7:30 p.m. Zoning Inspector Whitmer stated he would now begin working on the Local Commercial portion of the property which would come before the Zoning Commission accordingly.
- Zoning Inspector Whitmer continued that a year ago, a property owner on Hulbert Rd. fell through his roof of his house while making repairs. He added that the house still remains in disrepair. The roof is collapsed and the north wall is ready to come down. Zoning Inspector Whitmer stated he contacted the Building Dept. and they will be meeting him at the property on Thursday morning for an assessment. The Building Dept. stated they would then tell the owner to immediately tear the house down; or give 30 days to tear it down. Zoning Inspector Whitmer stated no one is living in the home currently.
- Lastly was the property at the corner of Greenwich and Lake Rd. The property is still full of junk. Zoning Inspector Whitmer stated he would be in contact with the property owner as the house is currently being rented. Zoning Inspector Whitmer stated this has been an ongoing issue for a last several years and he would be contacting the owner accordingly.

GENERAL BUSINESS

Approval of March 9, 2010 meeting minutes

Mr. Anderson made a motion to approve the March 9, 2010 meeting minutes as amended. It was seconded by Mrs. Brewer.

ROLL CALL-Brewer-yes, Anderson-yes, Kemp-abstain (not present), Sturdevant-yes.

OLD BUSINESS

1. Windmills and Outdoor Woodburning Units

There was an article in the Gazette newspaper that Montville Twp. currently has proposed text amendments on windmills and outdoor wood burning units. Secretary Ferencz stated she would follow up with Montville Twp. and try to get their proposed language as well as the comments from the Medina County Dept. of Planning Services/Planning Commission. Chair Sturdevant stated she previously handed out staff comments from the Medina County Dept. of Planning Services on windmills, but the language proposed was very vague. The Commission stated they would like to table moving forward on these items until information from Montville Twp. is received.

2. Comp Plan

Chair Sturdevant stated that Mr. Majewski would present the final draft of the Comp Plan to the Commission at the board's next monthly meeting scheduled for May 11, 2010 at 7:30. Chair Sturdevant stated Zoning Commission member Miller asked if the Commission would be voting on the Comp Plan that evening. Chair Sturdevant stated that there was nothing in the Ohio Revised Code regarding the approval process of a Comprehensive Land Use Plan and/or the issue of the Zoning Commission holding a public hearing on the Comp Plan. She added she wanted to ask the Commission how they would like to move forward i.e. with a public hearing; or just give a recommendation to the Trustees and let the Trustees hold a public hearing.

There was discussion as to whether the Commission held a public hearing to recommend adoption of the Comp Plan back in 1996. Mr. Kratzer stated he believed the Commission did hold a public hearing. He added that there was some delay as the Dept. of Planning Services drafted the Comp Plan for the Township back in 1996, but the individual in charge of that project left and there was a time lapse as to the completion of the Plan, public hearings and adoption.

Chair Sturdevant stated the Commission also had to decide whether public comment would be taken at the meeting with Mark Majewski or if the meeting would be closed to just discussion between the board and the Planner. The Commission decided to keep the discussion between the Commission and Mr. Majewski and possibly at the end of the meeting, time permitting would take public comment. Chair Sturdevant asked the Commission members to be prepared with comments and questions for Mr. Majewski.

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It was discussed if Mr. Majewski would make changes to the Final Draft of the Comp Plan if the Commission requested changes to be made. The Commission stated that if there were changes that were agreed upon by the Commission and they were not addressed then the Commission would not support a favorable recommendation for adoption of the Comp Plan to the Trustees.

Chair Sturdevant stated she had a discussion with Mr. Majewski that in the 1996 Comp Plan the soil densities were included. She added it was her understanding that Mr. Majewski's draft was not an update but a completely new Comp Plan. Chair Sturdevant continued that she asked Mr. Majewski if the soil densities would be included in his plan and he stated yes but they are not. She added that even the old soil information from the previous Comp Plan was not included. Chair Sturdevant stated Mr. Majewski told her that he did not feel that the soil information needed to be redone. Chair Sturdevant then commented that she contacted some other planners and asked if, when working on a Comp Plan if they go to the County to see if the soil information has changed, updated etc.; and they stated yes. Chair Sturdevant stated if that information was deemed important in 1996 she had a hard time seeing how it would not be important now if soil conditions and densities affect ground water and development potential etc. She concluded she would review what contractual obligations Mr. Majewski has for the completion of this Plan.

NEW BUSINESS CON'T

Chair Sturdevant stated Mr. Miller has been unable to attend Commission meetings due to his work schedule and the alternate has been used exclusively to take his place. There was discussion as to how many meetings Mr. Miller has attended this year. Chair Sturdevant stated she thought Mr. Miller was in attendance once this year and did not miss three meetings in a row. She added she understood Mr. Miller's work schedule especially in this economy and added she realized Mr. Miller just renewed his term and probably did not realize what his work schedule would be. Chair Sturdevant then asked the Commission members if they would like to ask the Trustees for a second alternate. She added that if the current alternate sits in for Mr. Miller that does not leave room for anyone else on the Commission to have a scheduling conflict and still have a full board present. It is important to have a full board for the Comp Plan to move forward and for any applicants that come before the Commission for site plan approval. Chair Sturdevant stated the other option may be to ask Mr. Miller to be the alternate possibly until his work schedule calms down and/or stabilizes and have the current alternate move to the permanent position. Mr. Anderson suggested this be brought up before the Trustees. Chair Sturdevant stated she would bring this issue up at the next Trustees meeting as it would be up the Commission to request a second alternate if warranted.

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Mr. Anderson asked if training could take place at the Townhall because the nights zoning workshops are held by the Dept. of Planning Services he could not attend. Chair Sturdevant stated she would look into that possibility.

MISC.

Regarding the BZA and the Cloverleaf School's sign request, Mr. Thorne was to be drafting a letter on how the BZA was to proceed regarding one public entities request to another public entity. Also Secretary Ferencz would follow up with Mr. Thorne as to whom or if someone was to recuse themselves from that hearing.

PUBLIC COMMENT

Mr. Kratzer addressed the Commission. He stated he has been keeping abreast of Seville and what they are doing with their zoning. He continued there was a farmer named Roger Easton who owned a farm across from Schneider National located in the industrial park developed by Mr. Marshall. Mr. Easton passed away last fall and his wife has put the farm up for sale. Seville passed an emergency resolution to change the zoning on 18 acres from The Acorn Restaurant up to Panther Pkwy along Rt. 3 to commercial. He added that Seville is on its second reading to change the rest of the farm to multi-use zoning which would include single family, multi-family, office and commercial. Mr. Kratzer continued that Seville is also in the process of changing 80 acres north of Circle K on Rt. 3 to multi-use zoning as well. Mr. Kratzer stated he had copies and maps of this information and would forward to the Commission members via e-mail.

Chair Sturdevant asked if Seville could relook at the annexation that was originally approved and then defeated by referendum? Mr. Kratzer stated yes Seville could relook at the annexation and he expected that to come up again but did not know when. He commented that the zoning changes Seville is currently making coincide with their Comp Plan and the proposed annexation did not. Mr. Marshall had property owners that would work with him which in turn did not require him to purchase the land until it was ready to be developed. He added in his quest to change the zoning of his land, he was putting up the property and the developers were going to develop it, however he was not going to make any money until the property was developed. Mr. Kratzer concluded in his case the developers did not put up any money to have his zoning changed. The Commission thanked Mr. Kratzer for his comments.

Announcements

The Commission's next regularly scheduled monthly meeting will be held on May 11, 2010 at 7:30 p.m. and will consist of discussion with Mr. Majewski regarding the Comp Plan.

May 14, 2010-Webinar "Implementing Zoning Support Tools" Time TBA.

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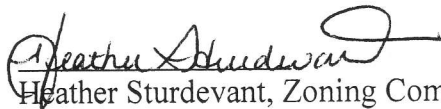
June 3, 2010-Webinar "Sex in the City" Design Standards and Regulations that work for Sex Businesses. Time TBA.

Dept. of Planning Services workshop-"Ohio Zoning Law and Agriculture" Using new technology for zoning and planning, to be held on June 25, 2010 from 8:30-11:30 a.m. There is a \$5.00 fee.

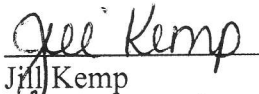
Having no further business before the Commission, Mrs. Kemp made a motion to adjourn. It was seconded by Mr. Anderson A roll call was taken. All members were in favor. The meeting was officially adjourned at 8:10 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



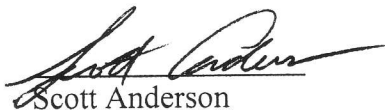
Heather Sturdevant, Zoning Commission Chairperson



Jill Kemp



Susan Brewer



Scott Anderson