

Westfield Township Zoning Commission

Site Plan Amendment
Cloverleaf School District
Modular Classrooms
Regular Meeting

Chairman Doty opened the July 22, 2020 meeting at 6:35 pm.

Roll call: Miller, Doty, Grimm, Franz, O'Neil (virtually). Absent: Rumburg

Also in Attendance Virtually: Trustee Horner, Richard Fletcher (Fire Chief) and Lucas.

In person attendance: ZI Sims, Trustee Schmidt

Chairman Doty makes a motion to accept the June 17, 2020 meeting minutes as submitted; seconded by O'Neil. All said aye.

ZI Sims explained the Cloverleaf School Board request for the amending of a site plan to add 5 modular classrooms; Section 807.B, substantial alteration to their site plan. The ZC Board was asked to amend the effected portions of the site plan. ZI Sims is to issue a zoning certificate.

Concern: Middle School is zoned Rural Residential and they have a need for an 8 foot fence but zoning is 6 foot. There is not a variance on file which ZI Sims could find. In order for the condition to be consistent ZI Sims will request the Board of Trustees to wave the variance for the fencing around the property.

Steve Shergalis is the consultant for the Cloverleaf School Board and will represent the request for the amended site plan. The 8 foot fence will enclose the modular classrooms and will be used for security and safety. ZI Sims is recommending the option to temporary allow the modular trailers for an additional 6 months.

Medina County Assistant Prosecutor Lyons states that the amending of the site plan will require a zoning certificate to be issued by ZI Sims after the approval of the ZC Board.

Shergalis explained that the school's intention is a 10 month lease of the trailers and there is a need to have an 8 foot fence and openings with gates for fire and ambulance and also mass exodus for students in case of an emergency.

Doty stated a 1 year from now may not be enough time for this amended site plan since this issue is due to Covid 19.

Shergalis thanked the township for the quickness of the ZC hearing the amendment. He also explained that the modular classrooms meet the CDC and state guidelines. Each of the 5 modular classrooms will hold 2 classrooms.

Miller asked about water and restrooms in the trailers.

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Shergalis stated that the students will use the restrooms inside the school building and they are totally electric. He also stated that the lease may be extended if the school needs them for a longer time.

Doty clarified that the modular classrooms were being leased due to the virus and not due to overpopulation.

Franz brought up the point that additional time might be needed for the amendment to the site plan should be considered through December 31, 2020.

Chief Fletcher stated that from the public safety point of view the precautions put in place are sufficient.

Shergalis says that there are 3 Three foot gates with panic hardware which is locked from the outside but they open from the inside with a button. A pair of 6 foot gates will open for fire and ambulance trucks and the fire department has a universal master key for access. The sidewalk beyond the fence will have ramps for wheelchairs to a landing area outside of the fence. There will be sidewalks to the outside but will not continue to the driveway. This was approved by the Medina County Building Department.

Miller asked about emergency situations that may happen. Shergalis stated that these are not construction trailers but are built special for schools and are inspected by the State of Ohio for Education and meet all school requirements. Also the axels and hitch are removed. The classrooms will be bolted to the piers with hurricane straps and skirting to help with wind uplift.

Exhibit "A" is the Application

Exhibit "B" is the Cloverleaf Local School GPD Group Photo

Exhibit "C" is the Classroom Layout Plan

Exhibit "D" is the 2468 O/A Modular Classroom (9 page document)

Exhibit "E" is the email from July 17, 2020 to ZI Sims

Lighting consists of 2 existing light polls and the lights will be modified to include all classrooms to have outside lights. The PA system will be in each classroom so there won't be additional noise outside of the classrooms.

There will be no additional signage and waste storage; and there isn't any modifying of the existing traffic pattern. The EMS and Fire Trucks will use the current layout and travel over the grass.

There are emergence response plans, tornado drill plans and exit floor plans for the Fire Department.

Shergalis stated that the students will enter the main building during tornado drills.

Miller asked about social distancing and the use of masks. He also asked about the air circulation system.

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Shergalis explained that the classrooms are self-contained units for heating and airflow. All CDC guidelines will take place within the modular classrooms. Shergalis also said the documents are marked as Massillon since the original construction document goes back to the original leasers. All construction documents will go to the Medina County Building Department for approval.

Doty makes a motion to approve the application from the Cloverleaf School Board on July 22, 2020 including exhibits "A" to "E" which will expire on December 31, 2020 after determining if there is an existing variance of 8 foot fence is on file and if not the School Board must apply for a variance to the BZA or a waiver from the Westfield Township Trustees; seconded by Miller. Roll call: Doty- aye, Miller- aye, Franz- aye, Grimm- aye, O'Neil (has left the meeting virtually). The motion passes.

Old Business:

- Welser Application is on hold after Assistant Lorain Prosecutor received an email to further postpone due to Covid 19 and their budget has changed.
- Sanitary Engineers office has hired an attorney
- Joint meeting to discuss Welser and sewer options/changes with the Township Trustees
- Change to city sewers at Greenwich and Lake Road- Amy Lyons Medina County Sanitary Engineer made the township aware that no new sewer lines are available
- Jeremy Sinco is the interim for the Medina County Sanitary Engineer's office
- Highway Commercial requires sewer so that will change the Township's zoning

New Business:

- New project at 224 and Lake Road (southeast side/ old truck stop wash)
- Mr. Jason Leever is proposing a trucking lease company and that would need a Text Map Zoning Amendment since Industrial is not permitted and the use wanted is not permitted unless it changes to Industrial zoning. Lease operation doesn't fit any of the Highway Commercial Zoning language
- Implementation Schedule needs to be updated

Next meeting on August 19, 2020 to continue PUD language

Doty makes a motion to adjourn; seconded by Miller at 7:50 pm. All said aye

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date Approved: August 19, 2020

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Joseph Doty, Chairman

Jack Franz, Assistant Chairman

Carol Rumburg, ZC Board Member

John Miller, ZC Board Member

Rory O'Neil, ZC Board Member

Terri Grimm, ZC Alternate Board Member