

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
April 6, 2010 @ 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, Russ Green, Sherri Meinke, Mike Biskup (7:06 p.m.) and Matt Strehle (7:15 p.m.). Also present were Dianne Wenslow (alternate) and Zoning Inspector Alliss Strogin.

Minutes

Upon motion by Sherri Meinke, duly seconded by Karen Schoonover, the March 2, 2010, regular meeting minutes were unanimously approved as submitted and signed.

Upon motion by Karen Schoonover, duly seconded by Sherri Meinke, the March 23, 2010, workshop minutes were unanimously approved as submitted and signed.

Correspondence

The secretary distributed the following items:

- Zoning Permit Report to date
- March & April 2010 *GrassRoots Clippings* newsletter

Zoning Inspector Report

Zoning Inspector Strogin reported that the Sun & Seed sign on Lafayette Road was removed by the latest deadline set by the Court. She also indicated that she had stopped at 6833 Lake Road and talked with the property owner as there had been complaints about numerous vehicles and junk on the property. It appeared that he had been working on some of these vehicles at this residential property. She counted at least a dozen cars with expired licenses on the property as well as a stack of junk at the back of the property. She has given him a verbal warning to get the property cleaned up by April 30.

New Business

There was no new business.

Old Business

A copy of the latest draft of the Comprehensive Plan revision (e-mailed 4/2/10) was distributed to the Board. There are concerns that the township may be charged by MCDPS for the correction of spelling errors and other obvious errors in the draft; the Board will try to get clarification of this issue from the trustees.

There is a need to review the initial plan prepared by Mr. Arnold to determine whether certain wording, maps, etc. was from that plan (one item in specific is the term ‘Centers of Commerce’).

There was discussion relative to the Future Land Use Map and why certain items were listed on it, specifically why the Lake Road Corridor Study was shown on it. Relative to the Lake Road Corridor Study, what will this study do and what will we get out of it?

Other review/discussion items included:

1 – (page 28) Item D. 5. Lions Park. Need to ascertain if Lions Park (and the road leading there) is owned by the township or exactly what its status is so it can be stated correctly in the plan.

2 – (page 33) Chapter 6. Development/Growth. Item 5 (referring to four potential activity areas or “Centers of Commerce”). Subsection A need to have the words “east to the Medina County Home at Deerview Lane” removed (there had been a suggestion that it should go east to the RR track). Second paragraph under 5. needs to have the word “Potential” added as the first word. Subsections b, c and d appear to be alright.

3 – (page 43) Chapter 7. Goal 1 is alright. Goal 2 – Subsection entitled: Establish policy to preserve and protect scenic vistas – rewrite to “Encourage preservation to preserve and protect scenic vistas. Remainder of Goals appears to be alright.

4 – (page 48) Chapter 8. A. 1. c. (2). – Discussion about Home Occupation types as well as Site Plan Review.

5 – (page 50) Chapter 8. A. 3. c. (1) Need to increase minimum project size of 25 acres to a size of 50 acres. Reword (c) Consider a conservation/cluster development subject to consideration of the below listed items.

6 – (page 50) Chapter 8. A. 4 and 5. Rename the zoning districts currently named “Medina City Buffer District” and “Lafayette Township Transition District.”

7 – (page 50) Chapter 8. A. 6. Add to the first line “to consider the following:” Subsection a. has the first word misspelled.

8 – (page 56) Chapter 9. B. Future Land Use Categories. B. – There was discussion about the wording “Existing schools and churches are separately designated as Institutional/ Civic” and where else did this category exist.

9 – (page 60) Chapter 10. Recommendations. A. (should is mandatory while may is permissive).

We need to be concerned with the implication of the words that are used in the plan and/or zoning text. The Board felt it important to look at the “word” crafting in each section in order to determine the significance of the wording (for example, words such as encourage, promote, establish policy, etc.).

Karen Schoonover made a motion to send the draft Lafayette Township Comprehensive Plan to the Medina County Prosecutor’s Office with a note that we would like them to look at the Implementation Strategies (Chapter 8) outline for guidance as to whether it is too specific for a comprehensive plan, whether there would be any issues with the language that could cause potential legal problems down the line and that we would like the review back on a timely basis (May 1).

Mike Biskup seconded the motion. The motion was unanimously approved.

Karen Schoonover amended her prior motion to include the review by the Prosecutor's Office not only of Chapter 8 (Implementation Strategies) but also Chapter 9 (Future Land Use Plan) and Chapter 10 (Recommendations).

Mike Biskup seconded the motion. The motion was unanimously approved.

Upon discussion, the comprehensive plan review will be continued to a workshop date (established as 4/21/10). It is hopeful that the Prosecutor's review will be completed by our workshop date or no later than our May meeting date. It was also suggested that a joint work session with the trustees might be necessary at some point depending upon the comments received after the Prosecutor's review.

Announcements

- Zoning Commission workshop, Wednesday, April 21, 2010, at 7:00 p.m. at the township hall (for review of comprehensive plan draft revision).
- Zoning Commission Regular Meeting, Wednesday, May 5, 2010, at 7 p.m. at the township hall (date changed because of voting at town hall).
- MCDPS Zoning Workshop, Tuesday, April 27, 2010, at 6:30 p.m. – 8:30 p.m. at the Medina District Library, 210 S. Broadway, Medina

Adjournment

Upon motion by Karen Schoonover, duly seconded by Sherri Meinke, it was unanimous that the meeting be adjourned. Adjourned at 9:00 p.m.

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

(Note: Minutes approved on 5/5/10.)