

Westfield Township Zoning Commission
Meeting Minutes of July 9, 2013

The meeting was called to order at 7:35 pm by Chairman Sturdevant. Members present: Sue Brewer, Greg Brezina, Jill Kemp, Scott Anderson, Chairman Sturdevant and Zoning Secretary, Sherry Clarkson. Chairman Sturdevant advised Dennis Hoops would not be in attendance this evening as he had to work late. Guests in attendance: Matt Witmer, Zoning Inspector, Ron Oiler, Gary Harris and Jim Likley, Trustees and Dr. Linda Randolph. Chairman Sturdevant then advised those present that the Board would be entering into a Public Hearing.

Public Hearing –Proposed Changes to HC-Highway Commercial

Chairman Sturdevant asked for a roll call to be taken, members present: Sue Brewer, Greg Brezina, Jill Kemp, Scott Anderson and Chairman Sturdevant.

Chairman Sturdevant asked if everyone has had a chance to review the proposed HC Highway Commercial Language and asked if there were any changes. It was noted that as per proposed changes, all members were in agreement. Chairman Sturdevant opened the floor for public comment on the proposed changes. It was noted a copy of the proposed changes were placed in the township office for public review. Chairman Sturdevant advised those in attendance that within the township there is still property available for development and that the public citizens have made the board aware that they would like to see the land developed prior to opening up any more. The board had multiple discussions on how and what to open the land to. We looked at adding the following permitted uses to the already existing uses and they are: Storage, Warehousing and Light Industrial. In doing so we added the following definitions:

Storage: A use engaged in storage wholesale distribution of manufactured products, supplies and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive or a nuisance.

Warehouse: A use engaged in storage wholesale and distribution of manufactured products, supplies and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive or a nuisance (same meaning as storage), see also warehouse, see also storage.

Light Industrial: Any operation which assembles, improves, manufactures, produces, fabricates or packages goods or materials in a manner which does not create a noticeable amount of the external effects of the manufacturing process as smoke, noise, soot, dirt, pollution, vibration, odor etc., Warehousing, wholesaling and distribution of the finished products produced at the site is allowed as part of this use.

Nuisance: The unreasonable, unwarranted or unlawful use of one's property in a manner that substantially interferes with the enjoyment or use of another individual's property, without an actual trespass or physical invasion to the land.

The floor was opened to the public for comments/questions. Chairman Sturdevant advised this is additional language to be added to the current uses. It was noted the board looked at quite a bit of additional uses, but the board could not come to a conclusive decision. It was noted the board would like to open this area up and then possibly look at this area again later on down the road. There were concerns about opening the area wide up due to a variety of reasons, some being traffic congestion and mixed traffic. Jill Kemp advised we did not want to add things that belong in a different district. The uses presented are being added along with definitions being provided. The uses provided for the traffic which would enter the area and because we have residential residences close to the area, we are being cautious due to not wanting to cause a lot of pollution to the residential area. There being no questions and/or comments from the public, Chairman Sturdevant asked if the board wanted to add anything additional or remove anything. Jill Kemp advised she agreed with what was presented as well as Scott Anderson agreed. Greg Brezina agreed that this is a good starting point. The public portion of the public hearing was closed by Chairman Sturdevant. It was noted that the information was presented to Planning Services. It was noted the board could act upon this or wait. **A motion was made by Jill Kemp to vote on additions made to HC Highway Commercial and forward to the Trustees for action. A second to the motion was made by Scott Anderson. A roll call was taken: Sue Brewer-Aye; Greg Brezina-aye, Jill Kemp-aye; Scott Anderson-aye; Heather Sturdevant-aye. The motion passes. It was noted we would then certify and submit to the Trustees.**

Regular Business

Chairman Sturdevant advised we would move into our regular business meeting, but would hold off on minutes until hearing a submittal of an application by the Cloverleaf Animal Hospital. The application was for a Site Plan Review from Cloverleaf Animal Hospital. It was noted the application was taken by Gary Harris and he advised the submittal met all zoning requirements. The application was also reviewed by zoning inspector, Matt Witmer. Dr. Randolph advised she is looking for a parking lot expansion. Chairman Sturdevant asked for any comments/concerns. Greg Brezina asked about the proposed light. Dr. Randolph advised it hopefully will be a light like presently is there by Lorain Rural-Medina Electric. It was noted the arrows proposed are the way the animal hospital encourages their clients to drive. **A motion was made by Chairman Sturdevant to accept the application from Cloverleaf Animal Hospital Inc, (Dr. Linda Randolph) as complete. A second to the motion was made by Jill Kemp. A roll call was taken: Sue Brewer-yes; Greg Brezina-yes; Jill Kemp-yes; Scott Anderson-yes and Chairman Sturdevant– yes. Chairman Sturdevant asked for a motion to accept the site plan as presented by Cloverleaf Animal Hospital Inc., (Dr. Linda Randolph). Such motion was made by Jill Kemp. A second to the motion was made by Scott Anderson. A roll call was taken as to who was in favor of the motion: Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye; Scott Anderson – aye and Heather Sturdevant-aye. The motion passes. Chairman Sturdevant stamped the approval and provided the applicant with a copy, as well as a copy for the records kept in the township file cabinet. It was noted by the board that the site plan**

submitted was done professionally and answered all and any questions they may have had. Dr. Randolph was complimented by the board.

Northcoast Soccer

Chairman Sturdevant advised that she and Jill Kemp were called by Bill Thorne and he was unable to reach Northcoast Soccer (Mike Sweeney), so the meeting with them tonight is being postponed until our next scheduled meeting. Chairman Sturdevant advised she provided Bill Thorne with that date and he will get back with Chairman Sturdevant to verify the date is good.

Other Business

We have two sets of minutes to approve tonight. The first being June 11th. Chairman Sturdevant asked the board if there were any corrections/additions. There being none, a motion was made by Jill Kemp to approve the June 11, 2013 minutes as presented. A second to the motion was made by Scott Anderson. A roll call was taken as follows: Sue Brewer-aye; Greg Brezina-abstain; Jill Kemp-aye; Scott Anderson-aye and Chairman Sturdevant-aye. The motion passes.

The Minutes of June 25th were emailed as well as handed out to members to review. Greg Brezina asked that about ¾ of the way down the first page is was noted in parenthesis, (Matt & Trustees) and asked that is be noted as Zoning Inspector, Matt Witmer and Trustees, so that the public knows. **With no other comments/changes, a motion was made by Scott Anderson to approve the minutes with the change. A second to the motion was made by Greg Brezina. A roll call was taken: Sue Brewer-abstain; Greg Brezina-aye; Jill Kemp-abstain; Scott Anderson-aye and Heather Sturdevant-aye.**

It was noted the current minutes reflected Site Plan Review, and it should be changed, to Workshop on Northcoast Soccer and General Business therefore prior motion is being withdrawn. Scott Anderson made a motion to withdraw prior motion. Chairman Sturdevant made a motion to approve the minutes as amended with changes. A second to the motion was made by Scott Anderson. A roll call was taken: Sue Brewer-abstain; Greg Brezina-aye; Jill Kemp-abstain; Scott Anderson-aye and Heather Sturdevant-aye. The motion passes.

Update to change in Zoning Book

It was noted that in the current zoning if you refer to Section 305 B.Uses 2. Conditional Uses item b. Gasoline filling station and c. Automotive repair and d. Auto wash, under Subject to subsections: it is noted 22 in both. Under Section 306 HC Highway Commercial under B. Uses 2. Conditional Uses under b. Gasoline Filling stations c. Automotive repair and d. Auto Wash. Item 22 also appears in this section. Item #22 refers to cemeteries and needs to be removed. It was first thought that upon retyping the new zoning regulations it was a typo error, but in having Martha Evans and Chairman Sturdevant look into prior zoning regulations, it also appeared all the way back in the books.

Chairman Sturdevant advised we need to submit to Planning Services to correct this. It was noted that the Planning Services will not be meeting in August, therefore this will be addressed at the September meeting. **A motion was made by Chairman Sturdevant to make a new chart and submit information to Planning Services and remove Item #22 from: Section 305 LC Local Commercial B. Uses 2. Conditional uses, item b, c & d as well as removing Item #22 Under Section 306 HC Highway Commercial B. Uses 2. Conditional uses, item b, c & d for a formal review and change. A second to the motion was made by Jill Kemp. A roll call was made as follows: Sue Brewer-aye; Greg Brezina-aye; Jill Kemp-aye; Scott Anderson-aye and Chairman Sturdevant-aye. All were in favor.** It was noted that this will be submitted to Planning Services for a formal review within 5 days. As soon as received back, we will set up a public hearing for review.

Old Business

A compliment was made to the zoning secretary for providing Trustees with the minutes of the meeting. Mr. Oiler advised he was well prepared for the meeting tonight.

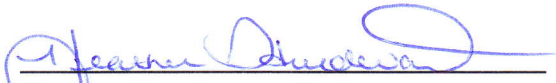
In Law Suites Update

Greg Brezina asked about the information on in-law suites. Matt Witmer advised after talking to Bill Thorne in detail, it was decided at the township level not to do anything presently.

Chairman Sturdevant advised recently in the paper Internet Café's were addressed by the state and the State is presently closing all of them down.

With no other discussion, **Chairman Sturdevant made a motion to adjourn the meeting at 8:05pm. A second to the motion was made by Scott Anderson. All were in favor.** Our next scheduled meeting will be on August 13th at 7:30 pm. It was noted that Chairman Sturdevant would contact the Zoning Secretary regarding the notification of a hearing date for Northcoast Soccer for placing such notification in the paper. Chairman Sturdevant advised after talking to Bill Thorne (after Bill contacts Northcoast), the secretary would be notified appropriately.

Respectfully submitted,
Sherry Clarkson, Secretary



Heather Sturdevant, Chairman

8-13-13

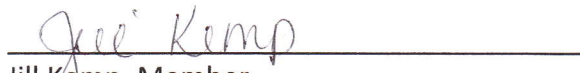
Date



Greg Brezina, Vice Chairman

8/13/13

Date



Jill Kemp, Member

8-13-13


Date



Scott Anderson, Member

8/13/13

Date



Sue Brewer, Member

8/13/13

Date

Dennis Hoops, Alternate

Date