

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
June 7, 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 was Gary Kiszak (alternate), Zoning Inspector Alliss Strogin and Trustee Liaison Lynda Bowers (at 7:05 p.m.)

Minutes

Upon motion by Dianne Wenslow, duly seconded by Sherri Meinke, the May 3, 2011, regular meeting minutes and the May 17, 2011, workshop minutes were unanimously approved as submitted and signed.

Correspondence

The Secretary distributed the following: Zoning Permit List to date (as prepared by the Zoning Inspector).

Zoning Inspector Report

Zoning Inspector Alliss Strogin reported that Jason from Lewis Landing had dropped off a revised preliminary site plan for review relative to Medina Country Club PUD. This matter will be discussed later in the meeting.

It was reported there were junk (unlicensed) vehicles at a house on SR42. The Zoning Inspector will check it out.

Old Business - Signage

In reviewing the draft dated May 3, 2011, of Article IV, Sign Regulations, it was decided to add the following to Section 401.3 E. 1. – “d) Digital ground signs are allowed subject to sections a), b) and c) above but the copy cannot be changed less than every sixty (60) seconds.” The revised draft Article IV, Sign Regulations, is attached as Exhibit A.

The Board continued its discussion on Signage Definitions. Sherri Meinke had done some further research relative to the definitions the Board had previously drafted and had proposed some more concise definitions. The Board reviewed all signage definitions and consensus reached on the definitions as per attached Exhibit B. The current sign definitions in the Zoning Resolution will be deleted and replaced by the new definitions.

After discussion, the consensus of the Board was that the draft text (Exhibit A) and the draft definitions (Exhibit B) should be submitted to Assistant Prosecutor William Thorne for review and comments prior to submission to the Medina County Department of Planning Services. Along with the draft text and draft definitions, the illustrated figure of the different types of signs will be considered part of the draft text. It is hoped that the

review can be accomplished by July 1, 2011, which is just prior to the next regular zoning commission meeting.

Old Business – Other

Dianne Wenslow started the research of the Medina City zoning code relative to Industrial area on Lake Road and was able to print out their code, which was quite extensive. She will continue this assignment for comparison purposes to our Light Manufacturing and Research District code.

Mike Biskup indicated that he had started the review of our Light Manufacturing and Research District code.

Karen Schoonover distributed a listing of 34 parcels (totaling 187.845 acres) and a map of the Lake Road area where it connects Lafayette Township to Medina City. This is relative to the prior meeting discussion concerning a possible map/text amendment for properties from where Lake Road meets Medina City down to SR 162 so as to hinder any possible annexation attempts. Karen further indicated that she had reviewed the recently approved Lafayette Township Comprehensive Plan relative to this matter.

There was also discussion relative to the use of an Overlay District for that area, protecting the property owners, protecting the township, a Cooperative Economic Development Agreement and other possible alternatives. It was indicated that perhaps MCDPS or the Medina County Engineer's Office could provide a large map showing the parcels, acres and property owners' names for those properties that are adjacent to Medina City. Zoning Liaison Trustee Bowers will inquire into getting such a map so it is available for review by the zoning commission members. Trustee Bowers will also provide some handout material relative to annexation, CEDA etc. Zoning Inspector Strogin will start to draft language for an Overlay District.

New Business

Zoning Inspector Strogin indicated relative the Medina Country Club PUD, the original site plan is up for extension renewal and a revised plan was also submitted, which will be on the July 6, 2011, Medina County Planning Commission agenda. She read a letter dated Oct. 28, 2008, from the Division of Fish and Wildlife pertaining to the issue of Indiana bats on the subject property.

It was decided that a special meeting would be held on Wednesday, June 22, 2011, at 7 p.m. to discuss the Medina Country Club matters, to review CEDA, etc. information, and also to study the larger map (from Engineer's office) as well as review any drafted Overlay District language relative to the Lake Road matter.

There was a question as to whether the time frame had expired on the Dover Highlands Subdivision and as to how the various time frames could be followed. It was suggested that MDCPS should have this information available since preliminary/final site plans are approved through that department.

Dianne Wenslow indicated she had two matters that the Zoning Commission should possibly consider: 1) gas and oil well fracking; and 2) expiration of zoning certificates.

Announcements

- MCDPS zoning workshop “Zoning Commission”: Thursday, June 18, 2011, 6:30 p.m., Medina County University Center
- Zoning Commission special meeting – Wednesday, June 22, 2011, 7 p.m.
- MCDPS zoning workshop “Comprehensive Planning for Your Community” – Tuesday, June 28, 2011, 6:30 p.m., Medina Main Library
- Zoning Commission regular meeting: Tuesday, July 5, 2011, at 7 p.m.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Mike Biskup, 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: Approved 6/22/11.)