

Westfield Township

Board of Zoning Commission

Meeting Minutes of April 9, 2013

The meeting was called to order by Heather Sturdevant, Chairman at 7:35 pm. Members in attendance were: Sue Brewer, Greg Brezina, Jill Kemp, Scott Anderson and Chairman Sturdevant and Zoning Secretary Sherry Clarkson. Guests in attendance: Dennis Hoops, alternate to the zoning commission, Matt Witmer and Gary Harris.

March 12, 2013 Meeting Minutes

The minutes were emailed as well as handed out to members in attendance. Chairman Sturdevant asked if there were any corrections/additions/changes to the minutes as presented. There being none, a motion was made by Jill Kemp to approve the minutes as presented. A second to the motion was made by Greg Brezina. A roll call was taken as follows: Sue Brewer-abstain, Greg Brezina-aye, Jill Kemp-aye, Scott Anderson-aye and Chairman Sturdevant-aye. All were in favor and one abstain. The motion passes.

Other Business

We were to have held our HC public hearing tonight, but due to an error, we will not be having it. Chairman Sturdevant advised we will not be holding our normal May meeting due to Continuing Education being offered by the MCPC on 5/14/13. She asked board members if they would like to set up a special hearing date or would be in favor of holding the public hearing at our June meeting, scheduled for June 11th. Members queried asked for the public hearing advised they would like the hearing to be held in conjunction with our normally scheduled meeting. **Chairman Sturdevant asked for a motion to hold a public hearing for the proposed HC district language on June 11, 2013 at 7:30 pm. A motion was made by Jill Kemp and a second to the motion was made by Scott Anderson. A roll call was taken as follows: Sue Brewer-aye, Greg Brezina-aye, Jill Kemp-aye, Scott Anderson-aye and Heather Sturdevant-aye. The motion passes.** Chairman Sturdevant advised it will need to be advertised in the paper 14 days in advance.

In-Law Suites

Chairman Sturdevant advised everyone should have in their possession a copy of a letter from the Medina County Prosecutor's Office with reference to In-Law Suites (please refer to attached Exhibit A).

Chairman Sturdevant proceeded to read the letter to board members in attendance. Chairman Sturdevant advised it was a good explanation. It was noted by Jill Kemp that what would stop a person from adding an entrance later, e.g. 10 years later down the road. Matt Witmer advised if we do not allow from the beginning it protects the Township, if they add later, we do have recourse. Chairman Sturdevant asked members if we want to do something about this now. It was noted at the present time, it depends upon how it is presented to the township zoning inspector. E.g. I want to add an addition to my home vs. I want to add an In-law suite. It was noted if this has a separate address, then this would be treated as a separate residence. It was noted that the township does not want to exclude families from having family living with them, what needs to be stopped is when you decide to add an addition for non-family/tenant. It was noted if we allow an outside entrance, because as per the letter states...thus it would be my recommendation that if you have a couple who currently wants to add on,

that the add-on be treated as just that, and add-on with no outdoor entryway into the area. Greg Brezina asked what about if you state side or back entryway. Jill Kemp advised this is a very gray area which is hard to monitor. Chairman Sturdevant advised we do not allow for apartments within the township, so if an entrance monitors this, so if we define an apartment as a unit with an outside entrance, and we don't allow for apartments, then we are controlling that. Matt Witmer advised "If you define an apartment and state outside entrance mudroom/laundry room, bathroom, living area and kitchen etc.," Chairman Sturdevant interrupted Matt Witmer and advised it is not our business to tell people what to have in their home. It was noted if someone puts an addition on and we notice it has an outside entry, then what do you do, you would end up inspecting something that may not be a secondary residence, if we look at it this way also. It was noted we don't want to punish people in the township who would like to add an addition to their home; we need to do a little more research. It was noted that the board does not have a problem with "in-law suites" is it the secondary residences that pose a problem. Chairman Sturdevant advised if we ask David Folk on defining an in-law suite and state they are allowed as long as no rent is being collected/made? It was noted by Sue Brewer and Jill Kemp that many parents move in with their children and help them financially with the house payment, so this is not good either. It was noted that we need to address this, because if it is not specifically allowed is prohibited.

Jill Kemp also mentioned what about if a parent lives with a child but needs a separate entrance because they may have restrictions, like wheel chair access. Chairman Sturdevant advised don't some building codes state for so much square footage of a home, so many entrances are needed? This is something to think about also.

It was noted after discussion that members need to think more serious about this and Chairman Sturdevant advised she would ask Rob Henwood if there has been any language has been written on this by any other townships. We may be re-creating the wheel, if another township or townships have been addressing this already. It was noted this might be a good subject to bring up at the training seminar upcoming. It was noted the training next month deals with the zoning commission.

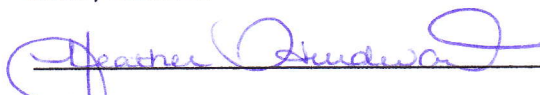
Northcoast Soccer Update

Chairman Sturdevant advised they are going through the minutes and have completed them from 1996-2007. They are not on a time table to get this done. This is still work in progress.

Next Meeting will be at 6:30 at the Medina County District Library on May 14th.

Respectfully Submitted,

Sherry Clarkson



Heather Sturdevant, Chairman

6-11-13

Date

Greg Brezina, Co-Chairman

Date

Jill Kemp

Jill Kemp, Member

Scott Anderson

Scott Anderson, Member

Susan M Brewer

Sue Brewer, Member

6-11-2013

Date

6-11-2013

Date

6-11-2013

Date