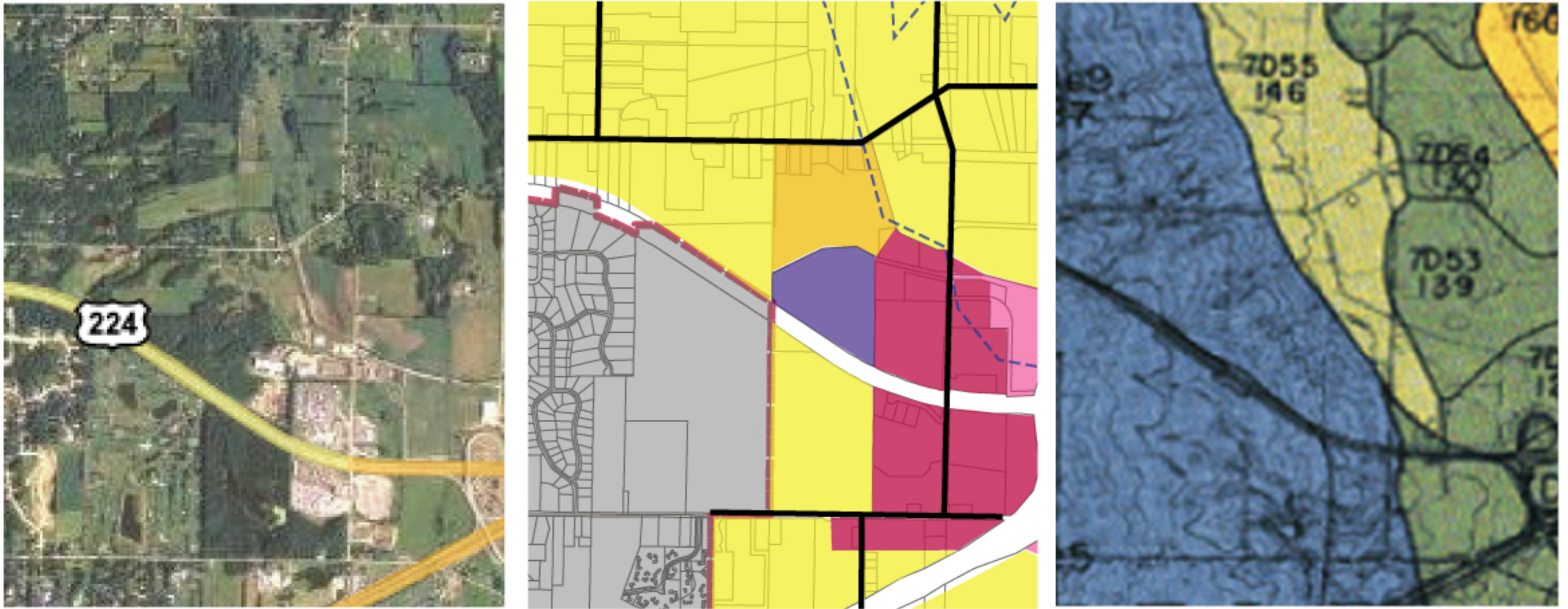


WESTFIELD TOWNSHIP

Medina County, Ohio



DEVELOPMENT PLAN UPDATE 2014

*As recommended for adoption
by the Westfield Township Plan Update Committee
on 10 December 2009*

NORTHSTAR
planning + design

Westfield Township
Medina County, Ohio

Development Policy Plan Update

As recommended to the Westfield Township Zoning Commission
by the Plan Update Committee
10 December 2009

Westfield Township

Medina County, Ohio

Development Policy Plan Update 2009

As recommended for adoption by the Plan Update Committee
10 December 2009

Adopted with amendments by the Westfield Township Zoning Commission
10 August 2010

Adopted by the Westfield Township Board of Trustees
17 March 2014
Resolution No. 2014-15

This Development Policy Plan Update has been funded in part by
Medina County Comprehensive Plan Grant Assistance Program

Professional planning assistance provided by

NORTHSTAR
planning + design

Public Officials Roster

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James Likley, Trustee

Carolyn Sims, Trustee

Jill Kemp, Zoning Commission Member

Scott Anderson, Zoning Commission Member

John Miller, Zoning Commission Member

Heather Bojovic, Zoning Commission Member

Susan Brewer, Zoning Commission Member

Kevin Primer, Zoning Commission Alternate

Kim Ferencz, Zoning Commission Secretary

Acknowledgement

The Westfield Township Board of Trustees and the members of the Westfield Township Zoning Commission extend appreciation to the members of the Plan Update Committee who participated in the process of preparing this Plan Update during 2009.

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Pat and Don Smith

John Syme

Bill Thombs

David Tryon

Brian Wild

Daniel Zuk

10 December 2009

To the Residents and Township Officials of
Westfield Township:

It has been our pleasure to serve as members of the Westfield Township Development Policy Plan Update Committee. Working with the Township's planning consultant, Northstar Planning & Design LLC, we have reviewed a great deal of information about our community, evaluated and discussed development issues, conducted a survey of residents, and developed the attached Plan Update.

Our work has been conducted during a time of significant debate regarding the zoning of certain properties and attempts to annex parts of our Township into an adjoining Village. While these are very important matters, addressing specific zoning requests and annexation actions are within the authorities, responsibilities, and procedures of the Township Zoning Commission and the Township Board of Trustees. We have worked to maintain a broader focus in planning for the long-term development character of the Township.

We are thankful for and have been informed by survey responses received from over 351 Westfield Township households. This Plan Update has been prepared with the opinions expressed by those households in mind. In particular, we have worked to recommend ways to reinforce and support the community's priorities of maintaining our predominantly rural residential and agricultural way of life.

During our working discussions, the members of our Committee have reflected the diversity of opinions which are present in the Township. We expect and hope that those diverse opinions will continue to be raised as the Township addresses community issues over the coming years. It is essential that all sides of these issues be heard and

considered as we seek consensus on our Township's future.

We close with strong encouragement for plan implementation action as outlined in Part IV: Implementation of this Plan Update. We urge our Township Trustees and Zoning Commission to read and act on the recommendations of this document.

Thank you for the opportunity to be part of this planning process in service to Westfield Township.

Sincerely,

**Westfield Township Plan Update
Committee 2009**

Adoption Record
Rosters of Participants
Committee Transmittal Letter

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Introduction

Purpose of this Plan Update

This document presents the 2009 Update of the Westfield Township Development Policy Plan. This Update supersedes the prior plans of the Township and sets forth the Township's current policy for land use and related development matters.

The purpose of the Development Policy Plan is to give guidance to property owners, potential purchasers of property, and to Township officials in making decisions which affect the use of land, infrastructure improvements which affect land use, and zoning amendments. While the Development Policy Plan is not law, it is an important framework in support of local regulation.

The Development Policy Plan should be referred to whenever land use or zoning matters are considered. Additional guidance on the use of this Plan is provided in Part IV: Implementation.

Plan-Making Process

This Policy Plan Update has been prepared during 2009 through a process of review and discussion involving a committee of residents appointed by the Westfield Township Trustees and with the facilitation of Northstar Planning & Design LLC, a professional planning firm.



Prior to the plan-making process, the Trustees issued a request for resident volunteers to participate in the process. All volunteers who applied were unanimously appointed by the Trustees.

All meetings and deliberations of the committee were held in public in the Township Hall. Residents were afforded opportunities to observe the discussions and to speak at each meeting. Public comment sheets were also available to direct comments to the committee and planning consultant.

A public presentation of data and issues considered to date was held on June 11. A second public presentation of the draft plan was held on October 8.

An additional public presentation of the draft plan was made before the Township Zoning Commission on October 13.

Public input about significant planning issues was also sought by means of a survey mailed to all residential addresses in the Township outside of incorporated areas. 39% of the households responded. Responses were tabulated and reported to the Committee for consideration in plan development.

Part I: BACKGROUND DATA & ANALYSES

Past Plans and Studies

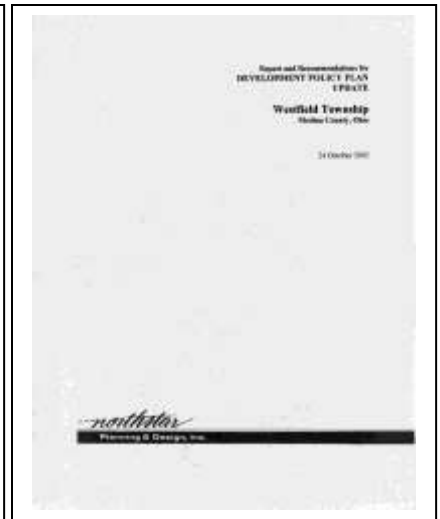
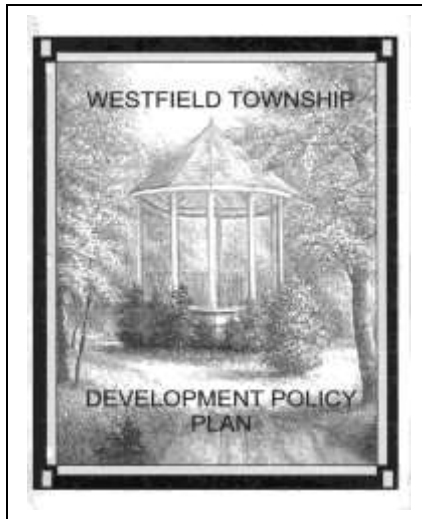
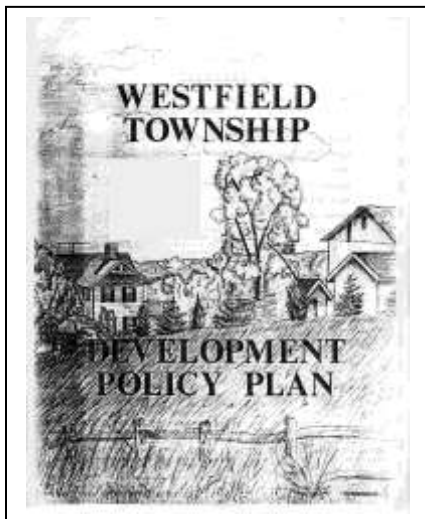
Westfield Township has prepared three previous township plans and plan updates:

Westfield Township Development Policy Plan – 1978

Westfield Township Development Policy Plan Update – 1996

Report and Recommendations for Development Policy Plan Update, Westfield Township - 2003

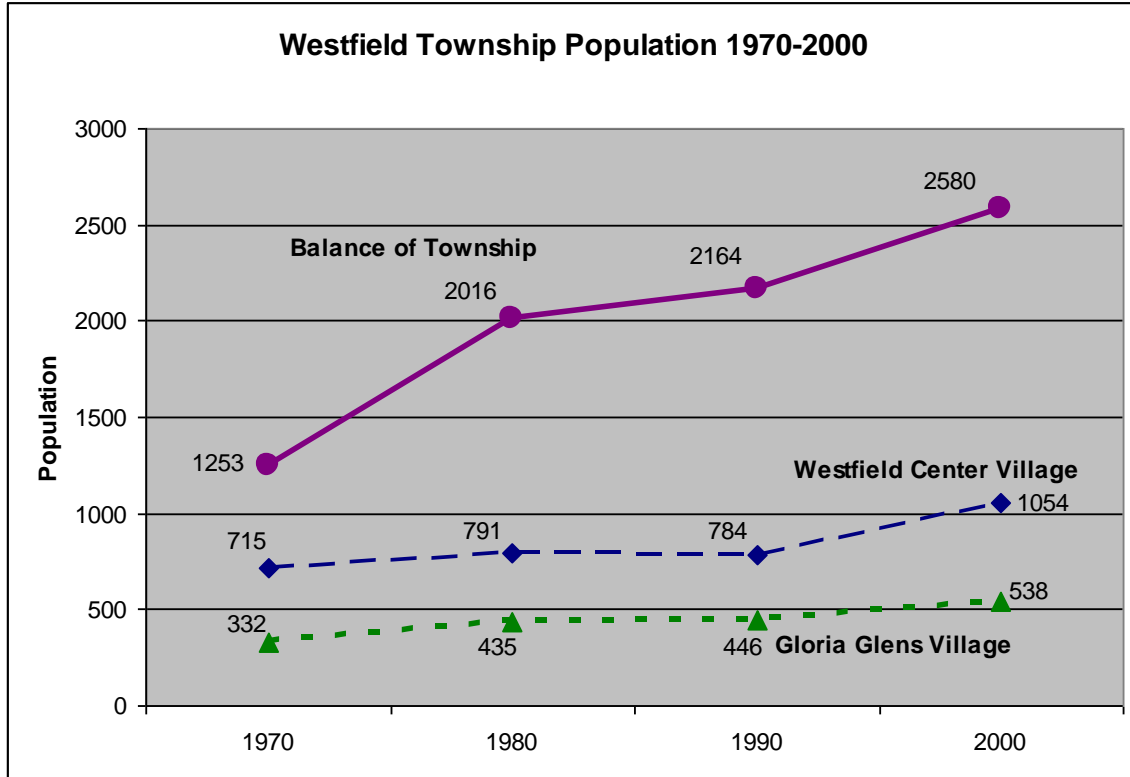
These three Plans and Updates have established and consistently maintained the basic development pattern of the Township with a predominance of low density rural residential and agricultural uses together with a cluster of business uses located in proximity to the US224/Lake Road intersection.



Population

Population History

The decennial census by the US Census Bureau is the standard record of past population. Shown in the chart below are the reported population counts for the Villages of Gloria Glens and Westfield Center and for the balance of the Township. The population for the balance is derived by subtracting the village populations from the reported total.

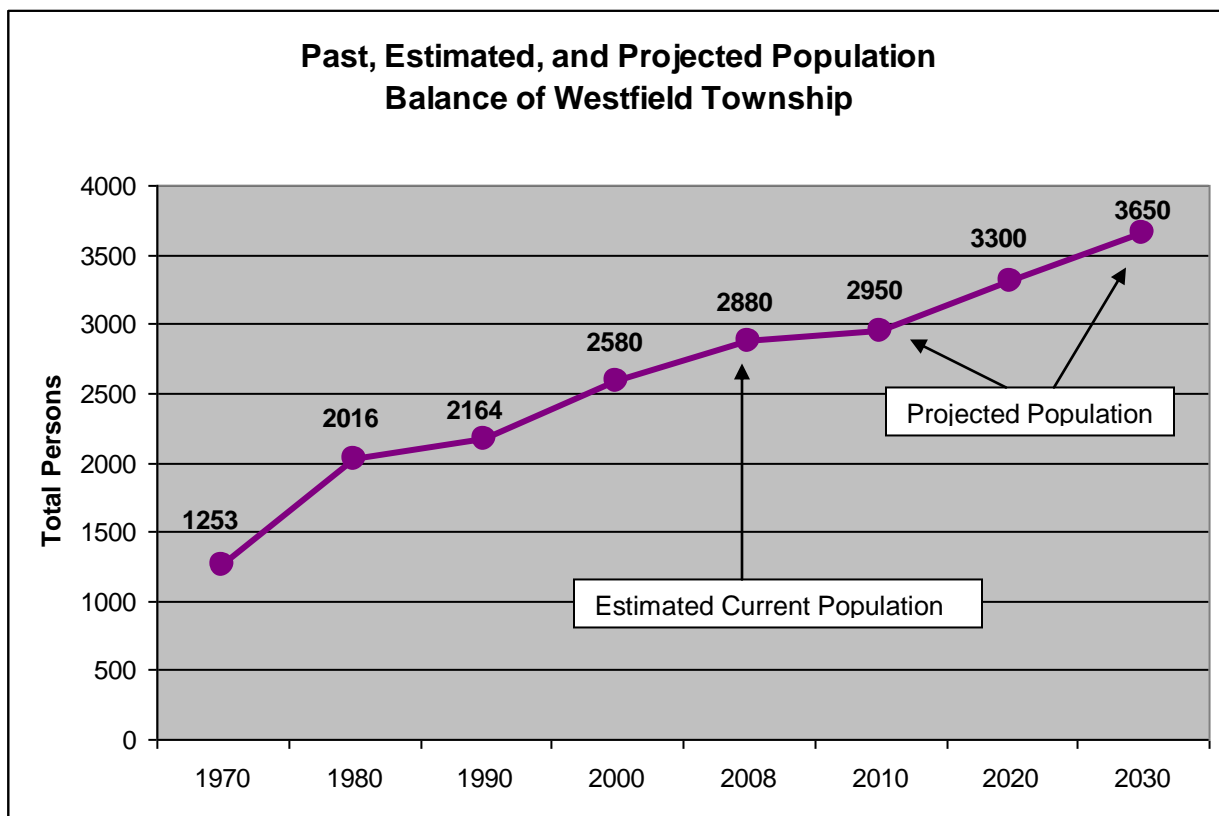


Estimate of Current Population and Projection

The population reported (in 2000) for the balance of the Township was taken together with an estimate of the additional population brought to the community by new residential construction from 2000 through 2008.

Approximately 106 new housing units have been constructed since the 2000 Census. If it is assumed that these new units each brought 2.81 persons per household to the community, this would be an increase of approximately 300 persons. The estimated current population is thus 2,880 persons (2580 + 297).

For projection purposes, it is also assumed that approximately the same number of persons per household (2.81 persons) will be generated per new owner-occupied unit as counted in the 2000 Census. Based on a projected average construction of 12 new units per year, this means 34 new residents per year. The township population is thus projected to reach approximately 3,300 persons by 2020 and 3,650 persons by 2030.



Key Population Characteristics

Attached below are several tables of population characteristics for Westfield Township, Westfield Center Village, Gloria Glens Village, and for Medina County as a whole. While this information was collected in the 2000 Census, the modest amount of housing construction which has occurred since the Census suggests that the population characteristics have likely not changed greatly – with the exception of age cohorts moving forward.

Due to the manner in which Census data is reported, it is not possible to segregate all data for the area of the Township outside of the Villages. As a result, the data in the “Westfield Township total” columns include the populations for Westfield Center Village and Gloria Glens Village.

	Westfield Twp. Total (including Villages)	Westfield Center	Gloria Glens	Medina Co.
Total Population (persons)	4172	1054	538	151095
Median Age (years)	39.4	42.5	34.2	36.6
21 yrs and over	70.8%	73.1%	69.7%	69.2%
65 years & Over	10.3%	13.8%	10.6%	10.5%
Under 5	5.9%	6%	8.2%	7%
5 to 9	7.2%	6.9%	6.7%	7.8%
10 to 14	8%	6.8	8.9%	7.9%
15 to 19	7.1%	6%	5.4%	7%
20 to 24	4.3%	3.9%	6.3%	4.7%
25 to 34	10.6%	9.1%	16.2%	12.7%
35 to 44	17.3%	14%	16.7%	17.9%
45 to 54	17.3%	17.2%	14.7%	15.2%
55 to 59	7.1%	9.7%	3.9%	5.3%
60 to 64	4.9%	6.6%	2.4%	3.9%
65 to 74	6.4%	9%	5.9%	5.7%
75 to 84	3.2%	3.9%	4.3%	3.7%
85 & Over	0.7%	0.9%	0.4%	1.1%

	Westfield Twp.	Westfield Center	Gloria Glens	Medina Co.
Relationship of person to household				
Householder	35.8%	38%	37%	36.1%
Spouse	25.8%	28.9%	21.2%	24%
Child	31.6%	29.2%	31.8%	33%
Other Relatives	3.6%	1.9%	4.6%	3.1%
Nonrelatives	2.8%	1.9%	5.4%	2.8%
Households by Type				
Family household	81.5%	84%	73.9%	77.4%
Nonfamily household	18.5%	16%	26.1%	22.6%

	Westfield Twp.	Westfield Center	Gloria Glens	Medina Co.
Other Household Characteristics				
Householder living alone	15.1%	13.5%	20.1%	18.9%
Householder living alone, 65 yrs and over	5.2%	4.5%	8%	6.9%
Female householder, no Husband present	6.4%	5.5%	11.6%	7. %8
Same as above with children under 18	2.7%	3%	6.5%	4.5
Average Household Size (persons)				
Average Household Size (persons)	2.79	2.63	2.7	2.74
Average Family Size (persons)				
Average Family Size (persons)	3.1	2.88	3.11	3.15
Average Household Size: Owner-occupied (persons)				
Average Household Size: Owner-occupied (persons)	2.81	2.68	2.7	2.87
Average Household Size: Renter-occupied (persons)				
Average Household Size: Renter-occupied (persons)	2.54	2.16	2.71	2.19

Housing

Existing Housing

The amount and characteristics of housing existing in the Township are reported in the 2000 US Census. The table below presents data from the 2000 Census.

	Total Westfield Twp.		<i>Calculated balance of Twp Only</i>		Westfield Center		Gloria Glens		Medina County	
Total Housing Units	1585		913		431		241		56793	
Occupied	1492		892		401		199		54542	
Owner-occupied	1335	89.50%	806	90.36%	364	90.80%	151	75.90%	44316	81.30%
Renter-Occupied	157	10.50%	70	7.85%	37	9.20%	48	24.10%	10226	18.70%
Vacant	93		21		30		42		2251	
Homeowner vacancy rate	1.00%				1.60%		2.60%		1.10%	
Rental vacancy rate	3.70%				7.50%		2%		6.70%	

The dominant housing type is the detached single family home. 95% of all housing units are detached single family units (2000 Census). All building permits issued since April 2000 were for single family units. The 2000 Census reported approximately 40 units which were not single family detached. These units were reported as "1 unit, attached", or "2 to 4 units".

The 2000 Census also reported that 87.5% of all occupied units in the Township were owner-occupied. 12.5% were renter-occupied.

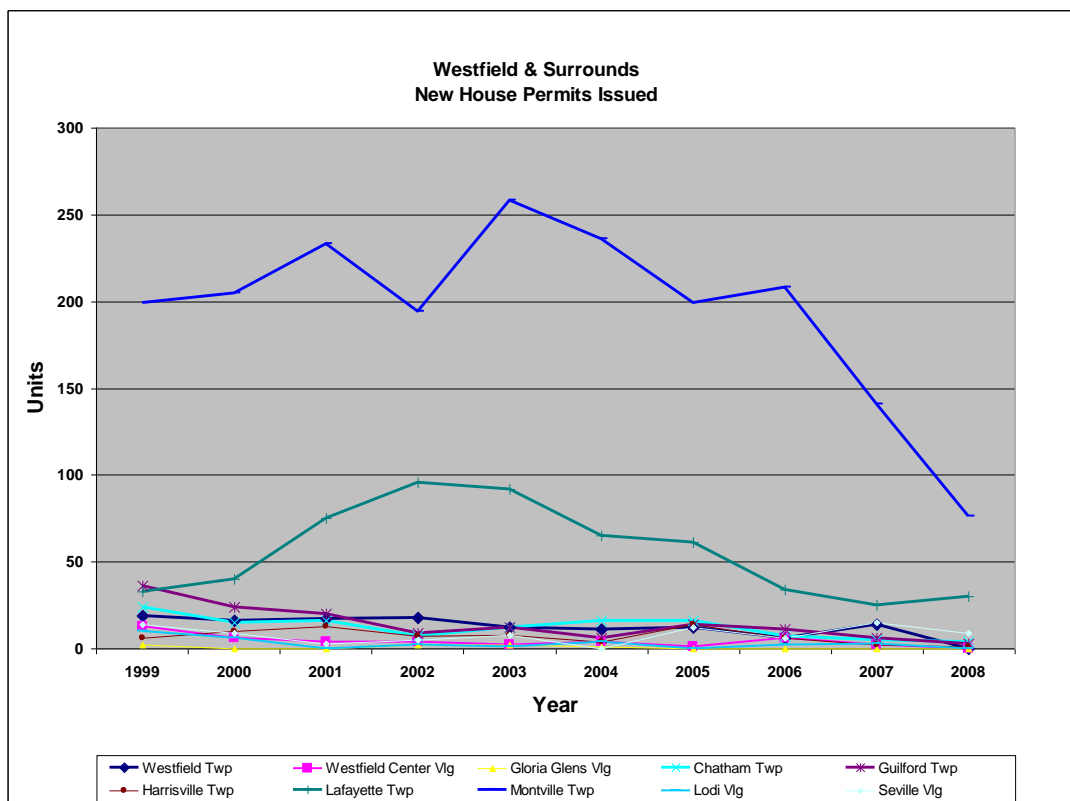
An estimate of current total units is derived by adding the building permits issued after the Census. The Census counted 913 units. The Medina County Building Department reports that it has issued permits for 106 new units from 2000 through 2008. The current (January 2009) total is thus estimated as 1020 units. (913+106)

The following table summarizes the number of new house permits issued in Westfield Township and the abutting communities in recent years. Note the construction declines which occurred, even before the current housing finance crisis, and the exceptions in Montville and Lafayette which appeared to peak and then decline much later. Much of this may be due to the predominance of major subdivision development (i.e., developing new streets in interior properties) in those townships. Westfield, Guilford, Harrisville and Chatham have had very little major subdivision development, experiencing new home construction mostly on frontage lots along existing roads.

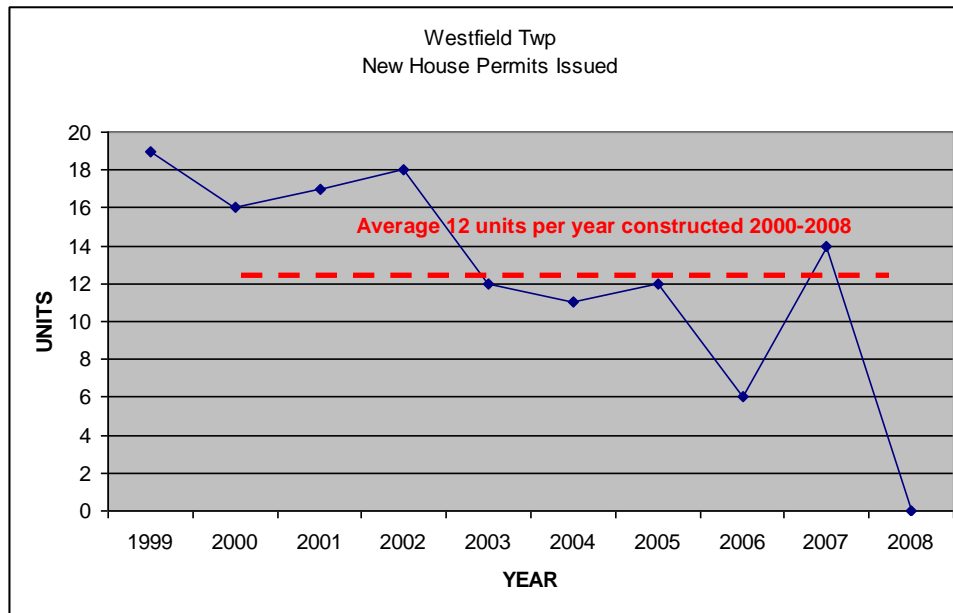
New House Building Permits																
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Westfield Twp	29	29	21	20	20	24	19	16	17	18	12	11	12	6	14	0
Westfield Center Vlg	6	8	6	10	11	9	13	6	4	4	2	4	1	6	2	0
Gloria Glens Vlg	0	2	0	1	3	0	2	0	0	2	2	1	0	0	0	0
Chatham Twp	21	19	19	15	13	18	24	15	16	7	12	16	16	7	5	4
Guilford Twp	20	26	34	20	19	43	36	24	20	9	12	6	14	11	6	3
Harrisville Twp	19	14	10	13	7	7	6	10	13	7	8	4	14	6	2	1
Lafayette Twp	41	45	28	15	11	23	33	40	75	96	92	65	61	34	25	30
Montville Twp	26	24	49	84	108	155	199	205	233	194	258	236	199	208	141	76
Lodi Vlg	2	6	1	6	9	8	10	6	0	2	1	4	0	2	3	0
Seville Vlg	26	26	31	41	20	16	14	9	3	5	8	0	12	6	15	9

The development of major subdivisions (with new streets) supports and accelerates new housing construction. Note that Westfield has experienced housing construction in only two major subdivisions: Kings Creek and Deerfield. A third subdivision, Westfield Terrace, is partially developed with utilities, but no units have been constructed.

Note also, in the chart below, the extreme difference in volumes/numbers of housing construction in these townships and villages. Housing construction volumes in Montville and Lafayette have been much higher than in these other communities.



The chart below illustrates the trend in new house construction (building permits) in Westfield Township.



Housing Analysis & Projection

It is apparent from the foregoing information that owner-occupied single family homes are the predominant form of housing in the Township. Study of the platting patterns and land use in the Township confirm this conclusion. The majority of homes are located on relatively large, privately owned and occupied lots having frontage on main roads of the Township. The relatively limited service areas of public water and sanitary sewer utilities, together with the minimum lot dimension requirements of local zoning, support this predominant housing type.

Only one approved and platted residential subdivision in the Township remains undeveloped. This is the Westfield Terrace Subdivision (formerly Westfield Lakes) located in the southeast quadrant of the intersection of Lake Road and Eastlake Road. This subdivision is approved for ____ dwelling units, although the site has recently been proposed for a new development plan for senior-oriented housing.

Current housing market conditions reflect significantly reduced demand for new housing construction throughout the nation and in the region of which Westfield Township is a part. For the purposes of this plan update, it is assumed that market recovery will result in continued new housing construction at a rate similar to the average from 2000-2008 (approximately 12 homes per year).

The local impact of area housing market demand may be influenced by several variables:

- Absorption of housing demand by developments in nearby areas, including platted subdivisions in abutting townships to the north
- Expansion of public utilities in the unincorporated areas of the Township
- Annexation of Township areas by abutting municipalities for purposes of housing development
- The impact of higher vehicle fuel costs on employment commuting patterns
- Construction of new homes, perhaps for senior residents, in the Westfield Terrace development

Natural Features

Topography

The generalized topography of the township is highlighted on the topographic map below. A high ridge dominates the north central and central area of the township and separates the watersheds of Chippewa Creek and Camel Creek. The lowest elevations, which are the locations of the floodplains, are in the Chippewa Creek valley, along the southern edge of the township in the Killbuck Creek valley and, to a lesser extent, in the Camel Creek valley.

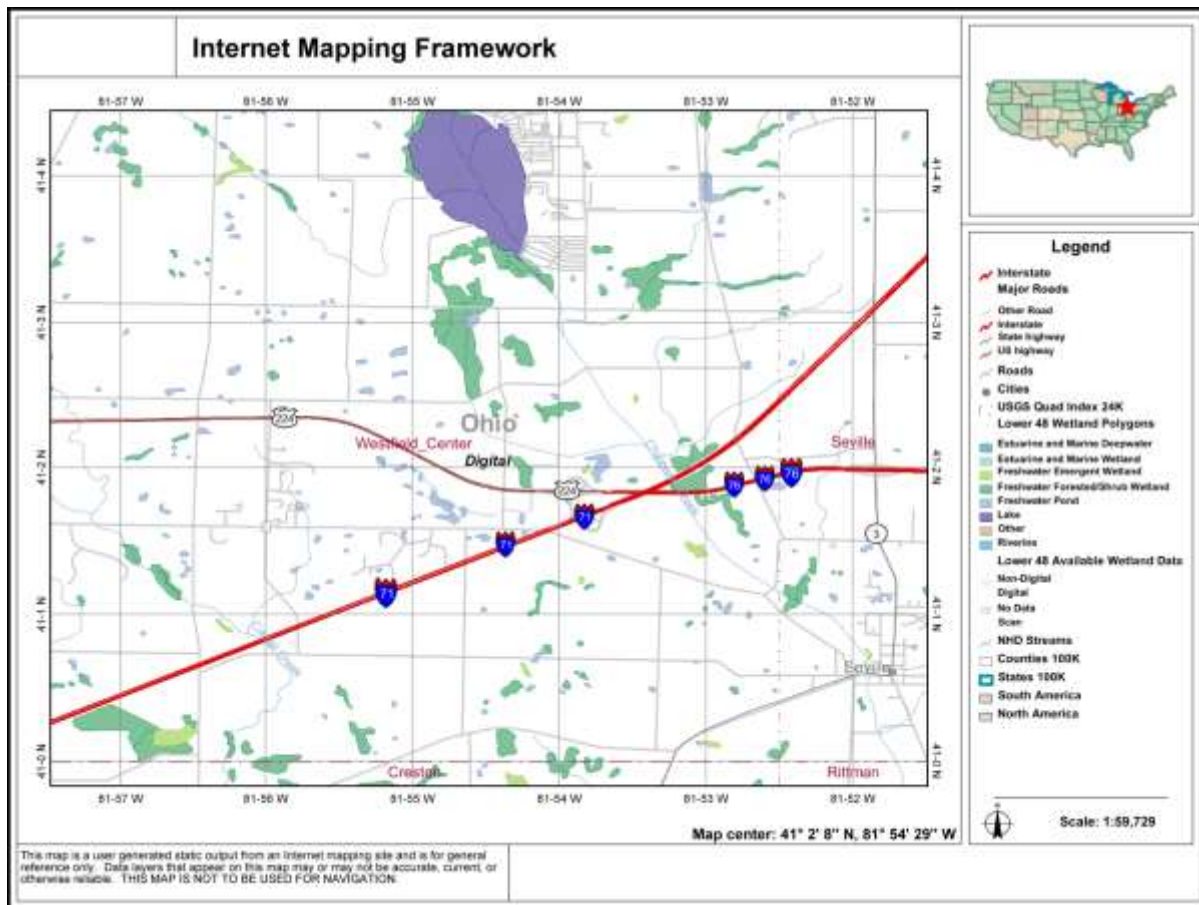


Watersheds, Watercourses, and Wetlands

There are two primary watercourses in the Township. Chippewa Creek is located in the eastern area of the township and receives surface water runoff from most of the eastern half of the township as well as from areas north of the township in Lafayette and Medina townships. Camel Creek receives surface runoff from most of the western half of the township. Little Killbuck Creek drains a small portion of the southwest corner of the township.

Viewed on a regional scale, watershed boundaries have significant water resource implications for Westfield Township and neighboring communities. The physical and legal boundary of the Lake Erie Watershed is located north and west of Westfield Township, placing the Township wholly in the Ohio River Watershed. As a result of state, national, and international water rights agreements, areas outside of the Lake Erie Watershed cannot obtain water supply from that watershed. Thus, Westfield Township must rely on water sources other than Lake Erie. Those water sources are primarily groundwater.

Approximate locations of wetlands, as identified in several federal and state sources, are illustrated on the map below. While wetlands are identified in scattered locations throughout the Township, the greatest concentrations and largest wetlands are located in the major creek valleys. Wetlands are recognized as important habitat for wildlife and plant communities, as well as serving to filter pollutants, buffer storm runoff, reduce flooding, and facilitate recharge of groundwater. Depending on the character and quality of the wetland, federal and state regulations may limit permitted development impacts.



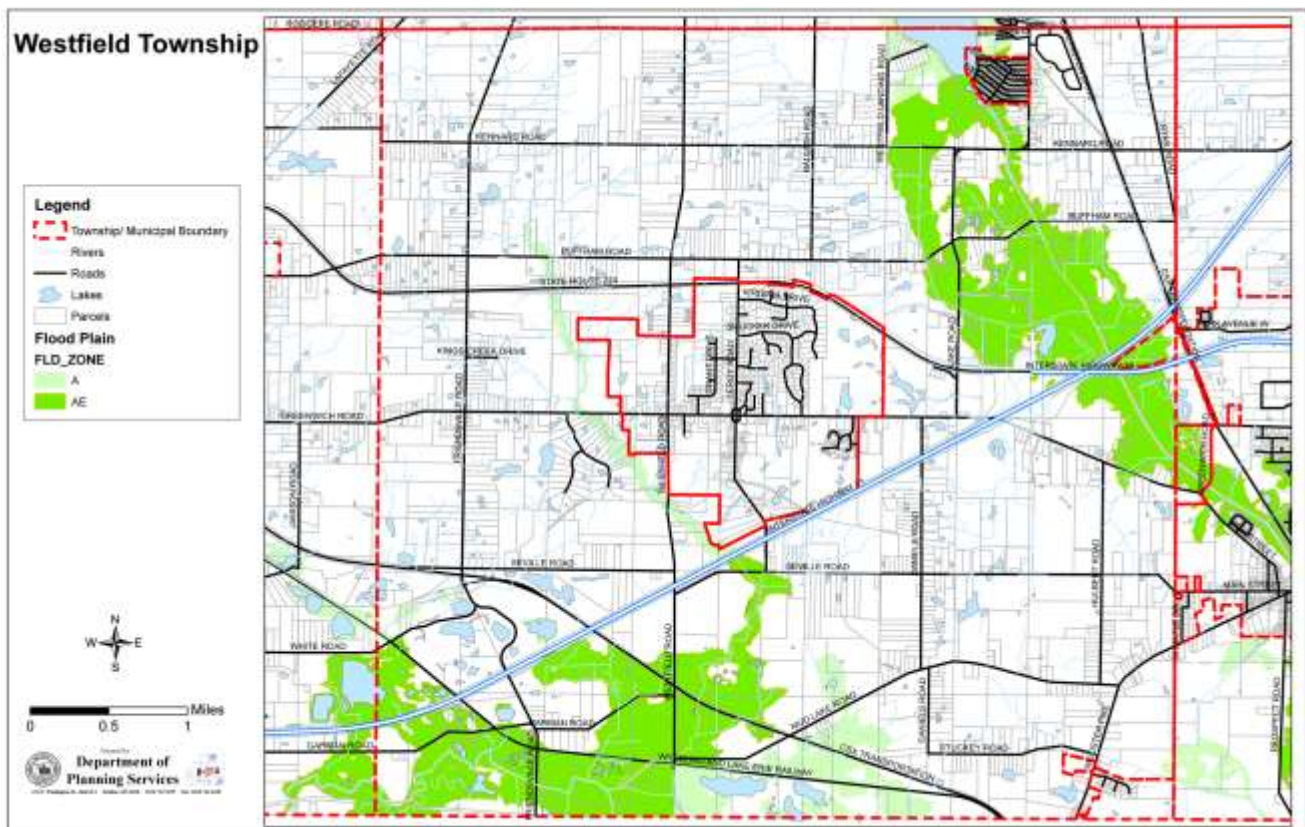
Floodplains

Sizeable floodplains exist in the northeast and southwest areas of the township as illustrated on the map below. These areas have been identified by the Federal Emergency Management Administration (FEMA) through both approximate engineering methods (“A zones”) and detailed hydraulic analyses (“AE zones”).

Floodplains are areas of land determined to be subject to flooding at a frequency and depth deemed sufficiently hazardous to life and property to warrant special regulation as a means of minimizing losses.

The floodplains in Westfield Township are subject to several layers of federal, state, county, and local regulation as briefly described below.

- The National Flood Insurance Program (NFIP) requires local communities to establish flood regulations which comply with federal regulations. Compliance makes it possible for properties to obtain federally-subsidized flood insurance for homes and businesses.
- The State of Ohio enforces regulations which comply with the federal mandates. The Ohio Department of Natural Resources provides assistance to local communities in creating local floodplain management programs.



- Medina County has adopted County Flood Damage Regulations, updated in August 2007. These regulations are in effect in all unincorporated areas of the County, including Westfield Township. The Medina County Engineer has been assigned responsibility for administering these regulations.
- The Westfield Township Zoning Resolution establishes a Natural Hazards Overlay District (NH) intended to protect life and property by restricting development in flood prone areas and other areas having poor drainage or muck soils.

The potential for flooding is a significant physical and economic restriction on land development. Periodic flooding creates hazards and damage, interrupts the use of land, restricts access, may damage supportive infrastructure, and adds to development costs.

Muskingum Watershed Conservancy District

The Muskingum Watershed Conservancy District (MWCD) is a state agency which owns and operates flood control, conservation, and recreation facilities in the area of Ohio drained by the Muskingum River and its tributaries. The MWCD was created in 1933 for the purpose of preventing flood disasters in the wake of the 1913 flood. Damaged areas in that flood included parts of the Village of Seville and other nearby communities.

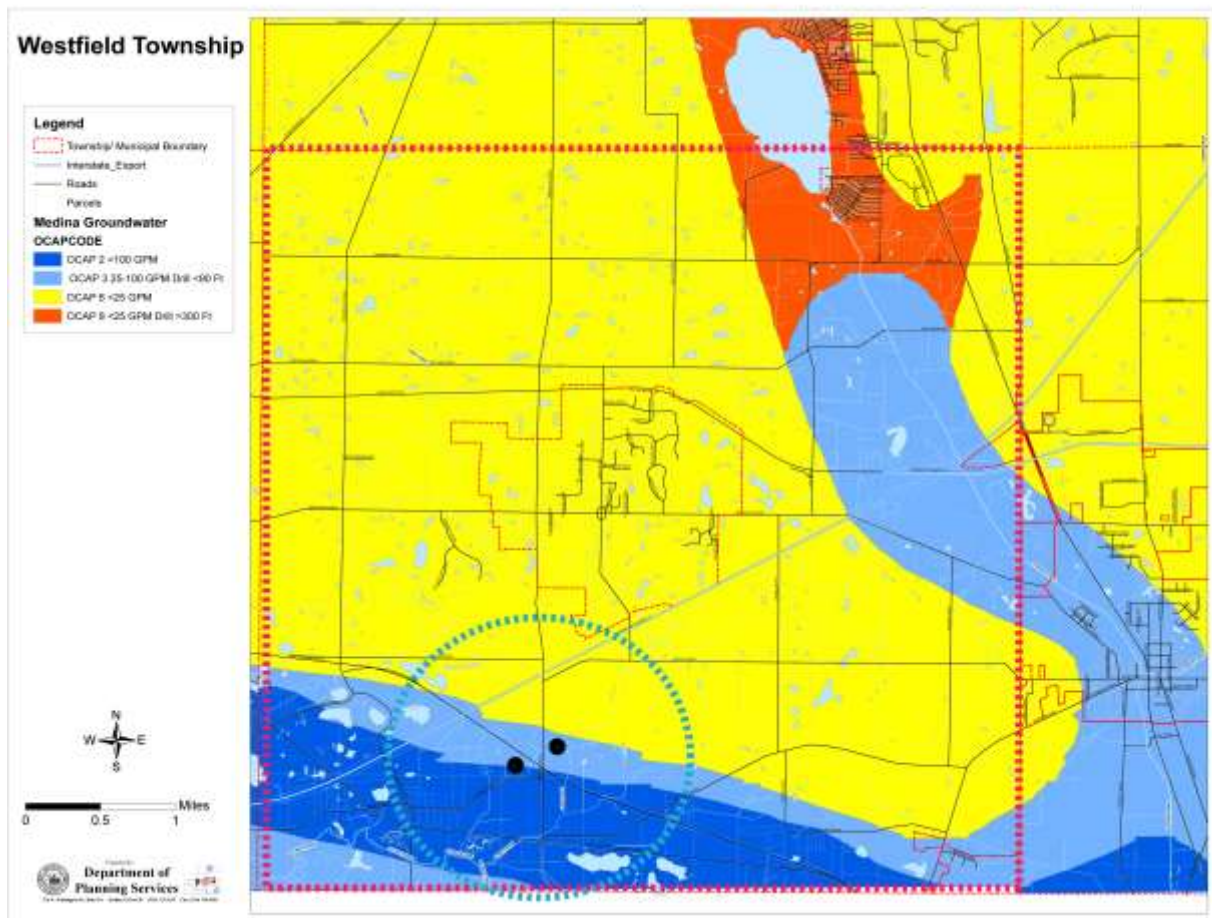
Chippewa Creek is a tributary to the Muskingum River. MWCD maintains the channel of Chippewa Creek through most of Westfield Township, as well as several dams in the area.

Groundwater

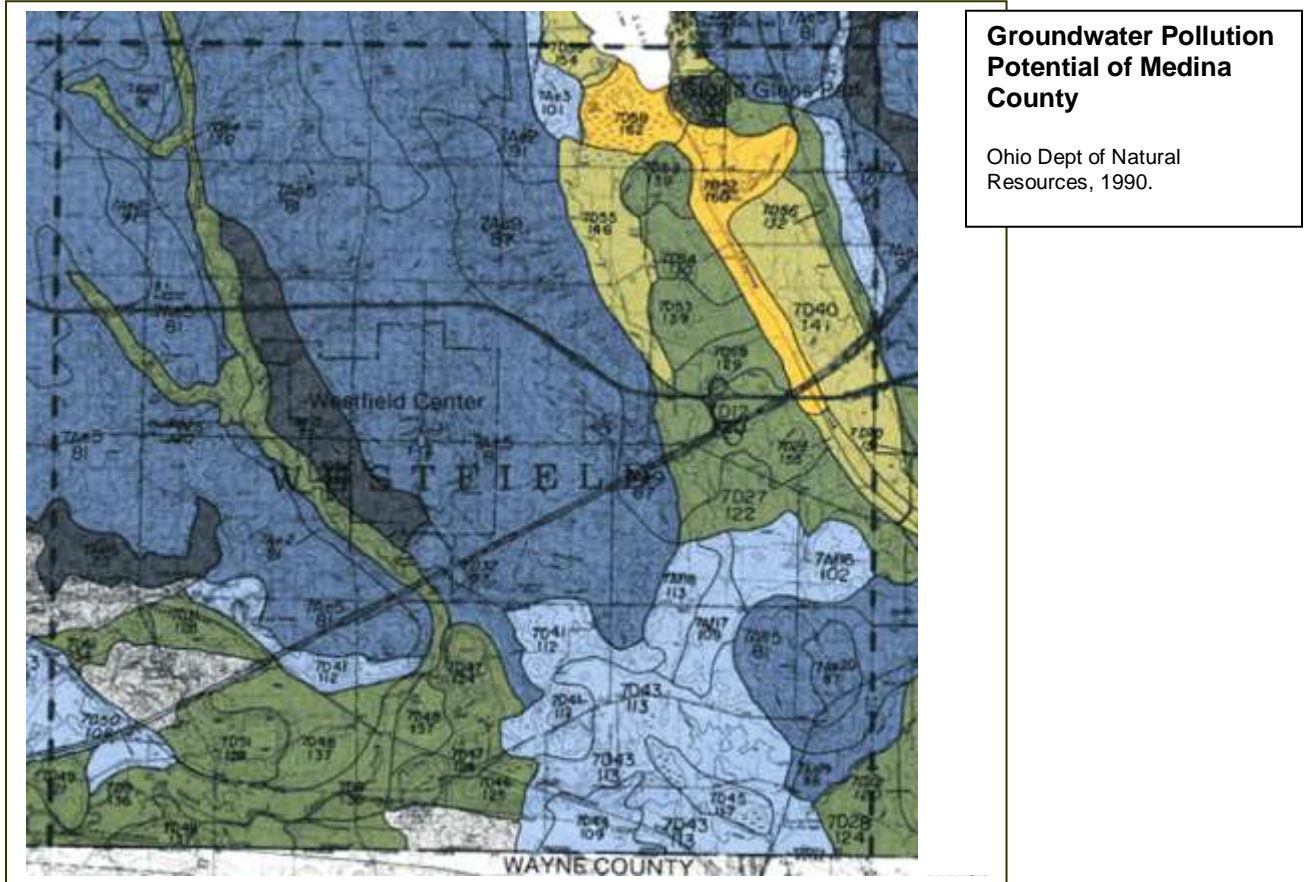
Groundwater is taken up and used by both private well owners and by the Medina County Water System. The quantity and quality of groundwater is thus of great importance to property owners and to the community generally.

The map below is assembled from sections of maps developed by the Ohio Department of Natural Resources (ODNR) to illustrate the availability of groundwater in Medina and Wayne Counties. These groundwater resource maps are developed from information collected from existing wells. While they may not provide precise information for all locations, they are intended to illustrate the pattern of known groundwater resources.

Of particular importance is the area of very high groundwater yields located along the south edge of the township (in dark blue). This large aquifer extends through several communities and is viewed as a critical water resource for future development in this region south of the Lake Erie watersheds. Local and regional efforts are required to protect this aquifer from contamination.



ODNR has also developed maps which rank areas with respect to the relative vulnerability of groundwater to contamination from the surface. These "Pollution Potential Maps" highlight areas in which special attention should be given to preventing surface activities which may contaminate the groundwater. Among the areas with highest pollution potential in Westfield Township are the light yellow and light green areas in the upper right corner of the map below. These areas are located in the Chippewa Creek valley.



Land Use and Zoning

Existing Land Use

The Existing Land Use map below illustrates the general pattern of land uses in the Township. The following are descriptions of the pattern of each land use type.

Agriculture. Agricultural land uses continue to dominate the landscape of the township. Properties which have qualified for enrollment in the CAUV (Current Agricultural Use Value) program are shown in the light beige color on the map. While the actual agricultural activities vary in type and intensity from property to property, it is clear from the extensive areas enrolled in CAUV that agriculture remains the most extensive land use activity.

Residential. Residential dwellings, almost exclusively single family, are scattered throughout the Township, primarily on lots with frontages on major roads. Only two recent residential subdivisions with new roads have been created, with all lots occupied by dwellings. These are located in the area west of Westfield Center Village. One additional as-yet unbuilt subdivision is located in the northeast quadrant of the township, on the east side of Lake Road.

On the land use map, residential use has been illustrated with a yellow rectangle for each dwelling. The rectangle represents an area of approximately 3 acres. The balance of many lots which exceed 3 acres may be shown as vacant or as CAUV enrolled.

Commercial. Commercial uses are shown on the map in pink. They are primarily located in the area of the US 224/Lake Road intersection. The uses are predominantly oriented toward highway services such as auto and truck fueling and maintenance, restaurants, and a motel.

Several commercial open space recreation activities are also identified on the map including a golf course, campground, and commercial soccer fields.

See also the discussion regarding commercial and industrial zoning in the next section.

Industrial. One industrial-type use is found in the township on land owned by Medina County. This is the recycling facility located on the west side of Lake Road north of US 224.

Public/Park. Several properties illustrated in green on the map are owned and operated by public agencies including Westfield Township, the Medina County Park District, other Medina County facilities, and the Cloverleaf School District. A significant amount of land has been acquired by the Park District in the past year in two areas: south and west of Chippewa Lake and in the southwest quadrant of the Township in the gravel mining area.

WESTFIELD TOWNSHIP PLAN UPDATE

Existing Land Use

February 2009

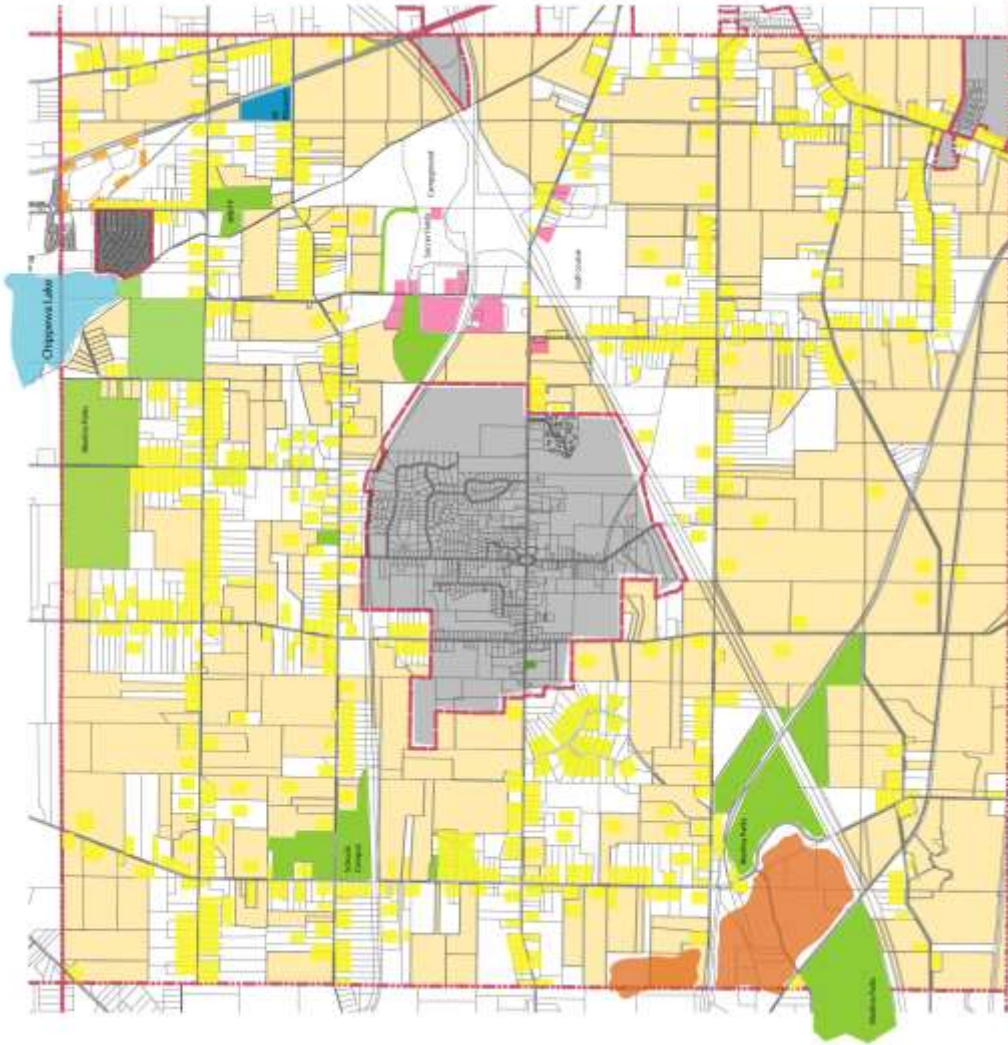
- Agricultural (CAUV enrolled)
- Residential
- Commercial
- Public Properties
- Active Gravel Mining

Notes:

This draft map has been prepared by examination of aerial photography and other information available to the Township and is not intended to constitute a survey or a warranty of accuracy. The Township does not warrant the accuracy of the information shown on this map.

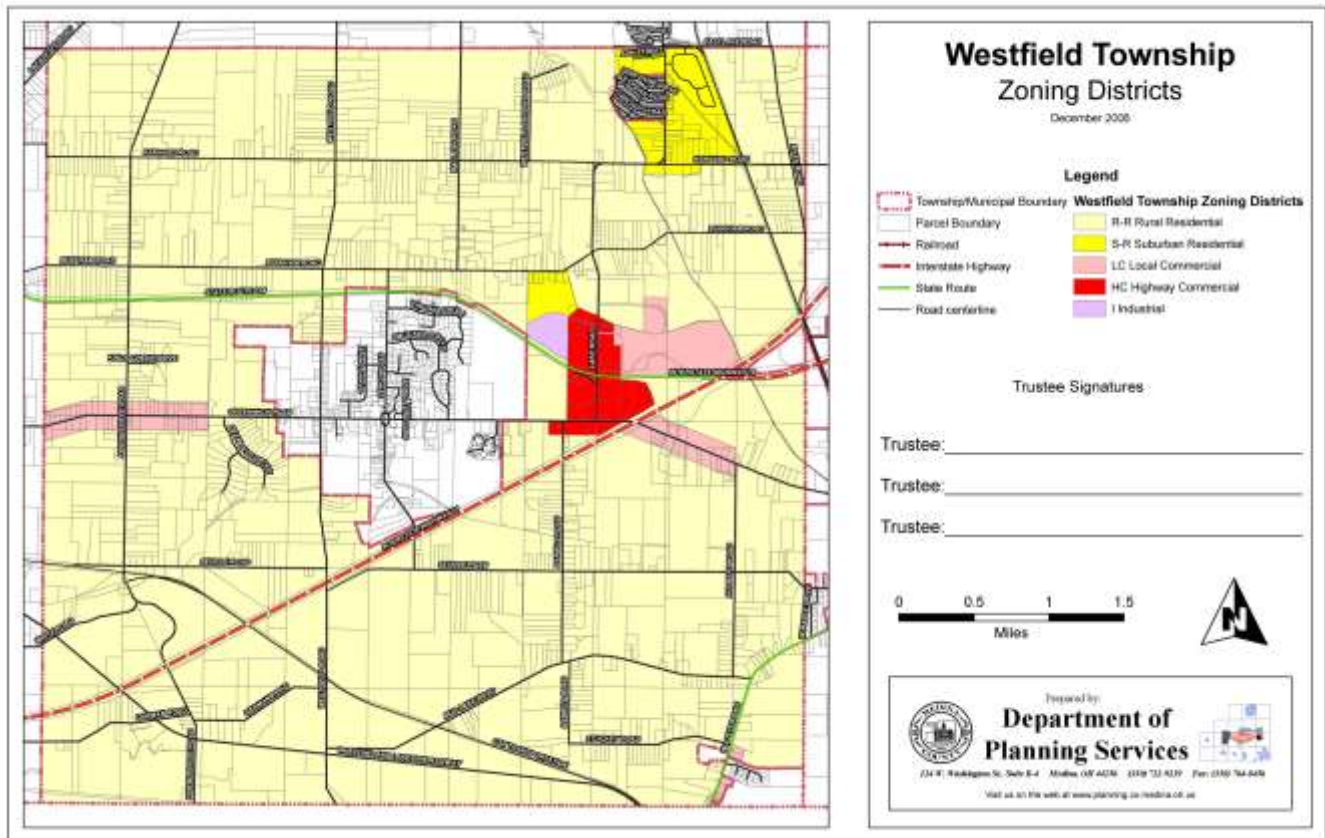
The areas of residential land use on this map are intended to show the general location of residential land use. The actual boundaries of residential land use are shown on the map in red and are not intended to be maintained in residential use.

Approximately 3 acres



Westfield Township Zoning

The Westfield Township Zoning Map is printed below. The map illustrates the locations of five zoning districts including two residential districts, two commercial districts, and an industrial district. It is apparent that residential districts, primarily the RR Rural Residential District, dominate the map. Commercial districts are clustered in the area of the US 224/Lake Road intersection. Commercial districts are also located on East Greenwich, West Greenwich, and on the south edge of the township at SR 3.



During the course of plan preparation, a brief analysis of the status of commercial and industrial zoning districts was prepared. This analysis is reprinted below.

The amounts of land included in each business district were estimated. The amounts actually in use for business (and, generally, having a “commercial-type” structure present on the premises) were tabulated in the “Developed” column. Such properties total to about 171 acres or 29-30% of the area zoned for such uses. That leaves a balance of approximately 70% zoned but undeveloped or underdeveloped.

It was noted that the estimates are subject to some interpretation:

- In the Lake Road area, approximately 150 acres is zoned LC. I estimated roughly 15 acres surrounding the sports building as “developed”. Much of the remaining 135 acres is also in use for outdoor sports activities, but is not fully developed in the sense of a typical commercial district. Much of this land is also impacted by its presence in the flood area.

- The viability of the West Greenwich Road LC area is questionable.

Excluding developed areas and the areas with limited viability left a remainder of about 135-140 acres or roughly 24% of the zoned total which appears to be fully developable. About half of this land is located in the Lake Road HC District and about half in the East Greenwich and SR 3 LC Districts.

If these assumptions are sound, then the developed commercial areas of the Township could be roughly doubled within the areas already zoned for such uses. This does not include the potential for additional development in those areas where development may be limited.

DEVELOPED AND UNDEVELOPED LAND Zoned for Business or Industrial Uses Westfield Township					
AREA	ESTIMATED TOTAL AREA (acres)	AREA BY ZONING DISTRICT		DEVELOPED	UNDEVELOPED
West Greenwich Rd	135	LC	135	0	135
Lake Road	366	LC	150	15	135
		HC	170	95	75
		I	46	46	0
SR 3	12.5	LC	12.5	5	7.5
East Greenwich	65	LC	65	10	55
	578.5		578.5	171	407.5
Estimates prepared by Northstar Planning Sep 09					

Zoning in Villages & Abutting Townships

Review of the zoning maps of abutting communities identified several locations in which future developments may impact land uses in Westfield Township. Among these are:

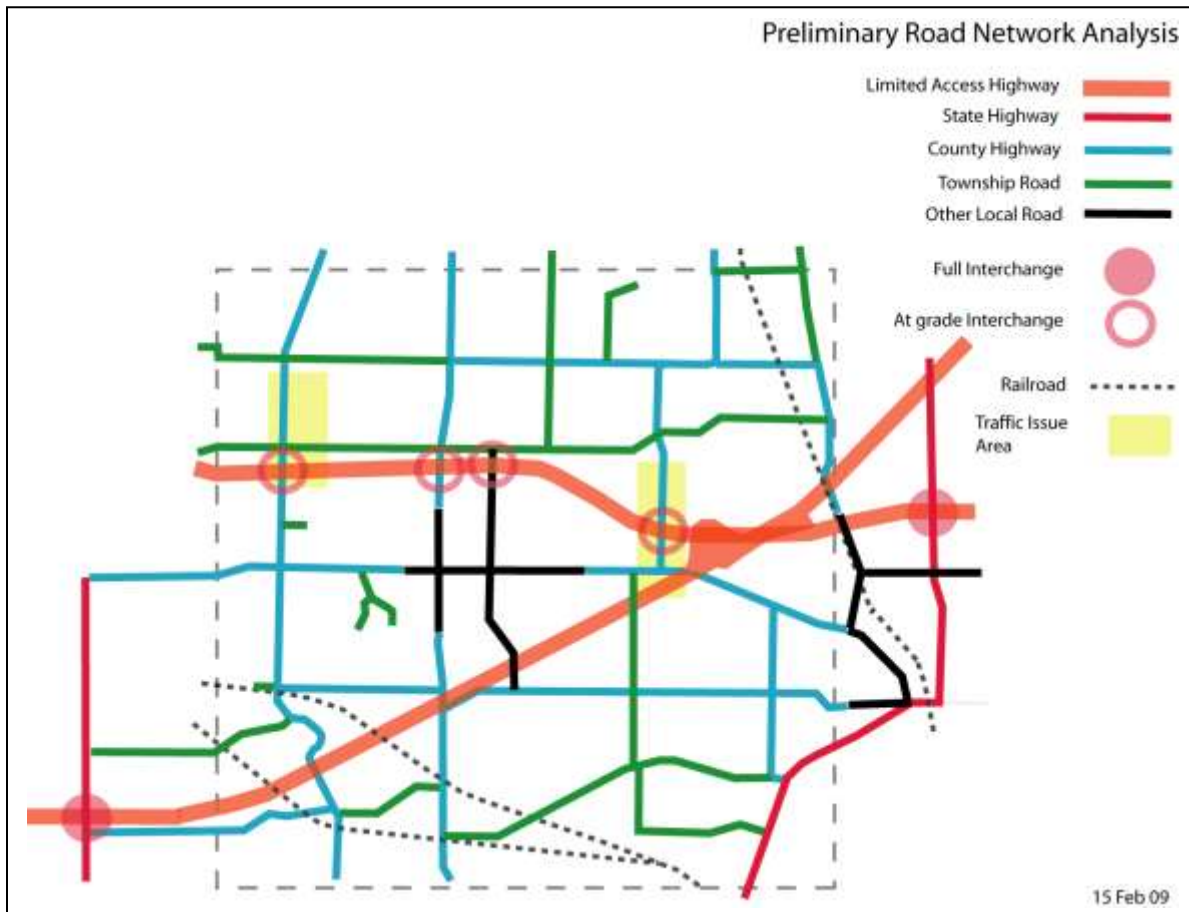
- Industrial zoning districts on the west edge of Seville Village and Guilford Township abutting residential zoning in Westfield Township
- Commercial zoning on the south edge of Lafayette Township abutting residential zoning in Westfield Township
- Commercial zoning at the northeast corner of Harrisville Township abutting residential zoning in Westfield Township
- Industrial zoning on the east side of Harrisville Township abutting residential zoning in Westfield Township

If and when developed for uses permitted in these districts, there is potential for incompatible impacts on the residential areas.

Transportation

A general evaluation of the road system in the Township was conducted to identify situations which limit – or may limit in the future – general circulation in the township, access to areas of the township, potential problems with access for safety forces, inefficiencies (for school bus routes, deliveries, waste collection, snow plowing, access to important public facilities, etc.), and high accident sites.

The schematic map below illustrates the network of federal, state, county, village, and township roads serving and crossing the township.



Observations about the road system serving the Township are the following:

- The network of roads is very complete. There appear to be no inaccessible areas in the Township.
- This complete network exists in spite of the presence of limited access highways (I-71 and US 224) and railroads, facilities which often severely disrupt local road systems. There are many overpasses, underpasses, and at-grade crossings which eliminate these potential problems, although the original routes of some roads were altered to accommodate the highways. At another scale, the boundaries of these limited access highways and railroads will limit alternatives for access to some properties.

- Only 4 instances of dead-end or cul-de-sac roads were identified. These include:
 - the west end of Seville Road, west of Friendsville Road
 - the north end of Westfield Landing
 - the east terminus/cul de sac of Kings Creek Drive
 - the south termini/cul de sacs of Deerfield Drive and Fox Hollow Drive

- Two full interchanges with regional highways are located in close proximity to the Township:
 - I-71 at SR 83
 - I-76 at SR 3

- Four at-grade intersections of county/township roads with major highways are located within the Township:
 - US224/I-76 at Lake Road
 - US224 at Leroy Road
 - US224 at Westfield Road
 - US224 at Friendsville Road

Several issues were raised in the consultant's evaluations and during Plan Committee discussions:

- US224/I-76 at Lake Road at-grade intersection. This intersection provides the most direct interstate access for most Westfield residents. It is also heavily impacted by heavy truck and auto traveler traffic, primarily generated by the truck stops, and sports facility traffic. In addition, a great deal of US 224 traffic (some local, some non-local) must pass through this signalized intersection. Significant questions were raised about the capacity of this intersection to serve future traffic impacts which may be generated by developments on land already zoned and/or proposed to be zoned, particularly for commercial use. These include the impacts of the proposed development at Chippewa Lake to the north on Lake Road in Lafayette Township.

- US 224/Friendsville Road intersection. Traffic safety concerns for this intersection relate to the planned expansion of the Cloverleaf School District campus.

- Westfield Landing Road. Recent county park land purchases raise concerns about future traffic impacts of park facilities.

- Future subdivision roads and permanent or temporary cul-de-sacs. The township has had limited experience with new subdivision improvements to date. In the future, a township policy, consistent with and supplemented by the County Subdivision standards, should be established to ensure that new roads be designed in a manner which addressed efficiency, safety, traffic impacts, and local circulation needs. In particular, cul-de-sacs should be carefully regulated.

Utilities

Private Water Systems

Due to the limited extent of public water lines, the majority of home in Westfield Township are dependent on private wells or cisterns for potable water. If and when public water lines are extended to more homes, the water source will be the county-operated wells. The quality and quantity of groundwater is thus an important factor in the quality of life and potential for future development of the township. The groundwater resources in the Township are generally described and illustrated in the Natural Resources: Groundwater section above.

Public Water System

Medina County provides public water supply to a limited area of the township outside of Westfield Center Village. The County has recently acquired the water system of Westfield Center Village and has installed wells in an area south of the Village to increase raw water source for the treatment plant and system. Water lines have also recently been extended along more township road frontages.

At this time, public water lines have been installed in the following locations:

- Friendsville Road (from Lafayette line south to Greenwich)
- Lake Road (from Lafayette line south to a location between US 224 and Greenwich)
- Buffham Road (Harrisville Township to Lake Road)
- Greenwich Road (Friendsville Road to the Westfield Center Village line)
- Gloria Glens Village
- Westfield Center Village

Seville Village abuts Westfield Township on its southeast boundary. The Village owns and operates a public water system which has potential to provide service to this area of the Township.

On-site Septic Systems

Due to the limited extent of public sanitary sewers, almost all homes in Westfield Township are dependent on private on-site waste disposal systems.

Public Wastewater System

Medina County operates a wastewater treatment plant located near the east intersection of Lake Road and Kennard Road. Sanitary sewers extend north along Lake Road to serve Gloria Glens, the undeveloped Westfield Terrace subdivision, Chippewa Lake Village, and part of Lafayette Township. A sanitary sewer also extends south from the treatment plant to Westfield Valley Drive, thence west to Lake Road, and south along Lake Road to a point south of US 224.

Westfield Center Village and Seville Village also own and operate public wastewater systems which have potential to provide service to selected areas of the Township.

Community Facilities

Township Hall and Service Garage

The Township Municipal Building houses township offices and the service garage. It includes a meeting hall with capacity of 100 persons, used for public meetings and available for private rental events.

Fire and EMS Service

The Township is served by a joint fire and EMS organization which it shares with the Villages of Westfield Center and Gloria Glens. The station is located in the Village of Westfield Center and is staffed by 1 full time member and 31 volunteers. A recent study indicates that equipment and station require upgrades to comply with industry standards.

Township Park

A small township park is located in the center of the Township and of the Village f at the intersection of Greenwich and Leroy roads. The park is available by reservation for events such as weddings, picnics, or other gatherings.

Township Cemetery

The Township owns and operates Friendsville Cemetery on Friendsville Road. One section of the cemetery is closed for interments and a second section is available for lot sales. Additional land is in township ownership for future cemetery expansion.

Public Schools

Residents of the Township are served by the Cloverleaf School District. The planned consolidated campus for the District will be located in the Township at the intersection of Friendsville and Buffham Roads. Several school facilities, including the District office, Middle School, High School, and the Cloverleaf Recreation Center are already located here. Future construction will consolidate facilities for students from the primary, intermediate and upper facilities now located in nearby villages.

The Recreation Center is available for membership and use by community residents. Facilities include a conference room, facilities for basketball, tennis, track, strength weight equipment, and locker rooms.

Community Survey

As part of the process of preparing an updated Township Development Policy Plan, a survey was distributed to the residents of the Township to obtain guidance on several key issues. The results of that survey were reported to the Plan Committee.

The survey was prepared by Northstar Planning after input from the Policy Plan Update Committee during meetings in March and April 2009. A new mailing list was prepared to include all residential addresses in the unincorporated areas of the Township.

Surveys were mailed with first class postage to 932 addresses from the office of Northstar Planning on Tuesday, 7 July, 2009. 30 unopened, undeliverable surveys were returned to Northstar by the Post Office.

A total of 351 completed and timely surveys were returned to the office of Northstar Planning. Excluding the 30 undeliverable surveys, a total of 902 surveys are assumed to have been delivered with the potential for response. The 351 completed and timely returns represent a 38.9% return rate.

Survey responses were tabulated by Northstar Planning. A copy of the final survey report, including tabulation details by area and Township total, is attached in the appendix of this Plan.

Several key land-use related questions and tabulated responses from the survey are as follows:

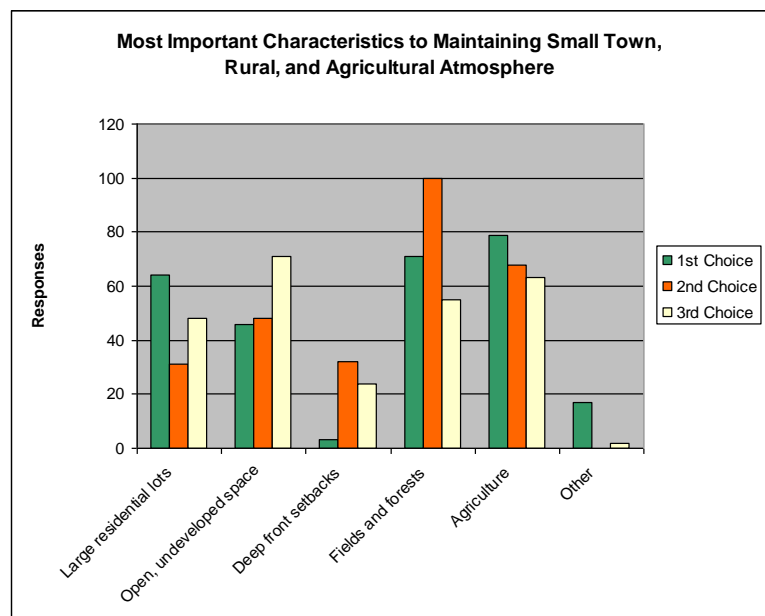
Question: Should preservation of “small town, rural, and agricultural atmosphere” be a priority for Westfield Township?

Yes _____ No _____ Don't know _____

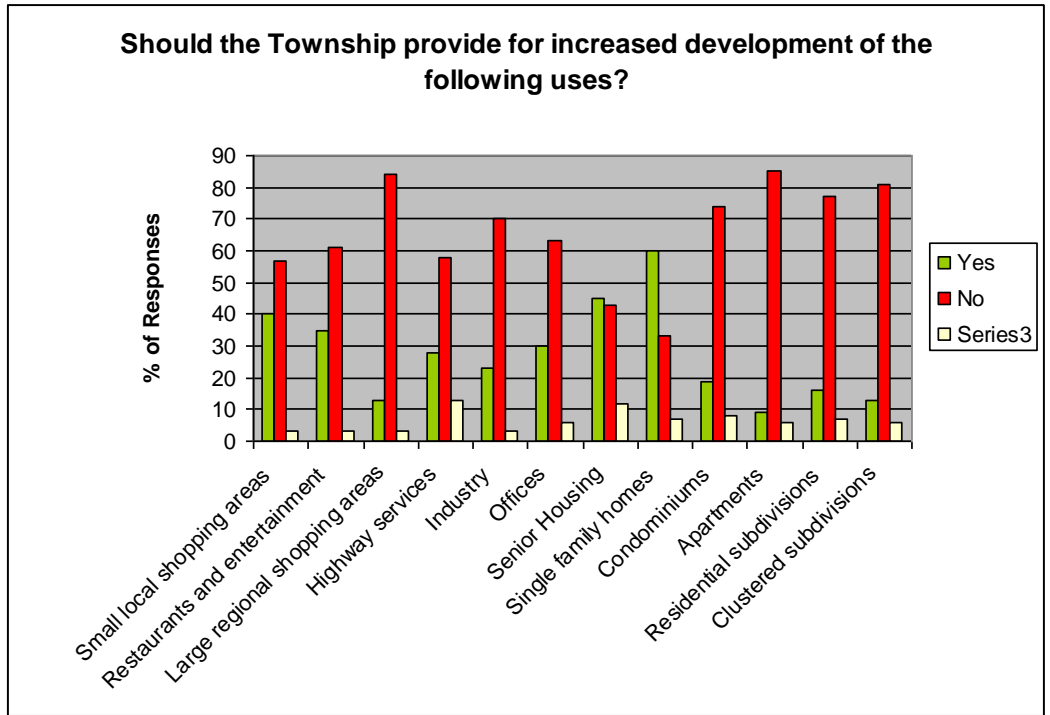
In all four areas, a strong majority responded “yes”, with 85% of the total responding “yes”.

Question: Which characteristics are most important to maintaining “small town, rural, and agricultural atmosphere”? Please mark the most important characteristic with “1”, the second most important with “2”, and the third most important characteristic with “3”.

- Large residential lots _____
- Open, undeveloped space _____
- Deep front setbacks _____
- Fields and forests _____
- Agriculture _____
- Other (please describe) _____



Question: Should the Township provide for increased development of the following land uses?



Summary and Key Findings

Summarized below are key findings from the background information evaluated in preparation of this Plan Update.

Past Plans & Studies

- The Township has a history of planning and zoning updates since at least 1978.
- The Township’s planning efforts have consistently reflected the desire of the community to maintain a generally rural, low density residential and agricultural environment with a concentration of business uses in proximity to the US224/Lake Road intersection.

Population

- The Township has experienced a moderate and consistent rate of population growth.
- Based on recent housing construction trends, this Plan Update projects continued moderate population growth reasonably consistent with past trends.
- Several future housing market influences, generated from outside the Township, may radically impact future housing and population growth. The relative strength of each of these influences cannot be predicted at this time.

Housing

- Housing construction in the Township has averaged 12 units per year over the past decade, although varying greatly from year to year, particularly in this time of economic recession.
- Housing construction is projected to continue at the rate of approximately 12 units per year.
- The projected rate of construction may be impacted by outside market influences as noted above.

Natural Features

- Natural features have been dominant factors in the Township’s plans. In particular, the impacts of topography and the resultant floodplains have been concerns due to the potential for hazards and property damage.
- The availability of good quality and quantity groundwater is an increasing concern, particularly given the restrictions on the extension of Lake Erie water systems and the resultant necessity of utilizing local groundwater to maintain and support future development.

Land Use and Zoning

- Agricultural and residential land uses continue to predominate in the Township.
- Business uses are concentrated in the area of Lake Road near US 224.
- A significant amount of land zoned for commercial use remains undeveloped in the Township.
- Several areas of abutting communities are zoned for uses or districts which may generate impacts incompatible with areas of the Township.

Transportation

- The Township is served by a relatively complete network of roads maintained by the Township, County, State, and federal transportation agencies.
- The intersection of US 224 and Lake Road continues to be a critical access facility for the community and for local businesses. Carefully monitoring its functioning and capacity relative to traffic volumes is essential to ensuring continued effective access to and from the community and surrounding areas.

Utilities

- Township households are largely dependent on private, on-site water and wastewater systems.
- Medina County operates limited public water and wastewater systems in the Township.
- Public water and wastewater systems owned by other public entities, notably Westfield Center Village and Seville Village, have the potential to serve some areas of the Township.

Community Facilities

- Community facilities are generally sufficient to meet the needs of the existing population, although there is concern about facilities and financing for the local fire and EMS service.

Community Survey

- The community survey conducted in this plan preparation process obtained responses from 39% of households.
- Respondents strongly supported the concept of continued preservation of small town, rural, and agricultural atmosphere of the community.
- Slight majorities of respondents indicated that the township should provide for increased development of single family homes and senior housing.
- Significant majorities of respondents indicated that the township should not provide for increased development of small local shopping areas, restaurants and entertainment, large regional shopping areas, highway services, industry, offices, condominiums, apartments, residential subdivisions, or clustered subdivisions.

Part II: Goals, Objectives & Policies

The goals, objectives, and policies for this Westfield Township Plan Update have been developed by reviewing and updating those set forth in the 1996 Development Policy Plan.

The Goals of the Plan are:

- Goal I: Preserve the predominantly rural, small-town atmosphere of Westfield Township.
- Goal II: Maintain a level of community facilities and services adequate to meet the needs of the population.
- Goal III: Guide the location and timing of new development on the basis of the natural capabilities and limitations of the land and of available and planned infrastructure, and consistent with the Development Policy Plan.
- Goal IV: Ensure that the development of areas zoned for business uses such as retail, offices and industry is accomplished in a manner compatible with the foregoing agricultural, residential, and facilities goals and consistent with this Development Policy Plan.
- Goal V: Continue to effectively manage the zoning activities of the Township.
- Goal VI: Continue to promote community safety and security by minimizing, to the extent feasible, potential man-made safety and security risks and natural hazards and by supporting facilities and services necessary to protect, sustain, and recover from emergency events.
- Goal VII: Promote local and global sustainability through policies and actions which preserve and enhance the earth's resources in support of human population without compromising the capacity of those resources to support future generations.

Objectives and policies supporting each goal are outlined in the following pages.

Goal I:

Preserve the predominantly rural, agricultural, small-town atmosphere of Westfield Township.

The unincorporated areas of Westfield Township have historically been agricultural use areas. In recent decades, these agricultural areas have increasingly hosted very low density residential use, primarily on large lots with wide frontages on existing local roads.

The result has been a predominantly rural residential community with characteristics distinct from those of the villages in the area. As expressed by residents in the survey, it is their desire to continue to maintain and enhance the community's rural characteristics.

Objective IA: Promote agricultural activities in Westfield Township.

Agriculture is an essential part of the Township’s history and of its present. Agricultural activities continue to be conducted in all areas of the Township. Residents value the impact of agriculture upon the character and economy of the community and wish to encourage and promote its continuation.

Policy IA1: Identify agricultural lands that are critical for preservation

Policy IA2: Evaluate the potential for implementing or expanding public programs such as Current Agricultural Use Value (CAUV) districts, agricultural districts, agricultural zones, and other innovative methods for supporting agriculture.

Policy IA3: Encourage property owners, individually and jointly, to create, preserve, and make available to farmers usable areas for agriculture.

Policy IA4: Increase awareness and appreciation of local agriculture through “farmer-friendly” and agriculture advocacy programs (such as informational signs, tours, “meet the farmers” events, information for new residents about farming, crops, seasons, and farming activities).

Policy IA5: Promote specialty agriculture such as specialty vegetables, specialty animal keeping/breeding, and hobby agriculture.

Objective IB: Maintain the Township’s low-density residential environment in areas which are not planned for other densities or uses and are not supported by infrastructure such as centralized sewer and water.

The Township has predominantly developed as a low density residential and agricultural community as evidenced by the established development pattern of large lots. The Plan Update identifies the planned densities for residential use areas of the Township.

Policy IB1: In the areas designated in the Development Policy Plan, new development shall be compatible with the predominant rural, small town nature of the community.

Policy IB2: New residential development shall be planned at densities consistent with the Development Policy Plan and which will not result in public health hazards to the rest of the community

Policy IB3: Maintain the existing requirements for minimum residential lot size of 3 acres and 250 feet of frontage in the areas designated for low density residential use.

Policy IB4: Promote and preserve the low density character of the community by encouraging acquisition of park land, preserving open space, and encouraging continued agricultural use.

Policy IB5: Encourage residents to preserve forested areas and to permit and promote the re-growth of natural vegetation.

Goal II:

Maintain a level of community facilities and services adequate to meet the needs of the population.

Objective 2A: Maintain the Township's thoroughfare network to ensure the safe, orderly and convenient movement of vehicles.

Policy 2A1: Ensure proper funding for the upkeep of the Township's roads.

Policy 2A2: Review the Township's road maintenance responsibilities and the traffic volumes and traffic types using Township roads and determine whether or not the Township should transfer any roads to the county. Township roads should not bear large volumes of non-local traffic.

Policy 2A3: Plan together and work cooperatively with the villages, adjacent townships, and Medina County to ensure optimal thoroughfare systems in and around the Township.

Policy 2A4: Support activities necessary for the Township to ensure maintenance responsibility of new roads and ensure that their construction is compatible with normal Township maintenance procedures and the varying topographic and physical conditions of the Township.

Policy 2A5: Require traffic impact studies for any non-residential development or expansion of existing commercial and/or industrial zoning districts to ensure that new developments do not create demands which exceed the capacity of existing or planned road facilities. Consider amendments to local regulations to implement this policy. Special attention should be given to the volumes and types of traffic in the Lake/224 intersection to ensure that traffic generated by new developments do not exceed the capacity of this critical intersection.

Policy 2A6: Plan and coordinate the construction of pedestrian and bike facilities to provide useful, healthful, and safe opportunities for these basic transportation modes. To the extent feasible, interconnect with pedestrian and bike facilities in adjoining communities.

Objective 2B: Provide recreational opportunities adequate to meet the needs of the Township.

Policy 2B1: Support the efforts of the State of Ohio, Medina County, adjacent local communities, and local school districts to develop additional recreational facilities and lands in and near Westfield Township.

Policy 2B2: Support the provision of useable open space in conjunction with the development of residential subdivisions and other developments.

Objective 2C: Work with the County and villages to plan and develop public water and sanitary sewer systems which support the planned development of the Township.

Policy 2C1: Periodically evaluate ground water conditions, the interests and concerns of the owners of individual private water systems (wells and cisterns), and development patterns in the Township to determine where the extension of public water systems will benefit residents and support planned zoning districts.

Policy 2C2: Encourage the extension of the Medina County sanitary sewer system in areas zoned for commercial or industrial use. Encourage extension of the Medina County system in areas zoned for residential use where access to a public system is essential for development as zoned. Consider exceptions to this policy where sanitary sewers are necessary to resolve public health hazards.

Goal III:

Guide the location and timing of new development on the basis of the natural capabilities and limitations of the land and of available/planned infrastructure, and consistent with the Development Policy Plan.

Objective 3A: Encourage the protection of floodplains and natural drainage systems from improper development practices.

Policy 3A1: Support continued application of the NH Natural Hazards District zoning in Westfield Township.

Policy 3A2: Regulate any land use in the Township from physically obstructing, interfering or altering any portion of a floodplain or natural drainage system consistent with the Medina County Floodplain Regulations.

Policy 3A3: Promote floodplains and wetlands as well as river corridors in general as open space/conservation easement areas.

Policy 3A4: Encourage stream setbacks to protect watersheds and surface water quality.

Objective 3B: Ensure that new development does not result in public health hazards for the rest of the community because of adverse soil or geologic characteristics.

Policy 3B1: Maintain a minimum lot size of at least three acres for lots dependent upon on-site sewage disposal systems or on-site water systems and consistent with the established development pattern and character of areas as identified in the Development Policy Plan..

Policy 3B2: For all new large-scale developments (five lots or larger) that are dependent upon ground water for their drinking supply, require test wells to be dug and independently analyzed to ensure that each new residential development has an adequate supply of drinking water.

Policy 3B3: Available soil suitability data should be used in evaluating potential development sites.

Policy 3B4: No structure or associated facilities should be permitted which has the potential to create undesirable environmental, health, or safety consequences during the life of a structure.

Objective 3C: Development incompatible with unique and valuable natural resources should be discouraged.

Policy 3C1: Development should be reviewed by the Township in light of its potential to protect natural topography, vegetation, open spaces and other features unique to the Township. This effort will strengthen the review of environmental features earlier on in the development approval process.

Policy 3C2: Continue to support application of the Natural Hazards Zoning District.

Goal IV:

Ensure that the development of areas zoned for business uses such as retail, offices and industry is accomplished in a manner compatible with the foregoing agricultural, residential, and facilities goals and consistent with this Development Policy Plan.

At the time of this Plan Update, the principal area of commercial and industrial use is located at the intersection of Lake Road and US 224. A few business uses have been established in an area zoned for local commercial use on Greenwich Road, east of I-71. Another area, located on Greenwich Road and west of Westfield Center Village, is also zoned for local commercial uses, but is primarily residential in use. Another business district is located on SR3 at the south boundary of the Township abutting the Village of Creston.

The goals of promoting and maintaining the Township's rural residential and agricultural environment are primary. Commercial and industrial development should only be established in a manner which is consistent with the Township Policy Plan and with as little impact as possible upon the rural atmosphere of the community.

Objective 4A: Protect the dominant rural residential character of the community by carefully limiting commercial and industrial development to planned areas.

Policy 4A1: Permit expansion of the areas of existing commercial or industrial zoning districts as recommended in this Development Policy Plan.

Policy 4A2: Reduce or rezone existing commercial and industrial zones as recommended in this Development Policy Plan.

Policy 4A3: Except as otherwise recommended in this Plan Update, encourage infill development of areas already zoned for industrial or commercial use before expanding existing districts or creating new districts.

Objective 4B: Promote compatibility and reduced impacts on the residential areas of the Township by establishing standards for control of light and noise pollution, for buffering between uses, and other best practices for commercial and industrial uses.

Goal V: Continue to effectively manage the zoning activities of the Township, using zoning to direct development in the Township that is suitable for the community.

Objective 5A: Keep zoning tools up to date and involve citizens in zoning amendments.

Policy 5A1: Encourage citizen participation in the continued updating of Township zoning laws and in zoning district changes.

Policy 5A2: Continue to base Township zoning on a current development policy plan for Westfield Township.

Policy 5A3: Review Township zoning regulations at least once a year. Every 5 to 10 years, evaluate the entire zoning resolution for a complete update.

Objective 5B: If a zoning map change is proposed which is not consistent with the current plan, consider, among other factors, the extent of the inconsistency and the community benefits and costs of the proposed zoning in determining the appropriate action on the proposed zoning change. Public discussion must be encouraged. Where the change is deemed significant, amendment of the Township Plan (by update or addendum) should be considered.

Objective 5C: Work cooperatively with the adjacent villages and townships and Medina County to ensure optimal land use and zoning patterns in and around the Township.

Goal VI:

Continue to promote community safety and security by minimizing, to the extent feasible, potential man-made safety and security risks and natural hazards and by supporting facilities and services necessary to protect, sustain, and recover from emergency events.

Objective 6A: Continue to operate and support the Westfield Fire and Rescue Service in collaboration with the Villages of Gloria Glens and Westfield Center.

Objective 6B: Continue to support the operations of the Medina County Sheriff's Office in Westfield Township in collaboration with other Medina County Communities.

Objective 6C: Continue to support and participate in the Medina County Emergency Management Agency.

Objective 6D: Continue to recognize and address the significant potential impacts of flooding in Westfield Township in all township activities including but not limited to the planning, zoning, and development of land uses, roads, and other public and private facilities.

Goal VII: Promote local and global sustainability through policies and actions which preserve and enhance the earth's resources in support of human population without compromising the capacity of those resources to support future generations.

Objective 7A: Promote the use of renewable and alternative energies and conservation in the use of conventional energy resources.

Policy 7A1: Promote energy conservation and the adoption of developing alternative and renewable energy sources among Township residents.

Policy 7A2: Practice energy conservation in the operation of Township facilities and equipment.

Policy 7B3: Consider adoption of zoning regulations which permit alternative energy generating equipment such as windmills in the Township.

Objective 7B: Promote the conservation and protection of land and water resources.

Policy 7B1: Use the Township website to continue to provide information to Township residents about groundwater resources and ways to protect these resources from contamination.

Policy 7B2: Use the Township website to continue to provide information to Township residents about ways to reduce water consumption.

Policy 7B3: Use the Township website to continue to provide information to Township residents about ways to preserve quality soils and minimize erosion.

Objective 7C: Promote reduction and recycling of household waste, building materials and other waste.

Policy 7C1: Provide information to Township residents and businesses about recycling programs and encourage their use.

Policy 7C2: Provide information and promote the composting of household food waste.

Part III: The Township Plan

This Part III of the Westfield Township Plan Update is divided into six sections:

- Future Land Use Plan (text and map)
- Additional Land Use Concepts (text and map)
- Community Facilities
- Natural Resources
- Community Safety and Security
- Community Sustainability

Future Land Use Plan

This section presents the planned future land use pattern for Westfield Township. It is an important guide for Township officials and property owners in making decisions which affect land use, notably changes to the Township Zoning Resolution and Map.

The Future Land Use Plan reflects the intent of the community to:

1. Maintain the general land use pattern which has been planned by the Township for many years;
2. Reflect certain changes in public ownership and planned uses (i.e., recent land acquisitions by the Medina County Park District and wellfield areas acquired by Medina County);
3. Permit development consistent with current zoning district regulations (or amended regulations as recommended by this Plan Update); and
4. Indicate the potential for several carefully selected specific changes to the planned land use pattern.

The Future Land Use Plan is illustrated on the Future Land Use Plan Map. It is also described by area in the following text. The described areas are:

- Rural Residential and Agricultural Areas
- East Greenwich Road Office/Industrial Area
- Lake Road/SR 224 Business District

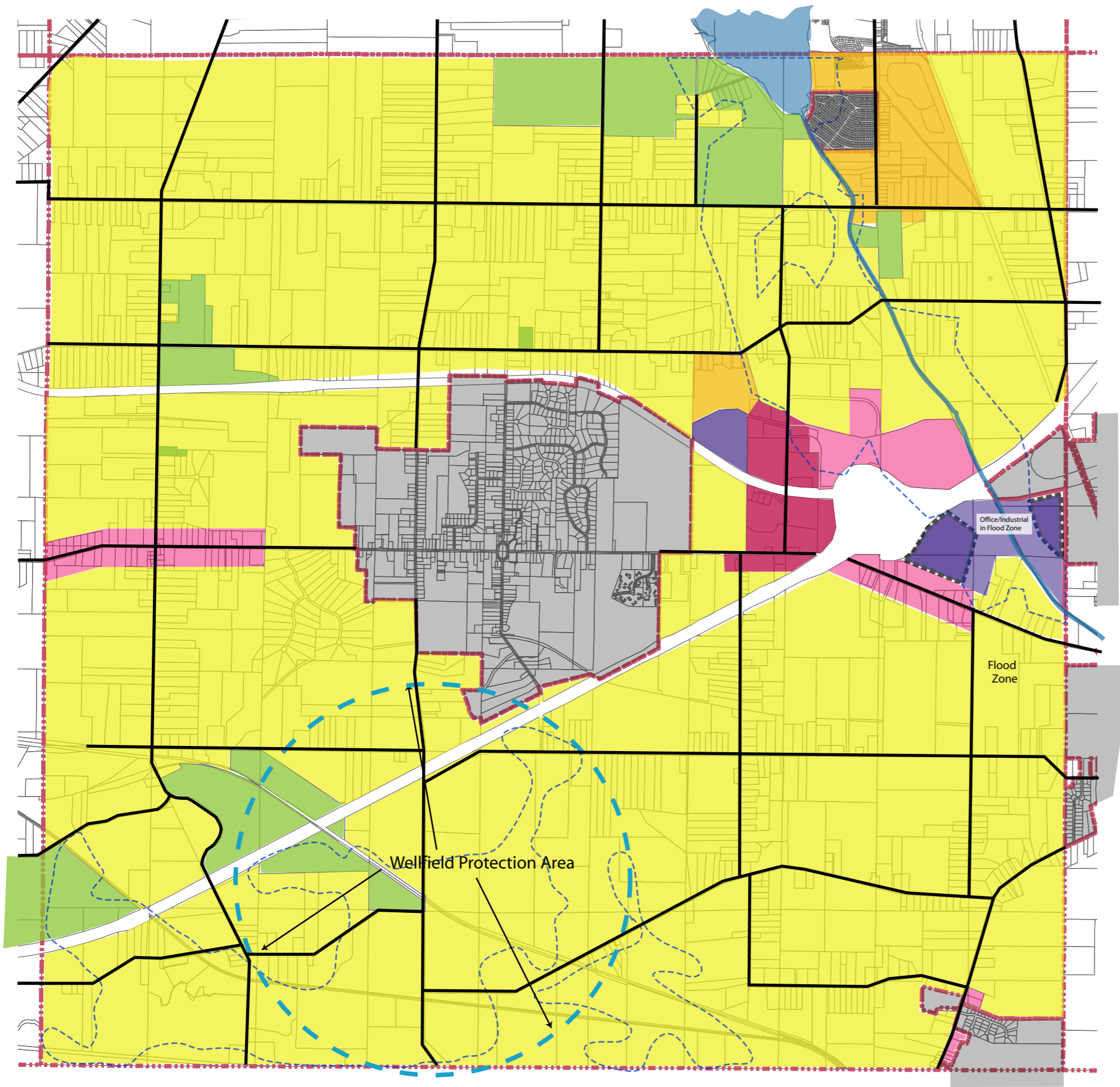
Key features of the Westfield Township Future Land Use Plan are as follows:

- Maintain and reinforce the dominance of rural residential and agricultural land uses over the majority of the area of the Township
- Encourage business development in the areas already zoned for commercial use
- Create a new office/industrial area in the East Greenwich Road area

WESTFIELD TOWNSHIP PLAN UPDATE

Land Use Plan

Final Draft: 25 Nov 09



-  Agriculture and Rural Residential
-  Suburban Residential
-  Highway Commercial
-  Local Commercial
-  Office/Light Industrial
-  Industrial
-  Public Properties
-  Generalized Floodplain Areas

Notes: This is not a zoning map. Please refer to the Township Zoning Map for the current zoning of all properties.

Future Land Use Plan:

Rural Residential and Agricultural Areas

Location and General Description: Areas of rural residential properties and agricultural uses dominate the unincorporated areas of Westfield Township. Past Township Plans have emphasized this dominant rural residential and agricultural character. It is the intent of this Plan Update to protect that character and to recommend actions to enhance it. This Plan Update recommends continuing and strengthening these areas over approximately 85-90% of the area of the Township.

85% of the residents who responded to the Community Survey conducted as part of this Plan Update process responded “yes” to the question: “Should preservation of small town, rural, and agricultural atmosphere be a priority for Westfield Township?” Respondents highly rated the characteristics of “fields and forests”, “agriculture”, “open undeveloped space”, and “large residential lots” as characteristics most important to maintaining a small town rural and agricultural atmosphere.

The key features of the rural residential and agricultural areas include:

- Large lots and single family dwellings, often with deep setbacks.
- Extensive natural areas of fields and woodlands
- Extensive areas of agricultural activity including field crops and smaller scale specialty and animal husbandry

As illustrated on the Future Land Use Plan Map, rural residential and agricultural areas are planned to cover almost all of the northwest, southwest, northeast and southeast quadrants of the Township.

Additional Land Use Concepts. Readers are referred to the Additional Land Use Concepts section of this chapter which discusses the potential for creating Conservation Development residential areas in some locations within the Rural Residential/Agricultural areas of the northeast quadrant of the township. It is anticipated that properly designed conservation developments may be compatible with the character and use of the existing and future residential/agricultural neighborhoods.

Implementation Strategies: Continued development in and around Westfield Township makes it even more important in this plan update to select and implement specific strategies to ensure and promote the preservation of the rural residential and agricultural areas. This will be accomplished through more focused and aggressive efforts to:

- Preserve and promote agricultural uses in the rural residential/agricultural areas through strategies which keep and create suitable areas of land available to farmers and improve the economic value of farming.
- Maintain rural residential, large lot zoning over the majority of the unincorporated area of the township by continuing the current RR Rural Residential District standard of a minimum 3-acre lot.

- Promote green, sustainable home building and rehabilitation which minimize the environmental impacts of groundwater consumption and sanitary waste disposal in private systems.
- Promote the voluntary preservation and restoration of natural areas such as fields, forests, and wetlands on private properties by emphasizing and reinforcing this community value and by providing information which assists property owners to do so.
- Promote voluntary environmental protection practices such as erosion control, planting and preserving native vegetation, efficient use of groundwater, and wildlife management.

Future Land Use Plan:

East Greenwich Road Office/Industrial Area

Location and General Description: This area generally includes properties with frontage on Greenwich Road between the I-71 overpass and the Guilford Township line as well as some properties which abut the I-71 and I-76 rights-of-way and which will naturally depend on this part of Greenwich for access. This easterly section of Greenwich Road is a route for traffic between the Villages and for access to and from the Lake/US 224 intersection.

Significant features of this area include:

- Frontages zoned for local commercial development on both sides of Greenwich from I-71 to Hulbert Road. A few commercial uses exist in the zoned area.
- Chippewa Creek and floodplain areas on the north side of Greenwich
- Commercial zoning in the abutting area of Guilford Township (current use is a residential trailer park). Commercial zoning (HC Highway Commercial District) is also located on the west side of I-71 along Greenwich and north along Lake Road.
- Proximity to the Village of Seville and industrial zoning in this area
- County-planned fiber optic network on Greenwich Road
- Interstate freeway impacts of noise and lighting
- Interstate freeway opportunities of visibility to high volumes of regional traffic
- A recent commercial zoning application

Greenwich Road frontages from I-71 to Hulbert Road have been zoned for LC Local Commercial use for many years, but the area has generally not been developed. The lack of water lines and sanitary sewers, in addition to limited local retail demand, are contributing factors to the limited development.

This area has been the subject of recent efforts in rezoning and annexation to Seville Village. At least one property owner has indicated a desire to develop a more intensive regional-scale retail commercial complex on the north side of Greenwich Road abutting the freeway rights-of-way. Additional proposals have been made to establish a larger area of approximately 350 acres for “general business”.

The impacts of the freeway facilities and the potential impacts of surrounding zoning districts suggest that some of these properties may not be attractive for large lot, low density, rural residential use. (The subject properties are zoned RR Rural Residential, except for the Greenwich Road frontages from I-71 to Hulbert which are zoned LC Local Commercial.) At least one property owner has made clear that the current zoning designation is not satisfactory.

An alternative use and zoning district which protects the public interests and provides the owners with opportunities for reasonable use of the properties is recommended.

A major consideration and concern in selecting and approving such alternate use and zoning should be the impacts upon the surrounding properties as well as the traffic impacts upon the

Lake/Greenwich corridor and other surrounding roads upon which new traffic impacts will be distributed. Early in the process of preparing this Plan Update, the Plan Committee discussed the importance of the Lake/224 intersection for access to and from much of the area of the Township and to areas west of the intersection, the limitations of its configuration as an at-grade intersection, the impacts of heavy truck traffic upon its capacity, the periodic traffic congestion which already occurs in this area, and the potential impacts of future development of surrounding commercially-zoned land.

With regard to traffic impacts, particular attention should be given to impacts in the at-grade signalized intersection at US 224 and Lake Road, upon the roadway facilities of Lake Road south of US 224, upon the Greenwich Road roadway facilities east of Lake Road, upon the currently non-signalized intersection of Lake and Greenwich, and also upon surrounding roads such as Hulbert Road which provides a direct connection between SR 3 and this area. The approximate center point of the frontage which has been proposed for a regional shopping center is located roughly 5,000 feet (nearly one mile) from the Lake/224 intersection, meaning that the impacts of additional regional-scale retail traffic – or the traffic generated by any other use - could affect all of that right-of-way and all uses relying upon it for access.

An additional concern in this area is the potential for negative impacts on the flood plain. Zoning amendments and site plans must recognize the flood plain conditions and comply with the applicable regulations. Any use of the property may be limited by the natural conditions and potential hazards. Attention must also be given to the potential for contamination of groundwater by surface land uses.

The Future Land Use Plan recommendation is to consider establishing a new or updated Office/Light Industrial Zoning classification in the Zoning Resolution and to consider applying this new zoning district to the area as shown on the Land Use Plan Map which are not already zoned for commercial use. Some or all areas already zoned for commercial use may be suitable for inclusion in this new Office/Light Industrial Zoning classification.

This office/industrial land use classification is deemed suitable for the following reasons, among others:

- Office/industrial development may benefit from exposure from the freeway rights-of-way and from development of the planned fiber optic system
- Office/industrial development will add value to the land and create job opportunities
- A viable land use is recommended in place of low density rural residential use
- Office/industrial use will be compatible with and potentially supportive of future uses in the LC Local Commercial District. Some of the existing LC properties may also be suitable to be rezoned for office/industrial use.
- The traffic impacts of office/industrial development differ from commercial traffic impacts and are typically concentrated in weekday/daytime periods, although attention must be given to uses (such as warehousing and trucking services) which may generate additional heavy truck traffic.

- Office/industrial development is consistent and compatible with the abutting zoned and developed industrial areas of Seville Village which appear to have experienced significant success in development and marketing of office/industrial land
- Office/industrial development is typically a stable element of local tax base

Implementation Strategies:

- Indicate in this Land Use Plan the potential for rezoning the area north of Greenwich and bound by I-71 and Seville Village to a new office/light industrial district. A more intensive residential district could also be considered for this area, which could cluster a higher density of residential use, such as senior housing, while providing buffers and other features to mitigate the impacts of the freeway rights-of-way.
- On a case-by-case basis, consider adjusting the commercial zoning boundaries to better fit the shapes of properties which are already largely contained within the commercial district. Deeper properties may remain in split zoning (i.e., commercial frontages and office/industrial or residential zoning on backlands).
- As further discussed in the Additional Land Use Concepts section of this chapter, anticipate the potential for alternative residential developments in the areas abutting the LC District if and when it is more fully developed.
- Amend the zoning standards for the LC Local Commercial District to require that commercial uses provide buffers to protect abutting residential districts and to provide other impact mitigation tools such as access management.
- Require that proposed site developments and rezonings undertake traffic impact studies to assess the impacts of the proposals on existing traffic facilities, to determine the feasibility of accommodating the traffic, and to identify necessary improvements and sources of funding for the improvements. Required improvements should be not only those directly on the frontages of a subject site, but also those which can be determined necessary to mitigate the impacts on roads and facilities utilized to access the site or area.
- Encourage Medina County to develop plans to provide sanitary sewer and water service to this area. In the alternative, establish cooperative development agreements with one or more of the abutting villages to provide utility services to the area.
- Update the Zoning Resolution to provide for an office/industrial zoning district (either a new district or by amendment of the existing Industrial District) which permits uses and area standards suitable for the areas recommended for office/industrial land use.
- The circumstances of the area east of Chippewa Creek recommended for office/industrial use suggest that it may be most effectively developed in coordination with the industrial area in the Village to provide access and utilities. An economic development agreement should be considered as a means to coordinate these improvements and to share tax base.

Future Land Use Plan:

Lake Rd/US224 Business District

Location and General Description: This area generally includes the properties located on Lake Road southwest of the Chippewa Creek floodplain, east of Westfield Center Village, and north of I-71. The Lake Road/US224 area is the primary developed commercial area of the township. Uses of the zoning district are oriented toward serving highway travelers, including heavy trucks. This Plan Update recommends maintaining and upgrading this area, in addition to some adjustments, with special attention given to traffic facility improvements and amenities which maintain the competitiveness of this area for highway travelers.

Discussion: In discussion, the Plan Committee recognized the economic value of the large commercial uses in the HC District. It was suggested that efforts be made to ensure that this district remains valuable by making local regulations as “business friendly” as possible without creating undue impacts on surrounding areas.

This area is the most heavily developed and congested part of the Township. This is due to the trips generated by the traveler service uses located in the HC Highway Commercial District, to the US224/Lake Road at-grade intersection, and to the access which the intersection provides to this area of the township and county. Periodic additional traffic demand at the soccer facility also contributes to area congestion.

The capacity of the at-grade intersection and the type and quantity of the traffic utilizing the intersection pose significant challenges. The nearest I-71 interchanges are located 9 miles to the north and 6 miles to the southwest. The nearest I-76 interchange is located 2 miles to the east at SR3 in the Village of Seville. As a result, in addition to the traffic generated by the traveler services on Lake Road, this intersection also provides interstate access for much of the south-central area of Medina County. There is concern about the impacts of traffic generated by the planned commercial resort facilities at Chippewa Lake.

Several sizable properties remain undeveloped in the south end of the HC District. The future development of these properties will generate new traffic impacts. There is concern about the potential for heavy truck traffic impacts if an additional truck service facility is developed in this area. It has also been suggested that additional retail and service uses, such as sit down restaurants, grocery, other retail, and offices would be of benefit to both highway travelers/truckers and to the local market. The addition of such permitted and/or conditional uses to the HC District (in whole or in part through an overlay district) could add to the alternatives available to the property owners and encourage development of this vacant land.

Implementation Strategies:

- Review and amend the uses permitted in the HC District. Consider adding some retail/service uses which serve the needs of visitors (i.e., truck drivers, tourists) as well as benefitting the local market.

- Involve representatives of the HC business community in a review of the zoning standards and procedures which affect that district. Consider zoning text amendments which streamline decisions on variances and conditional use permits.

Additional Land Use Concepts

This section describes several important land use planning concepts which are recommended to be further studied within the next two years. These concepts are:

- West Greenwich Road Neighborhood Business Corridor
- Alternative Residential Development Areas
- Chippewa Creek Conservation/Recreation Corridor

Note that at this time these concepts are not developed to the level of specific land use or zoning recommendations. This is because the design and implementation of any specific changes will require significant participation by the stakeholders of affected properties. They are also large scale planning projects beyond the scope of this Plan Update project.

WESTFIELD TOWNSHIP PLAN UPDATE

Additional Land Use Concepts

Final Draft: 25 Nov 09

1 West Greenwich Neighborhood Business Corridor

Alternative Residential Development Areas:

2A Greenwich Center areas

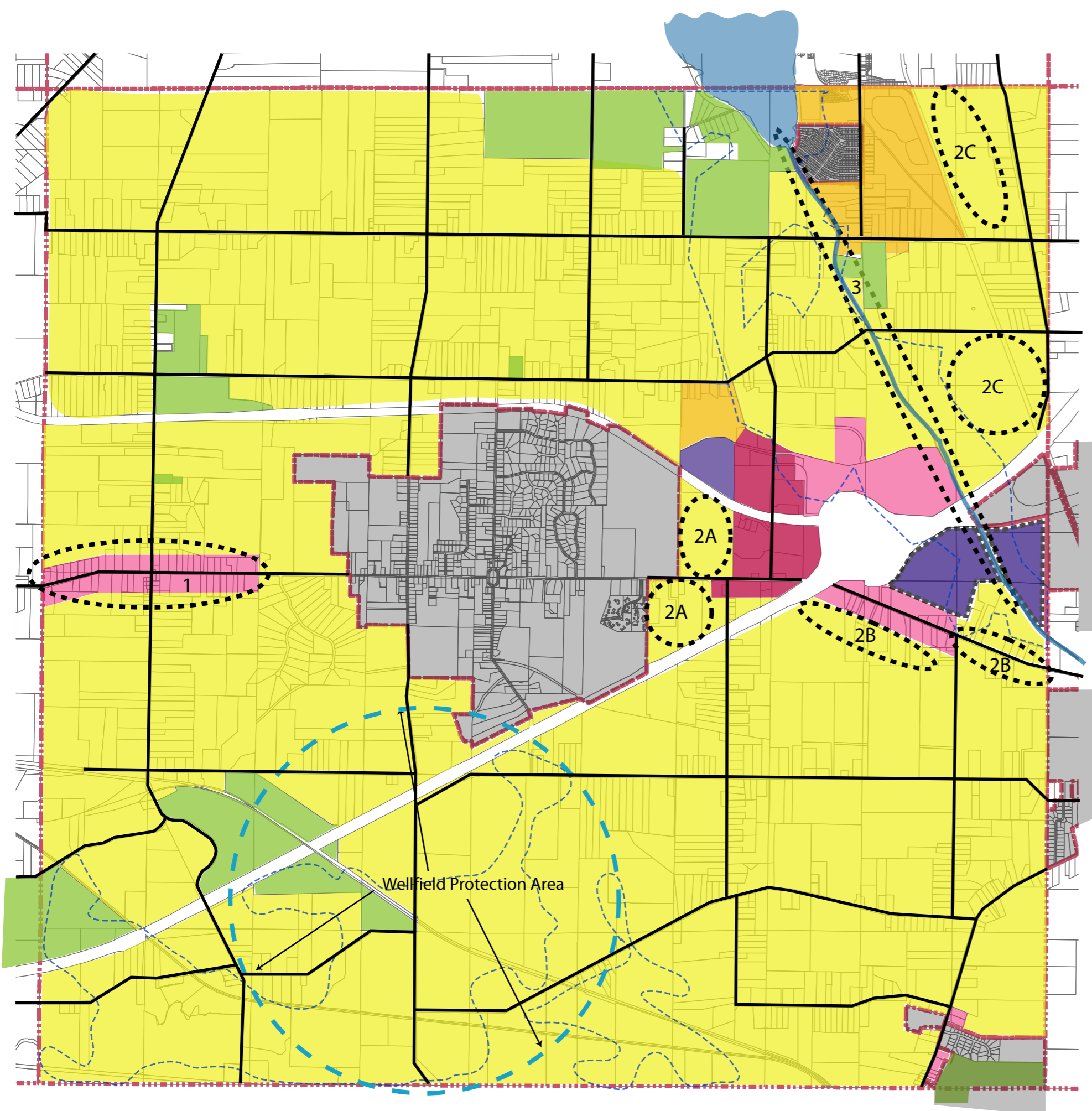
2B East Greenwich Road Areas

2C Northeast Quadrant Areas

3 Chippewa Creek Recreation-Conservation Corridor

Land Use Plan

-  Agriculture and Rural Residential
-  Suburban Residential
-  Highway Commercial
-  Local Commercial
-  Office/Light Industrial
-  Industrial
-  Public Properties
-  Generalized Floodplain Areas



Additional Land Use Concepts:

West Greenwich Road Neighborhood Business Corridor

(See Area #1 on Additional Land Use Concepts Map)

Location and General Description: This area of LC Local Commercial zoning is located on both the north and south sides of the west end of Greenwich Road. It extends from the Harrisville Township line eastward to the Deerfield Creek subdivision. This area is an existing Local Commercial zoning district which reportedly was established when Greenwich Road was the major east-west local corridor and prior to construction of US 224 (which became the major east-west traffic facility).

The area is largely developed for residential uses and there is little commercial activity despite its long existence on the township zoning map. This Local Commercial Zoning District is located in the midst of a large rural residential area and is essentially consistent with rural residential development patterns.

Discussion of Land Use Issues and Concept: While it may be argued that significant retail commercial development is unlikely in this area, the potential impacts of one or more commercial developments permitted under current zoning regulations should be of concern to the district residents and to those in the surrounding area.

Removal or amendment of this LC District has been discussed in the past and recommended by community planners. In the most recent plan update process, residents of this LC District strongly opposed elimination of the District. Some of the arguments in favor of retaining the district involved concern about property value effects and a desire to retain opportunities to have small businesses at home.

It is recommended that the Township Zoning Commission facilitate a process with the property owners to discuss the potential impacts of permitted uses, the uses which are most desired for the area, and ways to amend the zoning to accommodate both residential and small business use in the area. An overlay of the existing LC District or a new zoning district, which may be called a "Neighborhood Business Corridor", could be written to adopt and apply these new standards to this area.

Implementation Strategies:

- Meet with property owners in the district to determine acceptable uses and standards (i.e., setbacks, enclosure, noise and lighting impacts, buffering) to ensure that any future business uses are compatible with the residential uses.
- Create an overlay of the LC District or a new Neighborhood Business District for this area with a limited list of permitted business types and strict standards to protect residential uses from business impacts.
- Adjust the district boundaries to better reflect property shapes. At this time, remnant parts of some properties cannot be used for commercial use and very small, unusable parts of largely residential properties are included in the commercial zoning.

Additional Land Use Concepts:

Alternative Residential Development Areas

(See Areas #2A, 2B, and 2C on Additional Land Use Concepts Map)

Several areas of the Township may be suitable in the future for residential development in forms or patterns which are not currently part of the Land Use Plan or are not currently provided for in the Zoning Resolution. Several of these areas are indicated on the Additional Land Use Concepts map.

These areas are described as follows:

- Greenwich Center areas
- East Greenwich Road areas
- Northeast quadrant areas

Discussion is also provided below regarding the potential for Senior Housing.

Greenwich Center areas

(See Areas #2A on Additional Land Use Concepts Map)

Two general areas are identified on the north and south sides of Greenwich Road between Lake Road and the east boundary of Westfield Center Village. Due to their locations in proximity to the HC Highway Commercial District, their adjacency to the Village, and reasonable proximity to water and sanitary sewer utilities, these sites may be more suitable for clustered and/or higher density dwellings than appropriate in other parts of the Township.

Determination of suitable zoning standards for these areas will be dependent upon factors including but not limited to property conditions, conditions of the surrounds, roadway access and traffic impacts, utility demand and availability, quality and configuration of site development plans, and the site development interests of the owners.

East Greenwich Road areas

(See Areas #2B on Additional Land Use Concepts Map)

Future development of non-residential uses in the East Greenwich Road area (east of I-71) and the extension of utilities may make some properties in this area suitable for residential development at densities higher than the current Rural Residential District allows.

As in the preceding discussion, determination of suitable zoning standards for these areas will be dependent upon factors including but not limited to property conditions, conditions of the surrounds, the potential for buffering adjacent properties and uses, roadway access and traffic impacts, utility demand and availability, quality and configuration of site development plans, and the site development interests of the owners.

Northeast quadrant areas

(See Areas #2C on Additional Land Use Concepts Map)

The northeast quadrant of the Township, roughly including the area east of Chippewa Creek and north of I-71, is primarily zoned and extensively developed as a low density rural residential and agricultural area.

Important features of this area include:

- Lake Road and State Route 3 as major north-south corridors
- the Village of Gloria Glens
- the county sanitary sewer system
- two small watercourses which are tributary to Chippewa Creek
- a significant area zoned SR Suburban Residential
- Gloria Glens and the Westfield Terrace site densities
- potential impacts of the planned resort development at Chippewa Lake and the commercial district along Lake Road in Lafayette Township
- potential for development to either damage or preserve and enhance the small Chippewa Creek tributaries.

Several properties in this area have the potential for residential development if and when determined by the property owners. Conservation development could promote water quality protection and storm water management by preserving/restoring natural corridors and could also provide walk/bike amenities connecting to the proposed Chippewa Creek Preservation/Recreation Corridor.

To date, however, the Planned Developments provisions of the SR and RR Residential Districts (*see Township Zoning Resolution, Article VI, Conditional Zoning Certificate, Section 606A29*), which are intended to encourage conservation development, have not been utilized in any area of the Township. These provisions may be important tools if any when property owners in this area determine to pursue development of their properties.

It is recommended that the Township Zoning Commission review the Planned Developments provisions of the SR and RR Residential Districts to determine if they should be amended to better encourage conservation development which may be suitable on properties in the northeast quadrant.

Senior Housing

Several discussions during preparation of this Plan Update have addressed the potential for housing suited to the needs of senior citizens. At least one specific location, the partially-developed Westfield Terrace subdivision, has been suggested as a site for such use.

Issues which must be addressed in determining the suitability of any proposed senior housing include at least the following:

- Housing type and density appropriate for the character of the community and the specific location
- Inclusion of senior-oriented services and/or residential facilities (such as apartment-type structures and nursing facilities) and their compatibility with community character and development

- Project size (number of units) suitable in scale to the community
- Whether the number of units of senior housing should be scaled to the needs of the local community (i.e., senior housing demand generated by Westfield Township residents) or to a larger market
- Service demand impacts and costs to the Township of senior housing including but not limited to the costs of increased EMS calls
- Future re-use of facilities or re-purposing for occupancy by persons other than senior citizens due to changed housing market demand over time, facility business failure, or other

It is beyond the scope of this Plan Update to recommend a specific location for senior housing or to address the foregoing questions as they apply to any specific project proposal. The Zoning Commission and Trustees are encouraged to consider all of the foregoing in evaluating and deciding any proposed senior housing project.

Additional Land Use Concepts:

Chippewa Creek Conservation/Recreation Corridor

(See Area #3 on Additional Land Use Concepts Map)

General Description: This Plan Update recommends a planning initiative to determine the feasibility of creating a conservation/recreation corridor in the Chippewa Creek watershed together with associated tributary watercourses and abutting properties. The intent is to create a coordinated mix of public and private recreation opportunities and preserved or restored environmental functions in a manner compatible with existing and potential future residential, agricultural, and business uses.

It is intended that this corridor concept will respect the property rights and land uses already in existence in this area, but also create recreational linkages which will promote appropriate low-impact economic opportunities and complement the proposed resort and county park uses at Chippewa Lake.

Location: The proposed conservation/recreation corridor includes and extends from Chippewa Lake southeastward through the floodplain and into the Village of Seville. It may also include stream courses tributary to Chippewa Creek and properties which abut these streams.

The land area affected by or incorporated within the corridor will depend on the nature of planned uses, facilities, property boundaries and other factors. In some - or most - locations, it may be as narrow as the existing MWCD easement along the Chippewa Creek.

Discussion: The Chippewa Creek floodplain and abutting areas present complex environmental and economic challenges as well as great environmental and economic opportunities.

Efforts to take advantage of the opportunities in this corridor have the potential to mitigate problems and to create an area which is an attractive assemblage of recreational amenities (for walking, biking, camping, field sports, canoeing, fishing, and other) with increased economic value and significantly improved environmental conditions (i.e., flood management, storm water quality, wildlife habitat management, stream restoration, re-vegetation, groundwater protection.). Intentional design of a conservation/recreation corridor could link the planned developments in the Lafayette Township/Chippewa Lake area through Westfield Township and into Seville. The area can become an important amenity for local residents, compatible with the preferred rural/agricultural character. Planning for protection of and compatibility with existing agricultural, residential, and business uses will be essential.

While the details of such a corridor cannot be worked out at this level of Township planning (that is, in the Plan Update), it is important to indicate the community's willingness to convene the stakeholders to explore the concept(s), and to assess the concepts' potential. There are many stakeholders in the Corridor who may benefit from collaborating in designing, implementing, and doing business in an enhanced large scale conservation/recreation area. These stakeholders include but are not limited to the landowners and farmers, current residents, the existing private

recreation businesses, the Railroad Museum, the Medina County Park District, Ohio Department of Natural Resources, the Muskingum Watershed Conservancy District, Westfield, Lafayette, and Guilford Townships, Gloria Glens and Seville Villages.

Corridor planning could require a period of 1-3 years, with ongoing updates as conditions change. Actual implementation of the corridor features could take 5-20 years.

Implementation Strategies:

- Sponsor an educational program which informs residents and other stakeholders about similar recreation/conservation corridors and about the process of stream restoration. Longstanding conditions in some areas of the corridor may make it difficult for stakeholders to imagine the potential of this resource and the possibility of making it happen.
- Initiate a collaborative study and planning process involving the property owners and public officials of Westfield Township, Guilford Township, Lafayette Township, and the Villages of Seville, Chippewa Lake, and Gloria Glens (in addition to county government, MWCD, and others) to identify opportunities and resources for creating the recreation/conservation corridor
- Pursue grant funding and other resources for watershed planning. Potential sources include Ohio EPA, MWCD, Medina County Planning
- Evaluate the potential for expanding the uses permitted or conditionally permitted (particularly recreation and recreation-supportive uses) in the LC Local Commercial classification of some floodplain properties

Community Facilities

Respondents to the resident survey indicated high levels of satisfaction with township services, including fire, road maintenance, snow removal, and township hall. The relatively slow rate of residential development occurring at this time and projected to occur in the near term indicate that increased demand for Township-operated community facilities is limited.

The township hall and service garage are of recent construction and well-maintained.

Some community interest was expressed in providing additional recreational facilities such as walking/biking trails. It has been suggested that such facilities could be most efficiently provided on the Cloverleaf Schools Campus, a property already in public ownership and the site of several recreational improvements. Trails and other recreational opportunities may also become available in the sites recently acquired by the County Park District and possibly as part of the Chippewa Creek Corridor concept proposed for further study elsewhere in this Plan Update.

Natural Resources

Groundwater and Wellhead Protection

Groundwater is an essential resource for the future of Westfield Township and for surrounding communities located south of the Lake Erie watershed. The quantity and quality of local groundwater will impact existing development and any potential future development.

Many Westfield Township residents have historically relied upon – and continue to rely upon – the groundwater available under their properties. Westfield Center Village has relied upon a wellfield for its water supply which is now owned and operated by Medina County. The County has recently installed two new wells in an area south of the Village and is drawing water from the regional aquifer. The County has also established protective zones around these wells. Westfield Township and all communities in the area should assist in the protection of these wells.

For these reasons, it is essential that Westfield Township and its neighbors take action to protect groundwater resources. A basic tool for protecting groundwater is management of land use on the surface of the land in a manner which minimizes the potential for contamination of the subsurface resource.

The intent of this plan element, coordinated with and supported by previous plan elements, is to promote land uses which minimize impacts on the groundwater resources of the Township and of surrounding communities which also rely on groundwater.

Groundwater protection strategies should be undertaken in all areas of the Township to ensure that all residents and other users have access to the cleanest, safest possible groundwater. Of particular concern is protection of the water quality in the regional aquifer located along the south edge of the Township.

Also important are the areas of the Township which have been identified as having significant potential to pollute groundwater due to their subsurface geologic conditions. The State of Ohio Department of Natural Resources, Division of Water has mapped these areas in a map titled “Groundwater Pollution Potential of Medina County.” The areas of greatest pollution potential are generally located in the Chippewa Creek valley and along the southern border of the township in the Killbuck/Camel Creek watershed. Both of these areas have potential to impact the large regional aquifer.

Implementation Strategies:

- Continue to educate the public about groundwater protection issues and best practices. Provide information about environmental best practices at home. (i.e., reduce water consumption, proper septic system maintenance, proper disposal of hazardous materials, etc.)
- Work with Medina County to identify land use regulations which support the objectives of the well head protection area.

- Review the Westfield Township Zoning Resolution to identify permitted or conditionally permitted uses which may have greatest potential to contaminate groundwater. Evaluate alternative zoning amendments which may restrict the locations permitted for such uses or which may regulate the potential for groundwater contamination from such uses. Consider establishing a special wellhead protection zoning overlay for the area most likely to impact the County water system well heads.
- Implement the proposed Chippewa Creek Conservation/Recreation Corridor as a means to promote land uses which contribute to groundwater protection.
- Support the efforts of the Medina County Park District to acquire and/or otherwise preserve properties near Chippewa Lake and in the southerly of the Township for land use activities which assist in groundwater protection.

Floodplain Areas

There are two major floodplain areas in the Township: the Chippewa Creek watershed in the northeast quadrant and the Killbuck/Camel Creek watershed in the southwest.

Land use strategies are recommended for the two large floodplain areas in Westfield Township. At a minimum, land use planning for floodplain areas involves reducing risks to life and property and protecting the natural functions of the floodplain while also permitting reasonable use of such properties by their owners.

The Township Zoning Resolution includes a floodplain overlay district (NH Natural Hazard Overlay) which in some clauses supersedes the provisions of underlying districts such as residential, commercial, and industrial. This local regulation is in addition to the floodplain management regulations adopted by Medina County which are also in force in Westfield Township.

It is essential that the Township ensure that its regulations, notably those of the NH Natural Hazard Overlay, are coordinated with the county regulations and with the standards of the underlying districts. As noted above, the objectives of all of these regulations, individually and cumulatively, should be to reduce risk, protect the natural function of the floodplain, and to permit reasonable use. Particular attention should be given to those locations where the NH District overlays commercial or industrial districts.

Implementation Strategies:

- Review and update the NH Natural Hazard Overlay zoning of the Westfield Township Zoning Resolution as it applies to both floodplain areas and proposed land uses.
- Proceed with the recommended planning efforts for the Chippewa Creek Preservation/Recreation Corridor

Additional and related strategies are noted in the next section of this Plan Update, Community Safety and Security.

Community Safety and Security

The purpose of this section is to address basic policies and activities which currently are or may be implemented by the Township to promote the safety and security of the community in terms of both potential man-made damage and natural hazards.

In terms of potential man-made safety and security risks, concerns may include common crime, civil disorder, terrorism, and other overt and intentional threats to the health and safety of persons and property. Two primary resources are supported by the Township in this regard:

- Westfield Fire and EMS service, jointly supported by the Township and the Village of Westfield Center, provides fire and emergency medical services from a facility located in the Village
- Medina County Sheriff's Office, jointly supported by the Township and other Medina County communities, provides patrolling, response to crime scenes, and related services such as victim assistance, sex offender registration, and drug enforcement activities

In terms of natural hazards, the Township is included in the Medina County All Hazard and Flood Mitigation Plan, developed and coordinated by the Medina County Emergency Management Agency. The Plan states that its purposes include identifying risks and hazards, determining areas that are vulnerable, strategizing approaches to avoid and mitigate impacts, prioritizing loss reduction and emergency preparedness activities, and involving public agencies in drafting and adopting an action plan. Topics addressed in the Plan include floods, drought, tornadoes, severe storms, winter storms, landslides, land subsidence, earthquakes, and dam failure.

The Plan notes the Medina County Flood Damage Reduction Regulations which are effective in all unincorporated areas of Medina County, including Westfield Township. These regulations apply to certain areas which have been designated as subject to periodic flooding.

Recommended strategies and policies for promoting safety and security in the Township include:

- Continued support of the Westfield Fire and EMS services and facilities, with expanded support as necessary in response to future population growth and increased property values and risks
- Continued support of and coordination with the Medina County Sheriff's Office, with expanded support as necessary in response to future population growth and increased or changing safety and security risks
- Support and participate in other regional efforts for coordinated and efficient response among safety and security agencies

- Continue to participate in County and regional disaster and hazard mitigation planning, funding, and implementation activities
- Apply current safety and security design methods in any construction and upgrading of public facilities. Seek methods to ensure the safety and security of existing facilities.
- Continue to develop and implement policies and activities which further the goals set forth in the Medina County All Hazard and Flood Mitigation Plan for Westfield Township, as one of the unincorporated areas of the County:

Goal #1. To reduce loss of life and personal injury from natural hazards - Update the existing early warning system, which utilizes cable television and weather alert radios in public buildings and places of assembly by adding sirens and lightning protection for parks.

Goal #2. To reduce damages to existing development from natural hazards - Utilize current engineering standards to alleviate existing flooding problems in the township by improvement of drainage capabilities.

Goal #3. To reduce damages to future development from natural hazards - Utilization and development of local zoning and engineering standards for new development that would make it less vulnerable to natural hazards with assistance from Medina County Planning Services.

Goal #4. To reduce damages to present and future development financed by public funds - Public roads and infrastructure will be located outside the floodplain, above the floodplain, or designed to reduce the effects of flooding on the infrastructure.

Goal #5. To reduce public expense for emergency and recovery services following disasters- Development within the flood prone areas will be discouraged through use of appropriate planning and land use zoning to reduce or eliminate emergency response and recovery expenses assumed by the community.

Goal #6. To protect and advance the long term economic prosperity -Involvement of the private sector, and public-at-large in the hazard mitigation planning process is needed to protect short and long-term economic interests.

Goal #7. To protect the natural environment as a mitigation measure - Provide protection for existing streams, natural wetlands, and riparian corridors through use of land use planning and local zoning techniques.

Goal #8. To reduce vulnerability of existing development - Encourage utilization of NFIP, enforcement of local zoning, and seek federal and state/local grants to buy out those high repetitive loss properties.

Goal #9. Reduce vulnerability of new development: Preventing and regulating the new construction in flood prone areas and enforcement of building code regulations.

Community Sustainability

It is recommended that the Township become increasingly aware of the impacts of the use of resources upon the future of the community. As stated in Goal VII, it is the intent of the Township to promote sustainability through enhancing and preserving the earth's resources. Future iterations of the Township's Plan should expand upon this element, particularly as the planning profession identifies new strategies which can be effectively implemented at the local level. At this time, it is recommended that the Township begin to address sustainability in energy, land and water resources, and recycling of waste materials.

Energy

The Township should promote energy conservation and the use of renewable and alternative energy sources.

- The Township's website is an excellent resource for linking residents to information which will promote voluntary energy efficiency at home. Such information may include topics such as home insulation and efficient heating.
- The Township can lead by example through practicing energy efficiency in the operation of its own buildings and equipment. Township officials should continuously seek energy efficiency improvements for its structures as well as investing in energy-efficient equipment as trucks and other vehicles require replacement.
- Wind energy is a fast-growing source of energy for homes and businesses. The Township should evaluate the local zoning regulations to determine ways to permit private wind energy equipment. The Township may also evaluate the potential for using wind energy to provide electric power at the Township Hall.

Land and Water

Several sections of this plan update already address conservation and protection of land and water resources, particularly groundwater. These measures are essential to promoting the long term sustainability of the Township.

Recycling

The Township is the host community for the Medina County Recycling Facility. The Township should provide information to residents to promote residential recycling and composting practices.

Part IV: Implementation

The planned future of Westfield Township as described in this Development Policy Plan Update will only become reality if action is taken by township officials, residents, and other stakeholders. The importance of intentional action to implement the Plan Update is underscored in the Committee's cover letter which accompanies this document. (*See Introductory Section.*)

This Part IV: Implementation outlines key actions which must be accomplished. It also includes a rough schedule for implementation. The actions have been grouped as follows:

- Planning Tasks
- Zoning Tasks
- Other Tasks

Planning Tasks

1. **Adopt the Plan Update.** It is essential that the Township Zoning Commission and the Township Board of Trustees formally adopt this Plan Update as the development policy of Westfield Township. Adoption will establish the recommendations of this Plan Update as the guide for actions taken by Township officials (and other organizations such as county and regional agencies) in the coming years. While the specific recommendations of the Plan Update will not have the force of law, these recommendations must be among the dominant considerations taken into account when matters such as zoning text and map amendments and other development matters are decided.
2. **Use the Plan Update.** The recommendations of this Plan Update must be considered in evaluating and taking action on future zoning map and text amendments and other preservation and development-related matters. These recommendations must also guide decisions relating to road improvements, utility extensions, annexations, economic development activities, and other development-related activities.

Applicants for zoning amendments should be required to explain the manner in which their proposals comply with the Plan Update and support its objectives. Where a proposal does not demonstrate compliance or support, the applicant should explain and provide information regarding the costs and benefits of the alternative proposal for consideration by the community, Zoning Commission, and Township Trustees. In some cases, the alternative proposals may be shown to have greater benefit to the community and may initiate additions or amendments to the current Plan Update.

Where actions by the Township or outside entities are proposed which do not demonstrate compliance or support of the Plan Update, a similar evaluation should be conducted.

3. **Periodically Review and Update the Plan.** The Township should practice continuous planning by periodically reviewing and updating the Plan. The timing and extent of updates will depend on the rate of change in the Township. It is recommended, however, that the Zoning Commission take some time during at least one meeting annually to consider the changes which have occurred in the Township and its surrounds during the past year, ways in which those changes may affect the viability of the Plan, and the progress which has – or has not – been made in implementing the Plan. The Zoning Commission may send a report of its findings to the Township Trustees and may encourage additional action, studies, additions, or modifications to the Plan.
4. **Undertake Joint Planning Efforts.** Several of the recommendations of this Plan Update will require joint planning and implementation efforts among Westfield Township and adjoining townships, municipalities, utility service providers, and regional agencies such as the Muskingum Watershed Conservancy District.

Joint action with other bodies should be initiated and supported – if not conducted - by the Westfield Township Trustees. The recommendations of this Plan Update which require joint planning include:

- **East Greenwich Road Office/Industrial Area.** This area appears to be of highest priority for joint planning and potential negotiation of a JEDD (Joint Economic Development District), CEDA (Cooperative Economic Development Agreement), or other development agreement. In order to fully implement the planned land uses in the area, joint planning of County water and sanitary sewer utility extensions – or extension of utilities from one or more of the abutting villages - will be necessary.
- **Chippewa Creek Conservation/Recreation Corridor.** While this concept may be initiated and carried out to some extent solely by the Township and property owners, it will be most effective if planned and implemented as a collaborative project among Westfield Township, Lafayette Township, Seville Village, Medina County Parks, Medina County Sanitary Engineer, and the Muskingum Watershed Conservancy District
- **Wellfield Protection Area.** This water facility is owned and operated by the Medina County Sanitary Engineer. It is in the interest of all communities served by this water resource, including Westfield Township and Westfield Center, to collaborate with the Engineer to plan and implement land use and development policies which assist in protecting the quality and quantity of water available.

- **Seek and Pursue Common Interests.** While it has been beyond the scope of this plan update project to intensively investigate the interests of all abutting communities, it is recommended that the Township initiate continuing discussions with representatives of Westfield Center Village, Seville Village, Creston Village, and Gloria Glens Village to identify common interests, and to coordinate planning, zoning and implementation of benefit to the residents and the area as a whole.

It is recommended that the Township Trustees and Zoning Commission seek an annual meeting with the legislative, planning, and zoning officials of the abutting communities at least once a year to update one another on current planning, zoning, and development activities.

Zoning Tasks

Implementation of the land use plan elements of this Plan Update may require certain amendments to the Westfield Township Zoning Resolution. It is recommended that the Zoning Commission and Township Trustees consider the following amendments or alternatives which may also further the objectives of this Plan Update. The Plan Update Committee and the planning consultant recognize that it is the responsibility and authority of the Zoning Commission and Township Trustees to determine the actual amendments and to make such amendments through the established legal procedures.

1. **Initiate Zoning Resolution Amendments.** It is recommended that the following amendments to the Zoning Resolution text be considered.
 - **NB Neighborhood Business District.** Draft new NB Neighborhood Business District regulations or an overlay to the existing LC Local Commercial District to be applied to the West Greenwich area. The intent is to undertake this amendment through collaborative work with property owners in the area to identify uses which will fit the area and standards to protect residential uses.
 - **Review and Amend the NH Natural Hazard District** regulations to allow certain uses other than residential if they are shown to comply with flood plain protection requirements.
 - **Create Enhanced Buffer Standards.** Update the LC Local Commercial, HC Highway Commercial, and I Industrial Districts to ensure protection of adjacent residential zoning districts from business use impacts. Such protections may include requirements for setbacks, plantings, hard landscaping such as fences and mounds, light shielding, and other standards.
 - **Residential Conservation Development.** Review the standards for planned developments (which are permitted as conditional uses in both the RR and SR Districts) to determine if they are sufficient to encourage use of this alternative development form for preservation of open space and other natural features and resources when housing subdivisions are created.
 - **Senior Housing.** Survey responses indicated some support for senior housing. Consider ways to update the Zoning Resolution to promote senior-oriented housing. Possible approaches may be to create a new Senior Housing District or to provide for senior housing as a conditional use in selected districts or locations.
 - **Amend the I Industrial District Standards or create OI Office Industrial District.** It is recommended that the I Industrial District standards be evaluated and consideration be given to expanding the list of permitted and conditional

uses. In particular, attention should be given to permitting the types of uses and structures found in contemporary industrial parks which often include office-type uses. A wider variety of uses may be of value on the site recommended for office/industrial use on the north side of East Greenwich Road and may facilitate re-use of the recycling plant site if and when that facility is ever abandoned or proposed for re-use.

As an alternative, consider creating a new Office/Industrial District. The Plan Update identifies one area which may be suitable for office/industrial development. In the future, other sites, particularly some which are currently zoned for commercial use, may also be found suitable for office use. Creation of an O Office District in the Zoning Resolution will make it easier to establish the zoning district.

- **Review the HC Highway Commercial District** to consider permitting additional retail and service uses of value to highway travelers as well as to local residents. The Commission is reminded to also consider any impact on the adult use provisions of the zoning resolution in evaluating such a change.

2. **Initiate Zoning Map Amendments.** It is recommended that the Zoning Commission, in collaboration with the affected property owners and the Township Trustees initiate the following zoning map amendments.

- **West Greenwich Road Neighborhood Business Corridor.** The concept for this recommended new NB District or an overlay of the existing LC Local Commercial District is described in Part III. It is recommended that the Zoning Commission initiate this discussion with the Trustees and property owners. The text should be developed prior to making the map amendment.

3. **Potential Zoning Map Amendments by Private Owners.** As described in the forgoing text, several additional land use concepts are recommended for consideration. Their implementation may require zoning map amendments in the future, most likely initiated by the property owners. These include:

- **Housing developments in the northeast quadrant** which may be most appropriately accomplished through updated planned residential requirements or new conservation development standards.
- **Senior housing development areas** which may be implemented through adjustments to the SR Suburban Residential District or through creating a new zoning classification.
- **Office/Industrial Area** as illustrated on the Land Use Plan for properties to the north of East Greenwich Road.

4. **Periodic review and update of Zoning Resolution.** It is recommended that the Zoning Commission, Board of Zoning Appeals, and Township Trustees annually consider any potential zoning amendments which may have come to attention during the preceding year through requests for text or map amendments, variance requests, and other sources.

It is recommended that at least once every five years, the Zoning Commission be authorized to engage professional zoning assistance (i.e., Medina County Planning Services or other private consultant) to review the Zoning Resolution and to identify any needed amendments.

Other Tasks

- **Westfield Agricultural Promotion and Preservation Initiatives.** It is recommended that the Township sponsor community meetings/workshops to encourage residents, particularly those actively engaged in agriculture, interested to be engaged in agriculture, owning land with CAUV designation, and other interested parties to organize to facilitate agriculture-friendly programs. These may include:
 - property owners individually and jointly voluntarily maintain suitable areas for farming
 - community education about agriculture to increase appreciation of this important economic activity
 - encourage farmers to participate in the Ohio Agriculture Easement Purchase program (AEPP). This program establishes a permanent easement on land with funds from the Clean Ohio Bond Issue.
 - encourage farmers to participate in the Federal farms and Ranchland Protection Program (FRPP) through USDA
 - encourage creation of one or more Agricultural Security Areas (ASA) where an owner or owners or at least 500 acres agree to not develop for at least 10 years
 - consider the use of conservation residential development to cluster homes and to preserve usable farmland which may also revert/succeed to open space, field and reforested areas
 - promote increased specialty farming and facilitate creation of a farmers market site in the HC District and/or facilitate creation of a Community Supported Agriculture (CSA) program

- **HC Business District Focus Group.** It is recommended that the Township sponsor one or more discussion meetings with owners of properties in the HC Highway Commercial District to review the zoning standards, zoning approval procedures, and other ideas and issues of this area. The intent is to identify improvements which may create a more business friendly environment for continued expansion of this important economic resource.

- **Westfield Green Initiatives.** It is recommended that the Township sponsor community meetings/workshops to encourage residents to organize to address environmental and sustainability issues. The Township can instigate, provide meeting space and be supportive of a local informal or formal organization addressing these matters, but it is recommended that a voluntary group(s) come together to promote the following:
 - Education for green, sustainable building to encourage voluntary action by private property owners by providing information about current technologies in building, energy conservation, water conservation
 - Education for environmental protection to encourage voluntary action by private property owners to protect soils, water, air quality, promote planting and management of natural fields and forests, wetland and watercourse restoration

- **Trail Initiatives.** It is recommended that the Township actively seek opportunities to create links to county-wide trail systems and to those in adjoining communities. The intent is to increase recreational opportunities, increase bike and walking access to natural areas and recreation facilities, and to promote alternative, healthy modes of transportation. Particular note should be made of planned trails in Lafayette Township and Seville Village. The Township should also encourage construction of bike lanes on key roads.

Sources

The following are among the sources reviewed to prepare this plan update in addition to first-hand data collection.

Westfield Township Zoning Resolution

Westfield Township Development Policy Plan 1978

Westfield Township Development Policy Plan Update 1996

Report and Recommendations for Development Policy Plan Update, Westfield Township 2003

Village of Seville Zoning Ordinance

Village of Seville Comprehensive Plan

Lafayette Township Zoning Resolution

Clean Water 2000 Water Quality Management Plan: Facility Planning Area Boundary Update,

December 2003, Northeast Ohio Areawide Coordinating Agency

Medina County, Revised County Flood Damage Reduction Regulations, August 2007

Medina County FEMA-Designated Floodplains and Floodways Map, August 2008, Medina

Count Highway Engineers

Medina County Sanitary Sewer System Map, April 2008, Medina County Sanitary Engineer

Medina County Water System Map, April 2008, Medina County Sanitary Engineer

Groundwater Resources of Medina County, Ohio Department of Natural Resources

Groundwater Pollution Potential of Medina County Ohio, by Michael P. Angle, Ohio Department of Natural Resources, Division of Water, May 1994

Aerial Photographs, Medina County, Medina County Engineer website

A General Soil Map of Medina County Ohio, Ohio Department of Natural Resources, 1973.

SSurgo, Digital Soils Information, Medina County Ohio, Ohio Department of Natural Resources

Zoning District Maps: Guilford Township, Montville Township, Chatham Township,

Harrisonville Township, Westfield Center Village, Lodi Village, Chippewa Lake Village

U.S. Census Bureau, various reports including the Census of Population and Housing years 1990 and 2000

Reports of Units Constructed, Medina County Building Department, various years

Various tax maps and parcel data, Medina County GIS website,

www.highwayengineer.co.medina.oh.us

Ohio HUB Preliminary System Map, Ohio Rail Development Commission

Appendices

The following items are attached as Appendices to the Plan Update:

- Report of Results of Community Survey, August 20, 2009, Northstar Planning
- Results of Late Responses to Community Survey, 5 November 2009, Northstar Planning
- List of Meetings conducted in Plan Update Process

Westfield Township Development Policy Plan Update RESULTS OF COMMUNITY SURVEY

Report prepared by:
Northstar Planning & Design LLC
Updated: August 20, 2009

Contents:

- Introduction and Background
- Survey Responses
- Survey Forms
- Comparison to 1995 Survey
- Detailed Tabulations

Introduction and Background

Westfield Township is in the process of preparing an updated Township Development Policy Plan. As one essential element of this process, a survey has been distributed to the residents of the Township to obtain guidance on several key issues. The results of that survey are reported here.

The survey was prepared by Northstar Planning after input from the Policy Plan Update Committee during meetings in March and April 2009.

A new mailing list was prepared to include all residential addresses in the unincorporated areas of the Township.

Surveys were mailed with first class postage to 932 addresses from the office of Northstar Planning on Tuesday, 7 July, 2009. The original mailing was the only distribution. New or replacement surveys were not mailed or otherwise distributed.

Northstar learned of three households who reported that they did not receive surveys.

30 unopened, undeliverable surveys were returned to Northstar by the Post Office due to:

- no mail receptacle (11)
- vacant/unable to forward (11)
- no such number/street (4)
- not deliverable as addressed (4)

A Google search of the addresses resolved only two of the address problems.

15 surveys were received with postmarks after the deadline of 24 July. They were not opened or tabulated.

Three return envelopes contained two completed surveys each. It is assumed that these households received double surveys due to errors in assembling the mailout. The two survey responses from each household were found to be essentially identical and each was counted as one survey.

A total of 351 completed and timely surveys were returned to the office of Northstar Planning. Excluding the 30 undeliverable surveys, a total of 902 surveys are assumed to have been delivered with the potential for response. The 351 completed and timely returns represent a 38.9% return rate.

Survey responses were tabulated by Northstar Planning. Tabulation details by Area and Township Total are attached at the end of this report.

Survey Responses

The following are summary evaluations of the responses to each question. Detailed tabulations are provided at the end of this report, beginning on page 12.

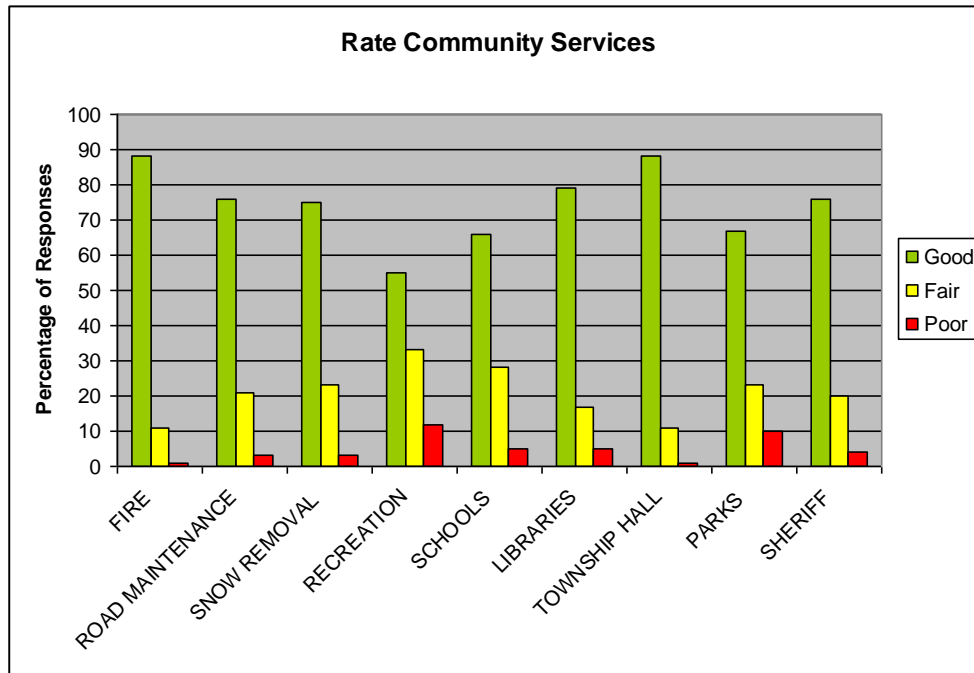
1. Please rate the following community services.

	Good	Fair	Poor
Fire	_____	_____	_____
Road Maintenance	_____	_____	_____
Snow Removal	_____	_____	_____
Recreation	_____	_____	_____
Schools	_____	_____	_____
Libraries	_____	_____	_____
Township Hall	_____	_____	_____
Parks	_____	_____	_____
Sheriff	_____	_____	_____

A majority of “Good” responses was tabulated for all community services in all areas of the community.

The highest “Good” ratings occurred for Fire (88%) and Township Hall (88%). Majority “Good” responses also included: Road Maintenance (76%), Snow Removal (74%), Libraries (79%), and Sheriff (76%).

The lowest majorities of “Good” responses occurred for Recreation (55%), Parks (67%), and Schools (66%). A significant number of respondents did not respond to the Park and Recreation questions and/or added notes to the effect that “we have no recreation”.



2. Please list any new or improved Township services or facilities for which you would be willing to pay additional taxes.

A total of 216 responses (61% of all respondents) were submitted for this question. At the end of this report, all responses are listed by Area and roughly grouped by content.

Not surprisingly, the most common response to this question (125 responses) was “None”, “No new taxes”, or similar.

Responses were roughly grouped by subject matter in the following categories:

- No new taxes - 125 responses
- Water and Sewer - 20 responses
- Fire and Police - 30 responses
- Parks and Recreation - 22 responses
- Other topics - 23 responses

3. How is water supplied to your home? (Please check one)
 Public water line _____ Private well _____ Cistern or other _____

4. If you responded “private well” or “cistern or other” to Question #3 above, do you experience problems with water quantity or quality? (Please check all that apply)

Water quality problem _____ Water quantity problem _____ No problem _____

5. Would you like to have public water extended to your property?
 Yes _____ No _____ Don't know _____

Questions 3, 4, and 5 were tabulated together due to their inter-relatedness.

Water source: 13% obtain water from a public water line
 72% from private wells
 15% from a cistern or other source.

Private Wells: 62% reported no problem,
 38% reported water quality or quantity problem.

Cistern or other: 74% reported no problem,
 26% reported water quality or quantity problem.

All respondents with private wells and cistern/other:
 33% "would like to have public water extended to their property"
 50% "would not like to have public water extended to their property"
 17% "did not know"

The majority of "would not" responses was consistent in Areas 2, 3, and 4. An even split of "yes" and "no" occurred in Area 1. Some respondents indicated that they "did not know" due to questions about cost.

6. Should preservation of "small town, rural, and agricultural atmosphere" be a priority for Westfield Township?
 Yes _____ No _____ Don't know _____

In all four areas, a strong majority responded "yes", with 85% of the total responding "yes".

7. Which characteristics are most important to maintaining "small town, rural, and agricultural atmosphere"? Please mark the most important characteristic with "1", the second most important with "2", and the third most important characteristic with "3".

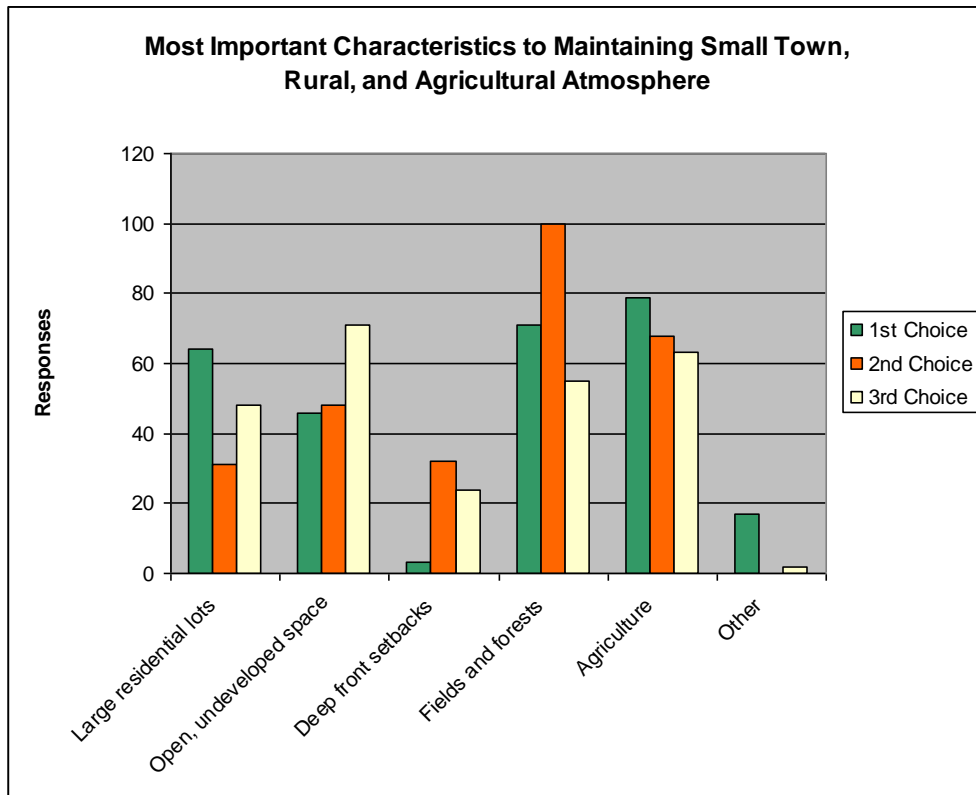
Large residential lots _____
 Open, undeveloped space _____
 Deep front setbacks _____
 Fields and forests _____
 Agriculture _____
 Other (please describe) _____

The total number of #1, #2, and #3 responses for each characteristic were tabulated as follows:

Fields and forests:	226	
Agriculture:	210	
Open, undeveloped space:		165
Large residential lots:	143	
Deep front setbacks	59	
Other	19	

Where a respondent described and ranked a characteristic in "Other", the description and rank is noted in the table at end of this report.

While the majority of respondents successfully responded to this question, it was noted that a number of responses were check marks, all "1's", or other responses which could not be tabulated.



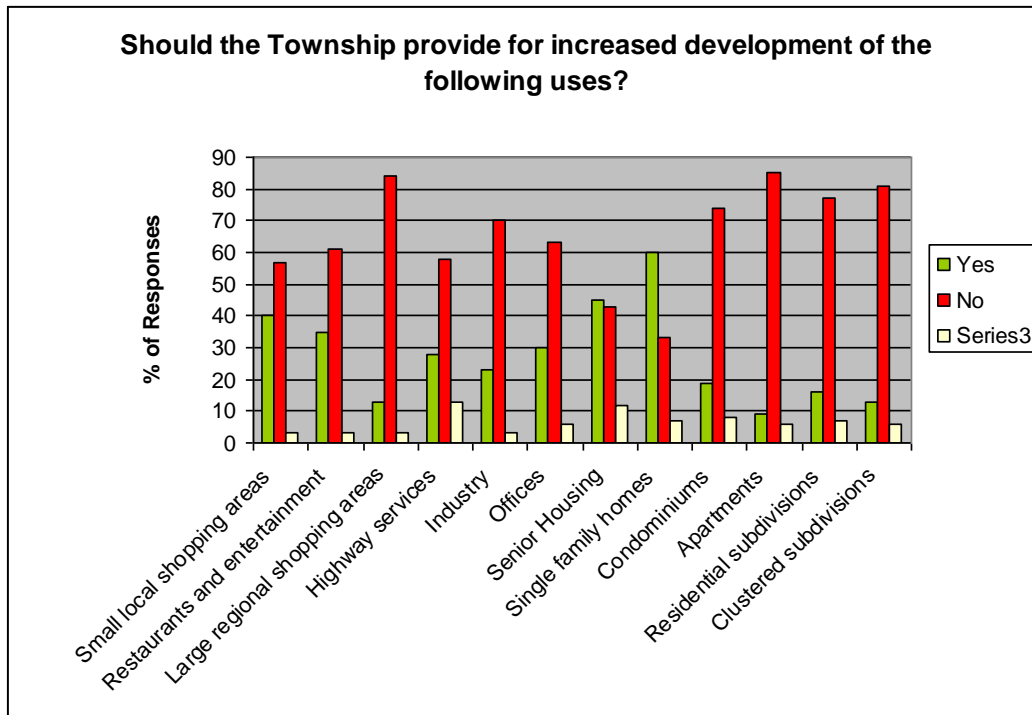
8. Should the Township consider using zoning and other tools to protect, preserve, and encourage wildlife and natural habitat?
 Yes _____ No _____ Don't know _____

Of 350 responses to this question, 69% were "yes", 20% "no", and 11% "don't know".

Should the Township provide for increased development of the following land uses?

	Yes	No	Don't know
Small local shopping areas	_____	_____	_____
Restaurants and entertainment	_____	_____	_____
Large regional shopping areas	_____	_____	_____
Highway services	_____	_____	_____
Industry	_____	_____	_____
Offices	_____	_____	_____
Senior Housing	_____	_____	_____
Single family homes	_____	_____	_____
Condominiums	_____	_____	_____
Apartments	_____	_____	_____
Residential subdivisions	_____	_____	_____
Clustered subdivisions	_____	_____	_____

Majority responses of “no” occurred for all uses in all areas except for the uses “Senior housing” and “Single family homes.” (In Area 1, a majority responded “no” for “Senior housing”.)



9. Some non-residential land uses may generate tax revenues in excess of township service costs. Should the Township consider promoting such land uses to increase township tax revenues?
 Yes _____ No _____ Don't know _____

Responses to this question were 32% “yes”, 44% “no”, and 23% “don’t know”.

10. Should the Township consider using incentives such as tax abatement to encourage:

	Yes	No	Don't know
Residential development	_____	_____	_____
Commercial development	_____	_____	_____
Industrial development	_____	_____	_____

A majority of respondents opposed the use of “incentives such as tax abatement to encourage” the listed uses. “No” responses were 78% for residential, 72% for commercial, and 76% for industrial.

11. In 25 words or less, please state any additional high priority you would like the Township to consider in the Development Policy Plan.

A total of 195 responses (55% of all respondents) were submitted for this question. All responses are listed by Area and roughly grouped by content at the end of this report.

12. The map attached to the cover letter accompanying this survey divides the Township into four (4) areas. Please check the area where your home is located.

Area #1 _____ Area #2 _____ Area #3 _____ Area #4 _____

A total of 351 completed and timely surveys were returned to Northstar. Reported Area locations of respondents were as follows:

	Area 1	Area 2	Area 3	Area 4
	Total			
Surveys Returned	109	81	68	93
351				
% of Surveys	31%	23%	19%	26%
100%				

The number of surveys mailed to each Area was not determined.

13. What is the age of the head of your household? _____ years

	Area 1	Area 2	Area 3	Area 4
	Total			
Average Age	56 yrs	56 yrs	58 yrs	53 yrs
56 yrs				

14. How many years have you been a Westfield Township resident? _____ years

APPENDICES

	Area 1	Area 2	Area 3	Area 4
Average yrs Resident	Total			
22 yrs	19 yrs	22 yrs	25 yrs	24 yrs

Survey Forms

The following three pages are the survey forms.

Westfield Township Plan Update Survey

July 2009

Dear Westfield Township Resident:

Westfield Township is preparing an update to the Township Development Policy Plan. The purpose of the Plan is to guide township officials in activities which affect future quality of life, land use, development, zoning, and environmental preservation.

A committee of Westfield Township residents is working with a community planning firm, Northstar Planning & Design LLC, to prepare the updated Plan for recommendation to the Zoning Commission and to the Township Trustees. As part of the plan-making process, the committee and planning consultant have prepared the enclosed survey to gather resident input.

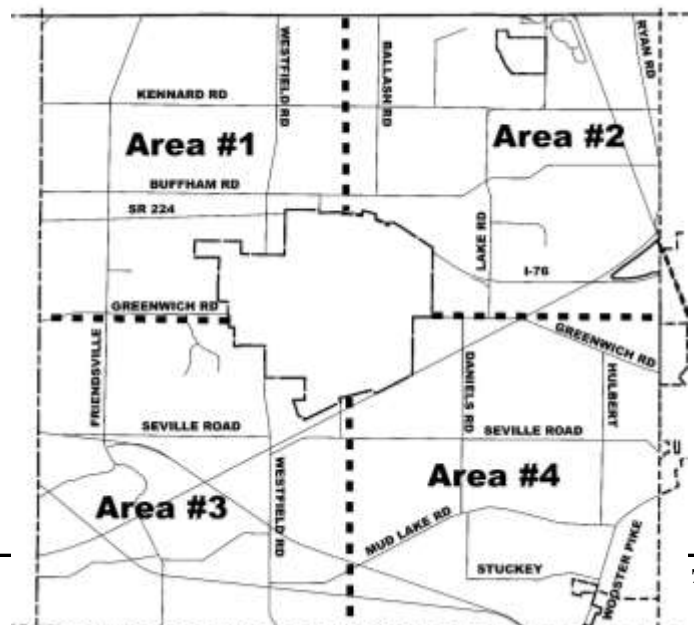
This is an important opportunity for you to express your views about current conditions and future directions for the Township.

The survey has been distributed to all residential addresses in the unincorporated parts of Westfield Township. All responses will be tabulated by Northstar Planning for use by the Plan Update Committee and township officials. Tabulated survey results will be shared with the community.

Your answers will remain confidential. A random-generated number has been attached to the survey form to ensure that only one response is received for each survey form mailed out. The number is not connected to you or to your mailing address. To ensure that your opinions and your survey count, please do not share the number with anyone else.

Instructions

1. Respond using the enclosed survey form. Copies will not be accepted for tabulation.
2. Complete the survey by clearly marking your responses using a pen.
3. Place the survey in the enclosed return envelope and attach postage.
4. Make sure that the envelope is postmarked by midnight on Friday, July 24, 2009. Surveys postmarked after the deadline will not be tabulated.
5. Special note for responding to Question #13: We will tabulate some responses by area of the Township. Please use the map



at right to determine the Area in which your residence is located.

Thank you for your time and responses to this survey.

Sincerely
NORTHSTAR PLANNING & DESIGN LLC

A handwritten signature in black ink that reads "Mark A. Majewski". The signature is written in a cursive style with a prominent initial "M".

Mark Majewski, AICP

Westfield Township Plan Update Survey

Random Survey No:
July 2009

Thank you for your time and responses to this survey. Please complete the survey and mail it as instructed in the cover letter.

1. Please rate the following community services.

	Good	Fair	Poor
Fire	_____	_____	_____
Road Maintenance	_____	_____	_____
Snow Removal	_____	_____	_____
Recreation	_____	_____	_____
Schools	_____	_____	_____
Libraries	_____	_____	_____
Township Hall	_____	_____	_____
Parks	_____	_____	_____
Sheriff	_____	_____	_____

2. Please list any new or improved Township services or facilities for which you would be willing to pay additional taxes.

3. How is water supplied to your home? *(Please check one)*

Public water line _____ Private well _____ Cistern or other _____

4. If you responded "private well" or "cistern or other" to Question #3 above, do you experience problems with water quantity or quality? *(Please check all that apply)*

Water quality problem _____ Water quantity problem _____ No problem _____

5. Would you like to have public water extended to your property?

Yes _____ No _____ Don't know _____

6. Should preservation of "small town, rural, and agricultural atmosphere" be a priority for Westfield Township?

Yes _____ No _____ Don't know _____

7. Which characteristics are **most important** to maintaining "small town, rural, and agricultural atmosphere"? Please mark the most important characteristic with "1", the second most important with "2", and the third most important characteristic with "3".

Large residential lots _____

- Open, undeveloped space _____
- Deep front setbacks _____
- Fields and forests _____
- Agriculture _____
- Other (please describe) _____

Side 1 of 2

8. Should the Township consider using zoning and other tools to protect, preserve, and encourage wildlife and natural habitat?

Yes _____ No _____ Don't know _____

9. Should the Township provide for increased development of the following land uses?

	Yes	No	Don't know
Small local shopping areas	_____	_____	_____
Restaurants and entertainment	_____	_____	_____
Large regional shopping areas	_____	_____	_____
Highway services	_____	_____	_____
Industry	_____	_____	_____
Offices	_____	_____	_____
Senior Housing	_____	_____	_____
Single family homes	_____	_____	_____
Condominiums	_____	_____	_____
Apartments	_____	_____	_____
Residential subdivisions	_____	_____	_____
Clustered subdivisions	_____	_____	_____

10. Some non-residential land uses may generate tax revenues in excess of township service costs. Should the Township consider promoting such land uses to increase township tax revenues?

Yes _____ No _____ Don't know _____

11. Should the Township consider using incentives such as tax abatement to encourage:

	Yes	No	Don't know
Residential development	_____	_____	_____
Commercial development	_____	_____	_____
Industrial development	_____	_____	_____

12. In 25 words or less, please state any additional high priority you would like the Township to consider in the Development Policy Plan.

13. The map attached to the cover letter accompanying this survey divides the Township into four (4) areas. Please check the area where your home is located.

APPENDICES

Area #1_____

Area #2_____

Area #3_____

Area #4_____

14. What is the age of the head of your household? _____ years

15. How many years have you been a Westfield Township resident? _____ years

Comparison to 1995 Survey

A similar survey was conducted in 1995 as part of the development plan update process. The following comparisons are noted:

Surveys Sent and Response

	1995	2009
Surveys sent	1046	932
Returned undeliverable not reported		30
Responses	407	351
Late responses	not reported	13
Response rate	40%	39%

Water Source and Desire for Extended Lines

1995: Water source

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
Water Lines	19	1	25	4	37
Well	58	67	41	37	59
Cistern/other	23	35	18	19	11

2009: Water source

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
Water Lines	13	27	12	4	2
Well	72	66	60	45	80
Cistern/other	15	16	9	18	10

1995: Desire Extended Water Lines

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
More lines	28	35	33	12	17
No more lines	54	51	37	39	57
No opinion	18	15	12	7	27

2009: Private Well Owners - Desire Extended Water Lines?

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
More lines	34	28	18	10	27
No more lines	49	22	33	22	43
No opinion	16	11	9	12	8

2009: Cistern/Other Owners - Desire Extended Water Lines?

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
More lines	27	4	1	5	14
No more lines	53	10	6	7	27
No opinion	20	2	2	4	10

Desire to Preserve Rural Small Town Atmosphere

1995: Preserve rural small-town atmosphere

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
Yes	89	87	73	54	99
No	5	6	9	2	2
No opinion	6	7	3	4	6

2009: "Should preservation of "small town, rural, and agricultural atmosphere" be a priority for Westfield Township?"

	% Response	Quad 1	Quad 2	Quad 3	Quad 4
Yes	85	93	63	57	76
No	11	5	15	6	11
No opinion	4	6	3	1	5

Land Use Responses

1995 survey (%)	Yes	No	No opinion
Industrial/commercial	17	75	8
Multiple family housing for elderly		39	46
Condominiums, pre-fabricated homes	16	76	8
Apartment-type dwellings		10	85
Flexible/Planned unit developments		30	57

2009 Survey (%)	Yes	No	Don't know
Small local shopping areas		40	57
Restaurants and entertainment	35	61	3
Large regional shopping areas	13	84	3
Highway services		28	58
Industry		23	70
Offices	30	63	6
Senior Housing	45	43	12
Single family homes	60	33	7
Condominiums	19	74	8
Apartments	9	85	6
Residential subdivisions	16	77	7
Clustered subdivisions	13	81	6

Rating Community Services

1995: Rating of Community Services

	Good (%)	Fair (%)	Poor (%)
Police Protection	58	31	6
Fire Protection	84	15	1
Road Maintenance	82	21	4
Snow Removal	70	27	3

APPENDICES

Recreation	40	37	23
Schools	73	23	4
Libraries	66	29	5
Town Hall	52	38	10
Parks	50	33	17
Trash Pick-up	70	21	9

2009: Rating of Community Services

	Good (%)	Fair (%)	Poor (%)
Sheriff	76	20	4
Fire	88	11	1
Road Maintenance	76	21	3
Snow Removal	75	23	3
Recreation	55	33	12
Schools	66	28	5
Libraries	79	17	5
Town Hall	88	11	1
Parks	67	23	10

Westfield Township Development Policy Plan Update

RESULTS OF LATE RESPONSES TO COMMUNITY SURVEY

Report prepared by:
Northstar Planning & Design LLC
5 November 2009

Introduction

This report follows up on the full Community Survey Report by tabulating the 18 survey responses received after the response deadline.

Survey Responses

1. Please rate the following community services.

	Good	Fair	Poor
Fire	11	1	0
Road Maintenance	15	2	0
Snow Removal	11	4	1
Recreation	4	6	3
Schools	9	3	1
Libraries	10	2	1
Township Hall	13	1	0
Parks	11	4	0
Sheriff	8	5	0

2. Please list any new or improved Township services or facilities for which you would be willing to pay additional taxes.

- Community garden
- Something, somewhere for all the children, somewhere they could go in town (Seville) like a rec center – to hang out – or just to have something to do, there is nothing for the kids to do!
- None
- City water
- Water
- None – I/we cannot afford to be taxed any more! We are taxed out! It has to stop! Taxes are out of control.
- None
- None
- None! Too high now.

3. How is water supplied to your home? *(Please check one)*

Public water line 2 Private well 10 Cistern or other 5

4. If you responded “private well” or “cistern or other” to Question #3 above, do you experience problems with water quantity or quality? *(Please check all that apply)*
 Water quality problem 3 Water quantity problem 3 No problem 11
5. Would you like to have public water extended to your property?
 Yes 5 No 4 Don’t know 4
6. Should preservation of “small town, rural, and agricultural atmosphere” be a priority for Westfield Township?
 Yes 15 No 1 Don’t know 0
7. Which characteristics are most important to maintaining “small town, rural, and agricultural atmosphere”? Please mark the most important characteristic with “1”, the second most important with “2”, and the third most important characteristic with “3”.

	#1	#2	#3
Large residential lots	3	0	1
Open, undeveloped space	2	0	5
Deep front setbacks	1	1	1
Fields and forests	1	7	3
Agriculture	4	4	0
Other (please describe)	0	0	“less
manufactured homes”			

8. Should the Township consider using zoning and other tools to protect, preserve, and encourage wildlife and natural habitat?
 Yes 13 No 1 Don’t know 3
9. Should the Township provide for increased development of the following land uses?

	Yes	No	Don’t know
Small local shopping areas	4	8	1
Restaurants and entertainment	4	8	2
Large regional shopping areas	0	13	0
Highway services	4	7	3
Industry	6	7	1
Offices	3	9	0
Senior Housing	6	7	0
Single family homes	6	5	3
Condominiums	1	11	1
Apartments	1	11	0
Residential subdivisions	3	11	0
Clustered subdivisions	1	12	0

10. Some non-residential land uses may generate tax revenues in excess of township service costs. Should the Township consider promoting such land uses to increase township tax revenues?

Yes 6 No 6 Don't know 4

11. Should the Township consider using incentives such as tax abatement to encourage:

	Yes	No	Don't know
Residential development	6	7	1
Commercial development	3	8	2
Industrial development	3	8	3

12. In 25 words or less, please state any additional high priority you would like the Township to consider in the Development Policy Plan.

- Safety
- Like I said, I would like to see a grocery store and a rec center for the kids to have something to do and go
- No more tax increase
- The owner of the land anyware in this County should be able to do whatever he wants with it, provided it causes no emediate harm to someone else!
- I live in Westfield Twp so I am not in an "urban area".
- It would be nice not to have to drive 10 miles or more to a grocery store but there probably isn't enough people to support those kinds of stores.
- Bring in industry so you can live and work within the Township.
- 76/71 interchange is a great spot to add manufacturing/shipping companies.
- My highest priority is public water service
- City water!
- Make sure homeowners maintain their property. No outside vehicles or junk in their yards.

13. The map attached to the cover letter accompanying this survey divides the Township into four (4) areas. Please check the area where your home is located.

Area #1 5 Area #2 4 Area #3 3 Area #4 5

14. What is the age of the head of your household? Average Age: 52 yrs

15. How many years have you been a Westfield Township resident? Average yrs
Resident: 20 yrs

Meetings Conducted in Plan Update Process:

22 January 2009	Plan Update Committee
12 February	Plan Update Committee
26 February	Plan Update Committee
12 March	Plan Update Committee
26 March	Plan Update Committee
9 April	Plan Update Committee
30 April	Plan Update Committee
14 May	Plan Update Committee
28 May	Plan Update Committee
11 June	Public Presentation
25 June	Plan Update Committee
27 August	Plan Update Committee
10 September	Plan Update Committee
24 September	Plan Update Committee
8 October	Public Presentation and Discussion of Draft Plan
13 October	Presentation and Discussion with Zoning Commission
22 October	Plan Update Committee
11 November	Plan Update Committee
10 December	Plan Update Committee

All meetings were held at Township Hall.