

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
February 15, 2011 @ 7:00 p.m.

Chair Karen Schoonover called the meeting to order at 7:00 p.m. Five members of the Zoning Commission were present: Karen Schoonover, Sherri Meinke, Dianne Wenslow, Mike Biskup and Matt Strehle. Also present were Jerry Cook (alternate) and Gary Kizsak (alternate) and Trustee Zoning Liaison Lynda Bowers. Gary Norcia and Jeff Van Loon (Medina County Soil & Water Conservation District) were present for the first portion of the meeting.

Minutes

Upon motion by Dianne Wenslow, duly seconded by Sherri Meinke, the January 4, 2011, regular meeting minutes was unanimously approved as submitted and signed.

Correspondence

The Zoning Secretary distributed a copy of the MCDPS 2011 Zoning Workshop Series flyer to the board members. She also distributed the January 2011 Zoning Permit list as prepared by the Zoning Inspector.

New Business

Balanced Growth Initiative: Chair Schoonover related that the trustees had requested the Board to go over the Balanced Growth Initiative for some input before the trustees make their decision whether or not to support it. A draft Priority Land Use Areas map was distributed for review and discussion. The map designates priority conservation areas, priority development areas, priority agricultural areas, etc.

Gary Norcia and Jeff Van Loon were present tonight to present some information and go over the map. Some information/discussion items included:

- it will not be binding on the communities that adopt it;
- it's a non mandate on any community;
- it's more of an advisory map that would help in applying for grants on the conservation side for the township or for the development side for the township and the county itself could use it in applying for state grants, etc.;
- there would be additional grant points, perhaps lower interest loans and some other types of incentives;
- the draft Priority Land Use Areas map does not need to be in sync with our Comprehensive Plan Future Land Use map;
- some townships have adjusted their portion of the map to show a Local Preference Area;
- the Balanced Growth Initiative does not affect the local zoning – local zoning takes preference;
- primary development areas are not only commercial and industrial development but also residential development;
- once 75% of the jurisdictions support it, then state endorsement is requested and that opens the door to incentives.

There was further discussion on how a Local Preference Area Overlay could apply and where this map differs from the Comprehensive Plan Future Land Use map. The Board spent a considerable amount of time comparing both maps. After review, it was the consensus of the Board that the two maps were really close (only a very slight difference) and there was no need for a Local Preference Area Overlay and the Board was fine with the way it is shown. The trustees will be notified of the Board's review.

Old Business

Comprehensive Plan revision: The Comprehensive Plan Open House hosted by the Lafayette Township Trustees was held on February 8, 2011, at the Medina University Center with township representatives, agency representatives, county representatives and township residents in attendance. The presentations were well received. The Medina County Sanitary Engineer's Office sent the trustees a letter about a couple of things in the Plan – basically things that had the language in there that had already been resolved. Trustee Bowers thanked the Zoning Commission members for all the time and effort put forth by them.

Zoning Code revision/Signage: Chair Schoonover inquired of the Board as to ideas for the best and fastest way to proceed with the Zoning Code Revision. Signage had been discussed at a few earlier meetings and good progress made relative to signage definitions before stopping to spend time on the Comprehensive Plan revision. A page illustrating many of the different types of signs was distributed for reference. Some discussion items included:

- signage has to be content neutral;
- the language also has to be user-friendly;
- with the growth of the township, we need to make sure that something is not missed;
- Montville Township's signage code is one of the most current and the format is easy to use;
- you can't put limits on how long political signs can be up unless you limit all signs
- the zoning for signage in the Tech Park needs to be looked at relative to directionals
- there may be other priority issues that could be addressed fairly quickly.

Trustee Bowers indicated that she and Zoning Inspector Alliss Strogin had made some margin notes in our current zoning code that need to be looked at – some inconsistencies or flaws in the code. She will redo that list and email it to the Board so it can be reviewed prior to the next meeting.

Trustee Bowers also discussed the possibility of doing an in-place exercise that could help figure out what you want the township to look like and then you figure out what regulations you have in place to make sure that happens. It could be a one evening exercise just to get you thinking in terms of the end product. Then you could go through and look at our actual zoning districts to make sure that the districts are consistent with the goals of the comprehensive plan. Then you could bring in the consultant/expert to do

the final review. It might also be helpful for the Board to have a time line in place for this whole zoning code revision process.

It was the consensus of the Board that Montville Township's latest signage code (October 2009) could be used for its format and/or for language. Each Board member is to review Montville's signage code and come prepared for discussion at the next meeting. Initially it was decided that each Board member would do an in-depth review of two pages (assignments were given) of Montville's code. It was also decided that each Board member could review the entire code (13 pages). Read it and figure out what is applicable to Lafayette Township and what is not and come prepared for discussion.

Announcements

The next regular Zoning Commission meeting will be held Tuesday, March 1, 2011, at 7:00 p.m. at the township hall.

The MCDPS Zoning Workshop, "Homeowner Associations" will be held Tuesday, February 22, 2011, at 6:30 p.m. at the Medina Main Library.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Sherri Meinke, it was unanimous that the meeting be adjourned. Adjourned at 8:11 p.m.

Marlene L. Oiler, Certified PP, PLS
Lafayette Township Zoning Commission Secretary

(Note: Minutes approved on 3/1/11.)