

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/ REGULAR MEETING/CON'T OF PUBLIC
HEARING-COMP PLAN UPDATE 2009-2010
JANUARY 11, 2011**

ORGANIZATIONAL MEETING

Secretary Ferencz called the organizational/regular meeting/continuation of the public hearing of the Westfield Township Board of Zoning Commissioners to order at 7:38 p.m. Board members Brewer, Kemp, Anderson, Miller and Sturdevant were in attendance. Alternate Board members Kathy Zweifel and Greg Brezina were also present. Other individuals in attendance: Other individuals in attendance: Jack Greenwald, Ron Oiler, Tom Micklas, Ken Beckman, Dennis Hoops, Larry Bensinger, Bill Thombs, the Drakes, Kerrs, Matt Witmer, Carolyn Sims, Stan Scheetz, Carol Rumburg, Greg Depew, Jim Likley, Gary Harris, Leslie Prochaska, Stan Scheetz, Joel Sech, Tim Kratzer and Kathleen LeMar.

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Ms. Kemp made a motion to nominate Heather Sturdevant as Chairperson of the Zoning Commission for the calendar year 2011. It was second by Mr. Anderson. The nominations were closed.

ROLL CALL- Kemp-yes, Anderson-yes, Brewer-yes, Miller-no, Sturdevant-abstain.

Secretary Ferencz handed the meeting over to Chair Sturdevant. Chair Sturdevant then called for nominations for Vice Chairperson.

Mr. Anderson made a motion to nominate Ms. Kemp as Vice Chairperson of the Zoning Commission for the calendar year 2011. It was second by Ms. Brewer. The nominations were closed.

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

Approval of October 26, 2010, December 7, 2010 and December 14, 2010 meeting minutes

October 26, 2010 meeting minute approval was tabled until Chair Sturdevant verified some items on the audio recording.

Mr. Miller stated he was not prepared to approve the December 7, 2010 and December 14, 2010 meeting minutes until he compared the draft to the audio.

By-Laws

Ms. Kemp made a motion to adopt the By-Laws as written. It was seconded by Mr. Anderson.

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

Page 2 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Meeting Notification Policy

There was much discussion on how to cancel a meeting due to inclement weather i.e. whether it should be when school is closed, a level 2 snow emergency, etc. Chair Sturdevant stated she contacted Fox 8 news to see if they would advertise a Township meeting cancellation and they said no because the Township is a governmental entity. It was previously discussed about leaving a message on the Township answering machine or the website. Trustee Oiler stated that it would be difficult with the current phone system to change messages and the timeliness of getting a message posted on the website was an issue as well. The Commission decided to come up with their own meeting cancellation policy due to inclement weather.

The possibility of updating the Google calendar regarding a meeting cancellation from was also discussed. Secretary Ferencz stated she believed access to manipulate the Township's website was password protected but added if she had access it was a possibility. It was decided that instead amending the By-Laws the Commission would amend their meeting notification policy to address cancellation of a meeting. Mr. Anderson made a motion to amend the meeting notification policy #6 Cancellation of a meeting to read:

“In the event it becomes necessary to cancel a meeting, the Chairperson will notify all Zoning Commission members by phone before public notice is administered by the Zoning Secretary or Chairperson. Zoning Commission meeting shall be cancelled if Cloverleaf School District cancels evening activities. Additional public notification will be a sign posted on the town hall door.” It was seconded by Ms. Brewer.
ROLL CALL-Anderson-yes, Brewer-yes, Kemp-yes, Miller-yes, Sturdevant-yes.

Trustee Likley stated Mr. Robert Gecking who sat on the Board of Zoning Appeals passed away. The Township would send sign and send a sympathy card to the family.

Secretary Ferencz handed out the 2011 Zoning Workshop Series schedule. The first workshop would be held on January 18, 2011 on the Basics of Zoning at 6:30 at the University Center. There is a \$10.00 annual registration fee.

Chair Sturdevant stated it was brought to her attention today that there was some confusion as to the latest revision to the Comp Plan Update. There was a revision completed August 9, 2010 and another on September 3, 2010 but Mr. Majewski did not change the date on the cover to reflect the second revision; so there are two revised copies with the later containing the 3 additional changes that were made. Chair Sturdevant continued that she had the latest revision via a PDF file that cannot be changed. She stated she would forward it to Clerk Evans to post on the Township website. Chair Sturdevant stated the additional changes that were made to the Comp Plan Update were as follows:

Page 3 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

1. On the Zoning Action Chart located between page. 63-64 it states the East Greenwich Rd. Neighborhood Bus. District and should actually read the West Greenwich Rd. Neighborhood Bus. District;
2. Pg. 58 the removal of the reference to the Muskingum Watershed Conservation District;
3. On the map between pgs. 43-44 the dashed area (#3) was to be removed from the map but was only removed from the key
4. Pg. 41 Additional studies needed for N. of Greenwich Rd., originally the Zoning Commission left that wording in but it has since been removed

Chair Sturdevant stated she would send a copy of the latest revision of the Comp Plan Update to Secretary Ferencz as well.

Chair Sturdevant then had each of the Zoning Commission members reiterate their concerns regarding the proposed land use map showing the area south of Rt. 224 to be zoned light industrial/office and the concept of the Conservation /Recreational Corridor as discussed at the work session held on January 4, 2011.

Jill Kemp: Concerned with whether the Update is to be specific or general. Don't like the proposed office/lt. Industrial area. Studies should be done before that area is specified a use. Feel Zoning Resolution and Comp Plan Update should support one another. Not comfortable with Conservation/Recreation corridor in terms of potential defense cost for a property owner, as well as non-participation pressures.

Heather Sturdevant: Felt work session was a great start. Felt a compromise could be reached. Looking forward to hearing from Trustees if they want the Comp Plan Update to a generalization or hard recommendation with supporting documentation. My personal opinion is I am not sure about which way the Update should be in terms of legal defensibility. Also if the recommendations are general and the Township spent \$30,000...I will be asking the Trustees at their next meeting which way they want to go and then we can proceed accordingly.

John Miller: I received from Ms. Sims copies of Comp Plans from 12 surrounding communities. They all talk about the resident's vision, the resident's desires, the survey etc. A Comp Plan is not legally binding, but what is reflected in all of them is the Plan is what the residents want. I want to make these plans part of the public record and for them to be forward to the Trustees for their review. These are the recommendations that our residents want today and in the future. I do not support the changes the Zoning Commission made to the original Update as drafted by the Steering Committee.

Sue Brewer: I want to thank everyone from showing up at the work session. I am still concerned with the conservation/recreation district and protecting individual's property

Page 4 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

rights. I think a compromise can be reached. Looking forward to hearing what the Trustees want and how we should proceed.

Scott Anderson: I too want thank everyone for coming out. I think the uses can be expanded for the E. Greenwich Rd. corridor. As far as the recreation/conservation district; the private landowners need to be protected. I am looking forward to working with the Trustees and moving forward.

Chair Sturdevant opened up the hearing for public comment and limited the time to 10 minutes for each individual who wanted to speak.

Mr. Joel Sech (5905 SevilleRd.) This process has been a lot of hard work for both sides and a lot of meetings. He thanked Chair Sturdevant for all her hard work as well as others. Mr. Sech stated during all these meetings the farmer has never been discussed and he lived next to a farmer. If this shopping center is developed how would the farmer be able to be out on the road with his farm equipment. Our police and fire department could not handle the influx of individuals either. I came here 5 yrs. ago for the rural atmosphere. I could not conceive that this shopping complex could ever be located here. There would have to be a destination in mind for those who would want to get off the interstate to shop not just a "common" shopping complex. Mr. Sech continued as one headed east on 71 there was a shopping complex at almost every interchange. It is important to take what the residents want into consideration.

Mr. Sech continued not everyone is a public speaker. There are those who are against this development that just are not comfortable speaking in public. He asked the Commission to please take all of this and what the residents want into consideration.

Mr. Thombs (8189 Friendsville Rd.) I believe a compromise can be reached. Look at the internet on zoning. One would be amazed at what is out there. What the Steering Committee has drafted are just recommendations. Mr. Thombs then read the following statements into the record:

The proposed compromise is based on the zoning commission's suggestion that there may be a need for a new zoning classification and the lack of acceptance for office/industrial.

Corporate Park District

This zoning would need to be defined and there are multitudes of definitions on the Internet. The general definition of a corporate park would include technology, medical, corporate head quarters, childcare, health centers, government offices etc.

Justifications

- This would provide a diversity to the area providing both commercial and office space to the developer

Page 5 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

- It would parallel the rural atmosphere more closely than a large shopping area based on the landscaping required in this area
- The income from these jobs would be more consistent over the long term providing greater revenue to schools and community
- The sales tax generated from commercial would mostly benefit the large school districts in the county not Cloverleaf. The sales tax is divvied by the County Commissioners on a per student basis. This would send most of the sales tax money to the larger districts of Brunswick, Median and Wadsworth leaving Cloverleaf, where the money is generated, with a minimal amount.
- This would provide livable income for young people wanting to relocate
- There would be less impact on the traffic issues at the Cloverleaf intersection and the intersection of Lake and Greenwich Rds. The intersection of Rt. 224/71 would be less congested because the traffic from the corporate park would be weekdays not on the weekends like a mall. This combination of mall traffic with soccer would be a constant. It would be like a soccer weekend most of the time.
- The traffic could be staggered like Westfield Company
- The required landscaping for a corporate park would be more acceptable to a resident
- The clientele and employees in a corporate park would require less security and fire protection
- The corporate park would require less parking area, which ultimately reduces run-off water. This would minimize the opportunity for flooding and contamination of our water supply in the aquifer to the south
- It would more closely parallel the esthetic nature of the Chippewa Creek Watershed area
- The area is central to three large cities (Akron, Cleveland and Columbus) for employment and employer convenience
- Research and recent newspaper articles indicated the difficult with selling large box stores and their minimal commitment to the area
- A corporate park would minimize the need for lighting both in extent and the hours of use
- This type of development would be in need of the new fiber optic line to be installed on Greenwich Rd.
- There would be a lesser impact on sewage facilities in the area. (See attached to approved meeting minutes)

Ms. Rumburg (5909 Mudlake Rd.) asked Chair Sturdevant stated she spoke with someone involved in the Erie Towpath and wondered if Chair Sturdevant could elaborate.

Chair Sturdevant stated the gentleman was involved for the past 20 yrs. in the creation of the Erie Towpath. The gentleman stated the Towpath was able to be completed without any taking of individual property owners land. It was made known to all parties when the project was started that a taking was not an acceptable option. Everyone who was involved signed a statement to that affect. The process involved easements and what Mr.

Page 6 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Thombs mentioned about full liability and responsibility being given to another entity i.e. the community.

Chair Sturdevant continued she has asked this individual to come and speak to the Commission but his schedule is not conducive so she did ask him if he could possibly put something in writing to explain the process for the creation of the towpath.

Ms. Rumburg stated Scott Anderson commented at the work session, that he was concerned with the area the Steering Committee suggested to be zoned office/light industrial due to the permitted use of senior housing. Ms. Rumburg asked if instead of removing the proposed office/light industrial classification, could senior housing be removed as a permitted use? Mr. Anderson responded that was an option that could be considered.

Ms. Prochaska stated the reason senior housing was suggested for that area was because Chippewa Partners stated they were interested putting an assisted living facility in Westfield Township.

Ms. Rumburg interjected that Ms. Evans name was not listed as part of the Steering Committee on the front of the Comp Plan Update draft document(s) as a member. Chair Sturdevant stated she would look into that issue.

Ms. Rumburg stated she had supporting documentation if the Commission was interested in pursuing the area proposed to be designated office/light industrial and added she would be willing to work with Mr. Majewski to compile this information. Chair Sturdevant stated that would really depend on how the Trustees decide to move forward with the Comp Plan Update i.e. generalization or specific recommendations with supporting data.

Mr. Larry Bensinger (7403 Greenwich Rd.) read the following statements into the record:
In sum: At the meeting workshop on 1/4/2011 he witnesses the Steering Committee was attached to a particular outcome. The Steering Committee continues to defend "their township solution" with an approach unhinged from basic facts and reasons. Much time was spent regarding support for conservation areas in form of hiking and biking trails and connecting them to the park district. When someone raised the issue of connection and how they would traverse the highways their response includes a possible bridge or tunnel and not to worry since grant money might be available.

How odd, a solution presents itself so readily to something they support but they cannot see the same solutions might also apply to a general business district. A repeated criticism of retail development has been its availability within a 20-25 min. drive. Guess what? Hiking and biking trails are even closer.

Page 7 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

No one is paying attention to the basic foundation they are attempting to forward through the Comp Plan itself. Go back and ask yourself do the facts support these conclusions? Is this in the best interest of the township?

The plan includes five policy issues to promote the preservation of the agricultural atmosphere including identification of ag lands as well as possible expansion of public programs such as CAUV districts...No details is provided about the appropriate level or the fiscal implications as well as the acquisition of property by the park district.

My research indicates Westfield Twp. is 23.13 sq. miles representing 14,803 acres and 1692 parcels. CAUV qualified property totals 7924 acres (53.3%) and 287 (17%). The Medina County park district has amassed a total of 4316 acres within the county, 59% of which 2593 acres collectively resides within Westfield Twp. and its three neighboring townships (404 acres in Harrisville/Lodi 1157 acres in Lafayette 346 acres in Guilford and 657 in Westfield.

Land use decisions have fiscal implications. CAUV or ag property already enjoys preferential tax treatment, which results in lower taxation levels when compared to other land uses. Government owned property is tax exempt. So the two land uses with the lowest tax productivity are the land uses selected for expansion? Is this logical for the township to actively promote continued deterioration of its tax base...Unless there is growth in other land uses, this effectively shifts the tax burden to a declining base of property owners.

I am not suggesting a ban on ag or park district land uses. But I wish to point out that higher tax productivity land uses can coexist with other land uses to everyone's benefit.

I have included a single page inventory of the Wadsworth Crossings Development properties at the at the intersection of I-76 and Rt. 261. Sixteen parcels totaling 187 acres are currently producing property tax revenues of 1,173,906 dollars per annum. This development also is not fully built out.

Assuming Westfield housed this development, allocation of property tax revenues at a rate of 70% for the Cloverleaf School District and 9.5% for Westfield Township would result in 821,734 dollars to the CLSD and 111,521 to Westfield Township. In addition .5% of the 6.5% sales tax receipts would accrue to the school system.

With a more forward thinking approach the I-71/I-76 interchange represents a similar value proposition for Westfield Twp. The intersection should be recognized as a unique and value asset within the township. The opportunity to more properly align the land uses within their environment and product potential should be embraced. Yes, a small section of land is carved out for more intensive uses. Yes, there may be challenges. But like the tunnel or bridge they are merely challenges.

Page 8 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Mr. Bensinger also included a map of the CAUV parcels, the list of property the Medina County Park District owns and the inventory sheet for Wadsworth Crossings. (Attached to approved meeting minutes).

Ms. Sims (5570 Mudlake Rd.) stated she appreciated the workshop and the information exchanged. The Steering Committee is not anti-growth it is anti-retail development on Greenwich Rd. She stated she hoped another work session would be scheduled between the Commission and Steering Committee to review line by line items that were modified by the Commission in the Update. Ms. Sims stated she had a copy of all the Comp Plans in Medina County and their purpose statements. The majority of them provided the same type of mission statements. A Comp Plan is a recommendation. It is not a legally binding document however it does have a legal angle to it. If the Zoning Commission deviates from the Development Policy such as big box zoning on Greenwich Rd.; there must be justification for doing that in order to avoid a lawsuit or lawsuit threat.

She continued that if the revisions the Commission made were done to be able to approve the text/map amendments before the board, it must be noted that retail was not supported by the Steering Committee, the survey or resident opinion. Ms. Sims said Mr. Thorne stated at the workshop that the Committee and Commission could consider the least impact land use for that area. Ms. Sims then asked the Commission to review the Comp Plans presented and to forward them to the Trustees. She commented that the Comp Plans presented have been previously approved by the Pros. Office and are currently in use.

Ms. Sims went on to state that it is important to remember that Westfield Township has an aquifer. It is that aquifer that provides the ground water for economic development. The ground water needs to be preserved as well as an adequate recharge area provided south of the continental divide. She continued that Montville Twp. is divided in the continental divide and has incorporated different zoning i.e. north of the divide development is permitted; south it would be taken under consideration. Ms. Sims encouraged the Commission to invite Tom James from the Medina County Park District as an expert speaker. Ms. Sims stated the County Park District has not built any trail by the taking of property or eminent domain.

Ms. Sims again reiterated her comments about record retention and indexing due to the eminent threat of litigation. She asked about the October 12, 2010 meeting minutes where she was not allowed to put her recording device in the dais. The meeting did not record and Mr. Miller did not approve the minutes of that meeting as there were comments made by Mr. Scheetz after public comment was closed that were not in the meeting minutes. Ms. Sims continued the audio then showed up and she got copy of it and the comments Mr. Scheetz made were on the recording. Chair Sturdevant stated that audio could be reviewed and the meeting minutes amended if necessary. She added she would speak to Mr. Thorne and see what the proper procedure would be to follow.

Page 9 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Ms. Sims then asked if the audience could record Zoning Commission meetings? Chair Sturdevant stated yes from the audience, not by placing a recording device on the dais. She continued a similar mishap in the audio recording took place on Dec. 21, 2010 when the Commission held a work session with Mr. Thorne. Secretary Ferencz was not present that evening. However Chair Sturdevant continued, Ms. Fisher tape recorded the work session and has provided a copy of that recording. Mr. Thorne stated that once that copy is verified it could be used to produce meeting minutes to the work session accordingly. Ms. Sims asked if Ms. Fishers recording would be available as a public record? Chair Sturdevant responded once copy was made from the tape to a CD the recording would be available as a public record.

Ms. Sims commented that at the work session held between the Steering Committee and the Zoning Commission it was written on the agenda for that evening that supporting documentation was requested for the decisions made by the Committee. She added she brought in 194 pages of documentation and Secretary Ferencz and Chair Sturdevant both said they had to reject it. Chair Sturdevant stated she could only speak for herself, but she was told by a Trustee that if someone wants to submit something of that length they would have to provide a copy for the Township. Regarding each Commission member, it would take over 4 reams of paper to make 7 copies so that individual should provide a link that could be forward to each Zoning Commission member accordingly. Ms. Sims asked what Trustee said that? Chair Sturdevant stated Trustee Oiler. It was asked who told Secretary Ferencz not to accept the document? Secretary Ferencz responded Trustee Likley said not to copy the document not to not accept the document. Chair Sturdevant stated that at that meeting, Ms. Sims stated that was her only copy and that the Township could copy the material. Ms. Sims interjected that since then she has sent the Commission members the link to the NOACCA page that includes the retail studies from 2000 and 2007. She stated she also provided a hard copy for the townhall. Ms. Sims provided for public record the NOACCA link. (See attached to approved meeting minutes)Ms. Brewer interjected that currently she does not have a computer and all information is mailed out to her. Ms. Sims stated all that information has been provided at the Townhall for viewing and Ms. Brewer could ask the Trustees if they felt it was appropriate to provide her with a hard copy. This document has been submitted previously when the amendment applications were submitted just for the Kratzer property.

Ms. Sims again reiterated that the documents that the Commission is reviewing need to be available to the residents regarding the text/map amendment applications and the Comp Plan Update. Chair Sturdevant stated she would try to get these situations rectified. Ms. Sims stated her repeated issue of meeting minutes not being posted in a timely manner for her. Chair Sturdevant stated board members wanted to review audio to compare the minutes with the recording and the Commission would move forward accordingly.

Page 10 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Mr. Likley (9585 Daniels Rd.) asked if the PDF Chair Sturdevant had regarding the Comp Plan Update could be forwarded to the Trustees as well as specific page information on the proposed changes made by the Commission. Chair Sturdevant stated she would make sure all that information was sent on to the Trustees, Clerk Evans, the Zoning Commission members and Secretary Ferencz.

Mr. Denny Hoops (7276 Garman Rd.) stated he was concerned at the last meeting that the Committee said they represented the community. He continued that he and well as others supported controlled development and the General Business District. Mr. Hoops asked if there have been threats of litigation? Chair Sturdevant stated yes, but if that occurs is yet to be seen. Mr. Hoops asked if there has been a threat of referendum if the Committee does not get their way? Chair Sturdevant stated a referendum has been mentioned. Mr. Hoops continued that the Committee made a statements they don't want any growth but recommended office/light industrial zoning and in the same breath say they want a grocery store??!! He commented that if you make the zoning too tight there will be no growth or area so small that the cost will not be lucrative for roads and utilities and what would end up going in would not be what the community wanted or needed.

Mr. Hoops said he has lived here 60 yrs. and use to hunt and walk the roads. He then commented if we would have started no growth; no development 20 yrs. ago how many of those present this evening would be here today? Westfield is a growing community and we need controlled growth. He added that it has been stated if we keep it rural property values will go up however he personally has seen his property value decrease. The economy has changed and the cost of living continues to increase. Mr. Hoops stated he supported the proposed General Business District but agreed the proposal needed to be modified. He stated he did not know if a "mall" could even be developed on 400 acres because much of that land is located in the floodplains. Mr. Hoops stated a General Business District for that area is a good location as traffic would be concentrated and not wondering through the residential areas of the township. Utilities could be available from Westfield Village or Seville as well as the creation of the fiber optic network. The mergence of 71, 76 and 224 at this intersection is ideal for development. The visibility of this area is the best location for business to locate. With the highway lights turned on this area is not going to be developed residentially.

Lastly, Mr. Hoops stated the issue of taxes as it relates to public services, road improvements and the School District all would benefit as a result of development in this area. He concluded that he hoped the Commission would come up with an educated decision as to what would be best for the community.

Mr. Ken Beckman (7583 Greenwich Rd.) stated 39% of the residents returned their survey, and 84% stated they did not want large retail development. The City of Medina has every single business and restaurant known to man and they have the highest taxes in

Page 11 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

the County. Where is all this tax money at? Mr. Beckman stated he appreciated Mr. Thombs comments about the potential of a corporate park.

Mr. Kratzer (5669 Greenwich Rd.) commented about the preparation of meeting minutes for the Steering Committee/Comp Plan Update. At the time Trustee Sims purchased refreshments for the Committee for their meetings. In order for Trustee Sims to be reimbursed for the refreshments, the Pros. Office stated that minutes needed to be taken at those meetings. Mr. Kratzer stated he too contributed to the cost of refreshments. It was then discussed with the planner Mr. Majewski about preparing minutes, and he stated he would be responsible for that task.

Mr. Kratzer continued now hears the Steering Committee wants to meet with Mark Majewski to put together documents to support their version of the Comp Plan update when this documentation was asked for at the work session held on January 4, 2011. He added that Ms. Sims stated the Commission would not accept her documents however when an applicant comes before the Township, they are required to provide 8-10 copies. Ms. Sims provided her copy of the document and asked that it be copied. The document is 194 pages long. She then provided a link for the members to go to review the document. It would then be up to each board member to either view it on line and/or print a hard copy. Ms. Kratzer stated he felt that if Ms. Sims wants the members of the Commission to review the document she should provide each Commission member with a hard copy.

Ms. Sims interjected she did provide one hard copy for the Township so that the members could review it and make sure it is indexed due to the threat of litigation before the Township.

Regarding the EPA, Chair Sturdevant stated they have now requested more detailed information to complete the site visit for the Comp Plan. Not only do maps need to be provided but a list of all the permanent parcel numbers, drawings of the properties, buildings on site, septic lines, etc. Permission also has to be given by the property owner for their property to be staked out as well. Chair Sturdevant continued that she has enlisted the assistance of Zoning Inspector Witmer to help put together all this information for the EPA to complete their visit and study however it would take some time.

Chair Sturdevant continued she sent out a link to the Commission members regarding the 208 Plan because it was her understanding that the EPA tried to get each writer of the Plan to specifically write what could be changed in the Plan, how it would be changed and what was acceptable or not acceptable. The Plan regarding this specific area is very vague. Mr. Troike has stated our area was not planned for the extension of sewer/water however all it would take to change that was a letter to NOACCA and it could be done. According to the EPA, unless that change was made, they could not say "yes" to anything

Page 12 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

without a letter of authority or with any less than 26 employees. If the proposed text amendment for rezoning was approved and as site plan submitted the applicant would be then be required to submit to the EPA as well as applicable fees involved. Chair Sturdevant commented that this would be a great document to have once completed by the EPA but the Commission could not sit on the Comp Plan Update until that study was completed.

Ms. Sims stated the Dept of Planning Services has much of that information available in layers that could be added to the aerial photos i.e. water, topography, property lines etc. Ms. Sims stated this study has been referred to as the secret Heather study has Chair Sturdevant has refused to publicly identify the parcels or who her contact is at the EPA. Chair Sturdevant stated she has not refused to identify the parcels, just her contact. Chair Sturdevant continued she wrote a letter to the Trustees about the issue of her disclosing her contact information at the EPA as well as the issues of calls being placed to the speakers have that come before the Commission or who are planned to come speak to the Commission. The response the Trustees gave was just for her to ignore it. Chair Sturdevant stated any board member could contact whom ever they wanted to contact to receive information that would be helpful to the Commission. She added she took the initiative to contact individuals who would be willing to address the Commission to be able to make an informed decision. Chair Sturdevant stated there are board members and other individuals who have contacted the various entities and speakers she has communicated with to "check up on her" or discuss personal vendettas. It is harassment and she was not going to fuel that fire. Chair Sturdevant stated she spoke to Mr. Thorne and he said that she did not have to disclose her contacts or her phone log. Anyone individual or board member was more than happy to contact whom ever they want or entity they want and request information or studies to be done. Everybody has an opinion, is entitled to their opinion and that is no reason to hate your neighbor. This community needs to work together and not against each other.

Mr. Miller stated he contacted Bethany Dentwiler and Buck Adams and it was only to see why they have not come to speak to the Township and both of them said they were never contacted. Chair Sturdevant stated Clerk Evans has an e-mail from Bethany Detwiler stating she had a conflict with a meeting date. Secretary Ferencz stated she also received a phone call at home from Ms. Dentwiler calling about a meeting date and she forwarded that information to Chair Sturdevant.

Regarding Buck Adams, Chair Sturdevant responded she did contact Buck Adams office to set up a meeting date and thought that meeting was put on his schedule but apparently it had not. It was not until she got through to speak to Mr. Adams that she found out about the mishap in scheduling. Mr. Miller sent an accusatory letter to the Trustees that about the incident and those were not the facts. Mr. Miller stated that Chair Sturdevant said these two individuals would be in attendance at several previously scheduled meetings and neither showed up and he wanted to know what was going on. Chair

Page 13 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

Sturdevant stated they were contacted. Mr. Micklas was called out for laughing. Mr. Micklas stated he did not have time to pursue contacting Chair Sturdevant's contacts but stated if it is such a big case she should provide a phone log to confirm that the individuals that were requested to speak before the Commission were truly contacted. Chair Sturdevant stated she was not going to sit here and fuel personal attacks. She added she wanted to move forward and stop playing children's games and Mr. Micklas stated that would start with her.

Ms. Sims stated some people come to meetings dependent on who is scheduled to speak and then the speaker is not presented. Mr. Adams wrote a letter to the Trustees stating he was never invited to speak to the Township. Ms. Sims stated at the Commission's organizational meeting it should be stated who was responsible for making those contacts and ensures the invitation. Chair Sturdevant stated anyone on the board could do that but she was the only one who took that upon herself to do. Chair Sturdevant stated someone needed to contact Tom James from the Park District to see if he could attend the meeting scheduled for February 8, 2011 for the continuation of the public hearing on the Comp Plan Update. Mr. Miller offered to contact Mr. James.

Chair Sturdevant made a motion to continue the public hearing for the Comp Plan Update 2009-2010 on February 8, 2011 @ 7:30 p.m. It was seconded by Ms. Kemp.
ROLL CALL-Sturdevant-yes, Kemp-yes, Brewer-yes, Miller-yes, Anderson-yes.

Chair Sturdevant stated she spoke with a gentleman from ODOT and they have a traffic study done for the Chippewa Resort project, but the applicant has not complied with any of the suggestions made as of yet. She asked the Commission if they wanted a representative from ODOT to come and speak or just the documents at this time. The board stated the documents would be sufficient at this time. Chair Sturdevant stated she would forward a copy to the board members electronically.

Correspondence

Commission members all received a letter dated 1/10/2011 from Stan Scheetz attorney for the applicants regarding the proposed text/map amendments before the board. Mr. Scheetz has stated he and those he represents have been listening to the Commission at various meetings and are willing to make some compromises based on those discussions. It has been previously determined per Mr. Thorne's opinion that the Commission was not to accept any modifications to the applications until all the speakers have been heard from and the Commission is ready to consider a vote. The Commission can close the public hearing and has 30 days after that to make a vote and to look at those potential compromises. Mr. Scheetz interjected that he just wanted the Commission to know he on behalf of his clients are willing to make deletions of uses or add to the list of permitted uses as suggested by Mr. Thombs such as a corporate park or headquarters. The Commission members stated they will hold Mr. Schertz's letter until the appropriate time.

Page 14 Jan. 11, 2011 Westfield Twp. Zoning Commission organizational/ Reg. meeting/Con't of public hearing-Comp Plan Update 2009-2010

MISC.

Secretary Ferencz stated regarding the "proposed site plan that was to go before the Commission" it appears that the use is not permitted so therefore it would need to go before the BZA but would follow up with Zoning Inspector Witmer accordingly.

ANNOUCEMENTS

January 18, 2011 @ 6:30 p.m. Zoning Workshop Basics of Zoning-University Center in Lafayette.

January 25, 2011 @ 7:30 p.m. -Con't of public hearing Stan Scheetz proposed text/map amendments as well as speakers Buck Adams-Medina County Emergency Management and Dentwilder-Medina County Economic Community Development.

February 8, 2011 @ 7:30 p.m.-Continuation of the public hearing-Comp Plan Update 2009-2010.


Mr. Anderson made a motion to adjourn the regular meeting. It was seconded by Ms. Brewer.

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

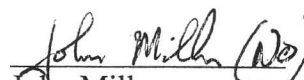
The meeting was adjourned at 10:12 p.m.

Respectfully Submitted,
Kim Ferencz-Zoning Secretary

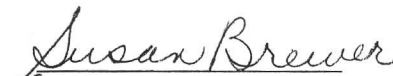
Chairperson, Heather Sturdevant



Jill Kemp



John Miller



Sue Brewer



Scott Anderson