

# Westfield Township Zoning Commission

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Regular Meeting  
February 15, 2017

Doty called the ZC meeting to order at 7:00 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Franz- aye (filling in for John Miller), O'Neil- aye.

Welcome to Jack Franz who is our new alternate and will be sitting for John Miller tonight.

Minutes to be approved

Rumburg makes a motion to accept the meeting minutes for January 18, 2017 as submitted; seconded by Haumesser. Roll call: Rumburg- aye, Haumesser- aye, Doty- aye, Franz- aye, O'Neil- aye. The motion passes.

Mark Majewski presented his text language to the Board and the discussion revolved around the Spruce Wood Development and Westfield Center Condo.

The new text language states that the first 20% of the area must be designated to open space. Density for single family theoretically will be 2.5 units per acre of net development. The higher density dwelling types, after the required open space and assuming they may opt for private streets work out to a theoretical density of 3.2 units per acres of the net development.

Doty mentioned that this document (when nearer to completion) will be run past the Medina County Planning commission to get their opinion.

Majewski will add the Local Commercial Language at a later time. (Suggestion is not to mess too much with this.)

- Discussion regarding 10 acres as a minimum for the PUD,
- Add Minimum setback for single family to 60 square feet
- Addition of an illustration may be needed for this table (pg. 5 Dwellings)
- Everything written is intended from the road rights-of-way (70 feet)
- OIPD is submitted in the same way as the PUD
- Think about if a person proposes a use (from the list of 10 acre lot) is the ZC Board ok with this; (Limit could be applied or add the use to a certain size PUD)
- Single Use- Single Lot propose separate Buffer Zone (but not too restrictive with a buffer)
- Westfield Condos is about 24 acres
- Spruce Wood is about 20 acres
- Include landscaping/ buffering or any other codes that need to be addressed: Site Plan Review and/or Planned Development.
- Address parking lot in 100 feet buffer (don't have Commercial Planned Unit Development)
- Address Potential Uses and outdoor storage
- Discussion and concerns regarding Agricultural and Construction Equipement Use and Outside storage
- More attention to section on Page 8
- Environmental Protection (flood plains and ground water) and relook at Natural Hazard section

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- Architectural Design will be revisited.
- Applicant encouraged to confer with Medina County Health Department and other agencies
- Majewski will talk with County Prosecutor and Medina Planning at a later date

Will contact the Planning Commission after some more clean-up

Approach property owners involved at a later date was discussed for informal discussion.

Announcements:

Next Meeting: March 22, 2017 at 6:30 PM

March 25, 2017- Training Workshop with Al Schrader from 9-1:00 PM

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: March 22, 2017

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Joseph Doty, Chairman

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John Miller, Vice-chairman

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Debbie Haumesser, ZC Board Member

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Carol Rumburg, ZC Board Member

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Rory O'Neil, ZC Board Member

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Jack Franz, ZC Board Alternant

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Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date Approved: \_\_\_\_\_

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Jack Franz, ZC Alternate Board Member

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Rory O'Neil, ZC Alternate Board Member