

Chairman Doty calls the meeting to order at 6:30 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye.

Rumberg made a motion to approve the August 28, 2015 Special Meeting Minutes that was held with the Westfield Township Trustees; seconded by Miller. Roll call: Rumburg- aye, Miller- aye, Haumesser- aye, Doty- aye, O'Neil- aye. The motion passes.

Copies of the text on Light Industrial (Hinckley, Copley, Medina) were provided to the board. Porter will copy Wadsworth's Light Industrial text and provide to the board at their next meeting.

Doty explained that the meeting was going to focus on the following: accessory structures, fences, setbacks, yards, entrances/ exits and driveways.

Haumesser stated that the problem with the present language are the inconsistencies between the various overlapping zoning and how the language is out of date (ex: township not allowing 2 driveways).

Trustee Likley explained that there is a need for the 'depth and setback' terminology to be addressed. Presently a front yard is from the road right of way (30 feet from the center) and 70 foot of front yard is considered a no building zone. This is 100 feet of front yard.

Sims added that this means no structures. A home set back 300 feet as per the zoning code, states that nothing can be built in the 100 foot building zone. This would mean that unlimited structures may be allowed in the front property as long as the 25' side yard and 25' rear yard is met. An illustration was provided to the board members to illustrate a box where structures may be built.

Haumesser demonstrated the setbacks that were being discussed using a drawing she made.

Pg. 122- Yard definition will need to be changed as well as pg.5 where front yard depth changed to front yard setback will solve much of the problem with understanding the zoning terminology.

Haumesser suggested a yard "extending between" or "imaginary line extending between" may clean-up the language. Yard is cumbersome when understanding the text.

Doty asked for E,F,G (drop yard and put line and create a box on lot as an illustration. Miller stated that A,B,C- defines a word as yard.

Sims reminded the board that according to our zoning text a driveway is a structure. Section 1102 also states 'unless otherwise permitted by this resolution'.

Section 205 #1 and accessory building shall comply with all yard setback regulations as applicable to the principal building.

Doty also stated if we put the word setback the same problem may apply.

Likley explained that this becomes a problem when you break the front line of a property and for example the six foot stockade fence can only be 4 feet in height. Otherwise, does this mean anyone can build any structure unless specified; such as a drive is 10' not 25' and a fence doesn't have to be 70' from the front road right away or as an entrance feature.

Sims asked the board to look at yard and define it as yard, setback for structures.

Doty- Page 1 of 205 A....unless otherwise specified.

Sims stated that it brings the discussion back to 'accessory structures and uses'.

Likley stated that setback will be in the definitions
#6 will be removed.

Page 2.A. May require Medina County Building Department approval and permit
Discussion:

Doty- 4' brick wall- Do I have to put footers in it? Wind capacity- Opacity- Ornamental not structural then they may have to go to the Building Department.

The board questioned what triggers the Building Department to look at entrance features.

Page 3- 205 M.- could be reviewed for safety concerns if they build a concrete wall or brick wall.

Likley offered to call the Building Department to ask about what features trigger the attention of the Building Department.

O'Neil asked if we want to include in our Zoning Code something not in our control?

Likley answered there was no zoning certificate for entrance features.

Doty stated that this was a way for the township to provide knowledge to the residents.

- Board decided to change requirement to "may require a Medina County Building Department Review".

Discussion on solid wall construction already has a 35' height restriction for anything built in the township. There is also a 16' minimum clearance height for fire trucks to be able to enter the property. The 35' height restriction is for safety reasons (fire equipment extensions).

The board discussed wall length and the 40% opacity in the front yard.

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Page 62- Drive road right-of-way is not more than 30' drive or shall comply with section 506 C. Discussion about the 20' minimum opening and the measuring should be the two closest points at the road right-of-way.

Section 1102-

Structure- discussion about what could be allowed.

Article II; Section 204 A. Structure Read from text

Page 203 C. Yard setback

Page 205 A.3. Principal use or structure.

Doty asked why fence is in conflict- signs is in conflict, swimming pools, communication, walls,

Leave in: Building, Communication Towers, Satellite Dishes.

Page 6- Changing yard depth to yard setback

B. Driveways- strike only one (1) access way shall be permitted for each lot.

Final Product- Ready for October 28th at our next meeting.

Likley will provide cleaned-up version.

Doty would like to be able to submit text language changes for informal review.

Miller makes a motion to adjourn at 9:10 PM; seconded by Doty. All members said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

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Date approved: _____

Chairman Joseph Doty

Vice Chair John Miller

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Rory O'Neil, ZC Board Member