

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**FEBRUARY 14, 2023**  
**7:00pm**

| <i>Board members</i> | <i>Term</i> | <i>Trustees</i> | <i>Zoning Insp.</i> | <i>BZA</i> | <i>Other</i>    |
|----------------------|-------------|-----------------|---------------------|------------|-----------------|
| Frank Baluch         | 2027        | Dennis Horvath  | Eric Noderer        |            | Secretary Fozio |
| Chris Barnes         | 2025        |                 |                     |            | Gary Stout      |
| Jerry Koenig         | 2023        |                 |                     |            |                 |
| Mike Roth            | 2024        |                 |                     |            |                 |
| Jason Davis          | 2026        |                 |                     |            |                 |
| Laurie O'Brien       | Alt         |                 |                     |            |                 |

**CALL THE MEETING TO ORDER:**

Frank called the meeting to order at 7:03pm with the Pledge of Allegiance.

Barnes made a motion to approve the January 10, 2023, minutes as written, seconded by Davis and approved by all.

There was no correspondence received of the board.

Trustee Horvath reported that the noise ordinance is a trustee document and not a zoning document; he said a violation will be criminal; it should be posted to the website soon.

Noderer had nothing to report; things are slow for zoning.

Frank moved to site plan review #12623; Frank read the application out loud; the board labeled each document as exhibits in consecutive order with exhibit #1 starting with the first page of the application. Noderer handed out the original site plan drawing for members to consider. Frank went to the zoning resolution and noted there is a full board present to conduct the review without issue.

- The parcel is zoned commercial for retail use.
- The use is permitted per Section 307.
- The building setback should be at least 100 feet from the road right of way.
- The side yard setback on the west and the north side is 30 feet.
- The rear yard goes back 750 feet, and the rear setback is 264 feet.
- The property abuts commercial property on both sides.
- There is a buffer to the rear lot.
- The only buffer, given the property features, only requires a buffer to the west, which is 30 feet of grass.
- The proposed structure use is cold storage with a proposed building height of 24 feet; square footage total is 4,992 feet.
- The square footage to include the proposed lean-to is 6,240 square feet.
- The proposed building set back will be 382 feet at the front; 30 feet from the west side yard; 231.5 feet to the east side yard and 264 feet to the rear set back.

The proposed building falls within the current required setbacks from all sides; screening is not applicable since the structure does not abut residential property' the driveway is already established and will not be altered.

The parking lot for both the showroom and the storage building square footage equates to 21 required parking spots; the site plan notes 25 spaces already.

The outdoor storage is within the resolution requirements; product displays are in a 20 x 20 area; display items include pipe, etc.; screening is not required, and the refuse container will stay where it is currently.

There will not be lighting on the proposed structure and the fence is already existing and requires nothing additional.

There will be no additional signage.

Davis asked the truss spacing; Gary said 4 feet on center.

Frank asked if trees or dirt are being moved; Gary said no.

There are no visual or auditory issues of the site.

The on-site traffic circulation is adequate for police and fire protection; Davis said there should be 100 feet all the way around buildings should the fire department need to put out a building fire; he also recommended to Gary that if a gate goes up he provide for a Knox box so the fire department can easily gain access; Gary said he would do that.

There are no grading issues on the property; rainwater runs to the east/north part of the property and has 2 acres of his land before water would go to the neighbor's property.

Frank opened the floor to public comment. Gary asked about the commercial setback being 30 feet; it was 15 feet. The board said that changed in 2018 with a text amendment and shared that the board is currently working on a proposed text amendment that will make all setbacks consistent.

Barnes made a motion to approve site plan #12623 as submitted; the motion was seconded by Davis and the motion was approved by all member unanimously.

Fozio noted the BZA will be meeting the first Monday, every other month in the townhall beginning at 6:30pm starting in April.

Trustee Horvath shared that there will be a Medina Fiber meeting on February 20<sup>th</sup> at 6:30pm in the townhall.

Frank made a motion to adjourn at 8:43pm, seconded by Laurie and approved by all.

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Frank Baluch-Chairperson

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Jerry Koenig-Vice Chairperson

Please note:

- Meeting minutes are not verbatim.
- Meeting minutes will not be posted to the Litchfield Township webpage until they are officially approved by the board.
- Approved meeting minutes are the official record of the meeting.

Items for Mark Majewski to review:

- ADU's

- Accessory buildings
- Right of Way vs Center of Road
- Screening language change

Ongoing discussion items:

- The board feels the language could say applications 'shall' be provided to both boards concurrently, but does the applicant then have to pay \$400 for each application as necessary currently; the board discussed the BZA being the quazi-judicial board.
- Article VI;(B) and (C); the 200 square foot wording needs to match in both; 'over 200' and remove 'or greater'.