



Planning Commission
App. No. 040-2017 TA

Zoning Text Amendment Westfield Township

Meeting:	June 7, 2017
Applicant:	Westfield Township Zoning Commission
Hearing:	TBA (Zoning Commission)
Amendments:	Delete “small wind energy system” as a permitted use and “small wind energy system in excess of 35 feet” as a conditional use in Article III, District Regulations, as follows: <ul style="list-style-type: none">• § 303B1.h.• § 303B2.n.• § 303B2.o.• § 305 B1.n.• § 305B2.j.• § 306B1.f.• § 3062.k.• § 307B1.h.• §307B2.e. Also delete “small wind energy systems” under Specific Conditions in Article VI, Conditional Zoning Certificates, § 606A.34
Reviewer:	Susan Hirsch

Proposed Amendments: (New text is **underlined and bold**, deleted text is shown as ~~strikethrough~~).

Article III DISTRICT REGULATIONS

Section 303 RR RURAL RESIDENTIAL DISTRICT

- B. Uses:
1. Permitted Uses
 - h. ~~Small Wind Energy System~~
 2. Conditional Uses
 - n. ~~Wind Energy Systems in excess of 35 feet~~
 - o. Solar Energy Commercial Installations

Section 305 LC LOCAL COMMERCIAL DISTRICT

- B. Uses:
1. Permitted Uses
 - n. ~~Small Wind Energy System~~
 2. Conditional Uses
 - j. ~~Wind Energy Systems in excess of 35 feet~~

Section 306 HC HIGHWAY COMMERCIAL DISTRICT

- B. Uses:
1. Permitted Uses
 - f. ~~Small Wind Energy System~~
 2. Conditional Uses
 - k. ~~Wind Energy Systems in excess of 35 feet~~

Section 307 I INDUSTRIAL DISTRICT

- B. Uses:
1. Permitted Uses
 - h. ~~Small Wind Energy System~~

2. Conditional Uses
 - e. ~~Wind Energy Systems in excess of 35 feet~~

Article VI CONDITIONAL ZONING CERTIFICATE

Section 606 SPECIFIC AND SUPPLEMENTARY CONDITIONS

- A. Specific Conditions.
 34. ~~Small Wind Energy Systems. See Article II 205.j~~
 34. **Reserve**

Staff Comments: The Township is requesting these changes to correct an error that surfaced as the Township reviewed the Zoning Resolution. The intent of the Township that Small Wind Energy Systems be permitted as an accessory use in the RR Rural Residential, LC Local Commercial, HC Highway Commercial and I Industrial Districts, and not as a permitted use as currently indicated. The proposed amendments would correct this error and reference Article II, §205 J Accessory Structures and Uses for the specific requirements for small wind energy systems as an accessory use, and Article VI, §606A 34 for small wind energy systems that are a conditional use.

Recommendation: Staff recommends the Medina County Planning Commission **APPROVE** the amendments as proposed above to the Westfield Township Zoning Resolution.