

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
November 4, 2010 @ 7:00 p.m.

Chair Karen Schoonover called the meeting to order at 7:06 p.m. Five members of the Zoning Commission were present: Karen Schoonover, Sherri Meinke, Dianne Wenslow, Jerry Cook (alternate) and Gary Kiszak (alternate). Also present were Mike Biskup and Zoning Inspector Alliss Strogin.

Introductions were made for the new member Jerry Cook. He was welcomed to the Board.

Minutes

Upon motion by Karen Schoonover, duly seconded by Dianne Wenslow, the October 5, 2010, regular meeting minutes and the October 12, 2010, special meeting minutes were unanimously approved as submitted and signed.

Correspondence/Zoning Inspector Report

The 2010 Zoning Permit list as of the end of October was distributed to the Board. Zoning Inspector Strogin pointed out that the permit fees through October were almost as much as the total permit fees for 2009. There have been a few new homes but most of the fees related to decks, pools, remodeling, etc.

New Business

There was no new business.

Old Business

Comprehensive Plan – Chair Schoonover indicated the Board members should remember that the Comprehensive Plan is visionary for the future and not just for zoning. The revision of the Comprehensive Plan dated 10/18/10 then was reviewed by the Board. The following items were discussed:

- p. 3 Table of Contents - eliminate Map 15 Upper West Branch of the Rocky River Watershed (Balanced Growth Plan, Priority Land Use Map) and new Map 15 is renamed to read: Future Land Use Plan including Proposed Land Use Study Area.

- p. 5 Introduction - revise 1st line of 1st sentence to read: This new Lafayette Township Comprehensive Plan (hereinafter referred to as “Comprehensive Plan” or “Plan”) has been developed to provide a strategic ...

- p. 35 Chapter 6, subtitle Development/Growth - revise Item 3 to read: In keeping with the value of “Nature Preservation,” the Lafayette community has indicated that the Township encourage the building of green/ sustainable structures and encouraging the use of recyclable/biodegradable materials.
- p. 39 Chapter 6, subtitle Corridors/Infrastructure - eliminate from Item 3 the whole last sentence that referred to Map 15.
- p. 41 Chapter 6, subtitle Town Center/Community Facilities – Item 2. c.: eliminate the (?) after the words Police Station.
- p. 43 Chapter 6, subtitle Collaboration – Item 2 “External”: eliminate the whole 4th paragraph that referred to Watershed Balanced Growth Plan etc.
- p. 46 Chapter 7, Goal 4: eliminate the 11th bullet point that referred to Balanced Growth Initiative.
- p. 47 Chapter 7, Goal 7: eliminate the 11th bullet point that referred to Balanced Growth Initiative.
- p. 49 Chapter 7, Goal 13: add as the 1st bullet point the following: Audit and Update the Township zoning text to reflect the vision of the Comprehensive Plan.
- p. 50 Chapter 8, 1st paragraph: renumber the reference to the map to read – (See Map 15: Future Land Use Plan including Proposed Land Use Study Area.)
- p. 50 Chapter 8, 2nd paragraph, 3rd line – replace the word “Master” before the word Plan with the word “Comprehensive”.
- p. 51 Chapter 8, Item A.4.: replace the word “Master” before the word Plan with the word “Comprehensive”.
- p. 51 Chapter 8, Item A.8.: to each of the three development sites shown add the words “Planned Unit Development”.
- p. 51 Chapter 8, Item A.9: replace the words “decision makers” with the word “residents”.
- p. 51 Chapter 8, Item B.: revise 1st sentence to read: Detailed discussion of each category is provided in this section.
- p. 60 Appendix A: revise 1st paragraph, 1st sentence to read: INDRODUCTION: The Comprehensive Plan defines goals and policies that guide the development of the township.

- p. 60 Appendix A: revise 2nd paragraph, 1st sentence to read: The following strategies requested by the Steering Committee can be used to implement the Plan.

There was discussion and concern relative to the Future Land Use Map. Mike Biskup stated it was his opinion that the map does not represent the future of this township. There's a lot of vision in the Comprehensive Plan text but not on the map. The map is the front door to this entire document and a lot of people want to see the front door instead of looking at the whole house and seeing what's inside. The map doesn't do it as far as a futuristic view of the township.

It was pointed out that the map is to be used in conjunction with the Comprehensive Plan text. Anyone looking at the Comprehensive Plan would also need to look at the zoning. There was concern that the map did not indicate priority development areas in the township. However there are commercial areas shown on the map where future development could take place. The Comprehensive Plan is general and if you want specific, you redo your zoning text to allow for implementation of the specific development areas. After more discussion, it was agreed to use the map as it was set out and any questions or concerns could be brought up at the public meeting that the Trustees will have relative to the Comprehensive Plan.

Karen Schoonover made a motion that after the secretary includes the updates that have been discussed this evening and makes those revisions that this version of the Lafayette Township Comprehensive Plan should be forwarded to the Lafayette Township Trustees for their consideration and approval.

Sherri Meinke seconded the motion. All Board members voted in favor of the motion.

It was further agreed by the Board that when the letter is prepared forwarding the Comprehensive Plan to the Trustees that a separate paragraph or notation be made indicating that the Trustees should make sure that all the supporting documents (notes, sign-in sheets and other work product) from the various meetings with Bob Arnold be on file at the township hall because those are public documents and should be available. It is important that this be addressed before the Comprehensive Plan goes forward for adoption, otherwise it could be challenged.

Announcements

The next regular Zoning Commission meeting will be held Tuesday, December 7, 2010, at 7:00 p.m. at the township hall.

A draft of the meeting attendance record to date for 2010 was distributed to the Board. Each Board member is to review the record to verify the meetings and seminars attended and get back to the secretary by December 3, 2010.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Dianne Wenslow, it was unanimous that the meeting be adjourned. Adjourned at 8:30 p.m.

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

(Note: Minutes approved on 12/7/10.)