

LITCHFIELD TOWNSHIP ZONING COMMISSION

APRIL 12, 2022

7:00p.m.

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Term</i>	<i>Other</i>
Frank Baluch	2022	Dennis Horvath	Eric Noderer			Secretary Fozio
Chris Barnes	2025	Mike Pope				Mark Raber
Jerry Koenig	2023					
Mike Roth	2024					
Jason Davis	2026					

CALL THE MEETING TO ORDER:

Frank called the meeting to order with the Pledge of Allegiance at 7:00pm.

No correspondence was received for the board.

TRUSTEE REPORT:

Trustee Horvath shared that the Public Hearing held by the Trustees for the Bates property is being continue for 30 days. The continued public hearing is scheduled for April 27th in the town hall for 5:30pm.

Horvath and Eric visited the Bates property this past Saturday and discussed things that need to happen. They will visit again this Saturday as a follow-up. The board may continue again because the Bates proposed a fence that may be acceptable to the township.

Jerry said the township board in front of the townhall was confusing because it said there was a zoning meeting (for the Bates public hearing). He thinks it should read that it is a public hearing instead. Jerry provided suggestions regarding the meeting based on his observations as an audience member. Horvath reminded the group that this was the first such meeting every held by the township; everyone is learning the process.

Horvath shared that he received a call regarding an abundance of tires at the previous paintball shooting range located at 8252 Norwalk Road; the prosecutor does have an injunction regarding the old tires. Horvath and Eric visited the property and estimates there to be around 800 tires. The Medina County Health Department has interacted with the property owner. There are grants available through the state, however, because the property owner brought the tires to their own property, and they were not ‘dumped’ the property is not eligible for grant funding. Colin Johnson from the health department will pass it through OEPA. It is no longer a township issue. Discussion continued as to why the property owner is not responsible. Horvath said the property owner is on disability and unable to help themselves.

BZA

No BZA Report

ZONING INSPECTOR

Eric handed out an informal review for a 2 acre parcel and also handed out a map amendment for their awareness that will be forwarded to the Medina County Department of Planning Services by Fozio. The map amendment is to rezone some Industrial Zone to Residential. Discussion amongst the audience and the zoning commission revolved around how much

Industrial District the township is required to have if the amendment moves forward. The board and the audience also discussed the home recently set in place up Rt 18; this smaller sized home was an approved variance through the BZA allowing for a 1,008 square foot home instead of the required 1,200 square feet; the BZA used the Duncan Factors as part of their decision-making process.

TRAINING

No Training Report

NEW BUSINESS

The board moved to review the informal site plan presented for applicant Mark Raber/Litchfield Storage Units.

Chris referred to the Site Plan Checklist in the zoning resolution.

- Current zoning is commercial.
- The lot width is 200 feet.
- The lot depth is 443.51 feet.
- The proposed building setback is 100 feet from the road right of way.

The board referred to the Section 302.03 requirements.

- The proposed structures are 2 storage units.
- The side wall building height is 10-feet with a 4/12 roof pitch: 20-feet at the peak.
- The structures will use the existing driveway.
- There will be an approximate 20-foot buffer to the back of the property.
- There will be no outdoor storage.
- An example of the lighting was provided, which will be affixed to the building on the noted locations and be on from dusk to dawn.

The board referred the applicant to the resolution for any lighting requirements and noted that some shielding may be required for lighting adjacent to any residence to prevent light 'overflow'. The board also noted the formal review should provide a more detailed lighting plan to include projection. Discussion was had regarding the primary access driveway and the printed images provided in the application vs current features of the property. It was concluded the applicant provided 2008 county GIS images and not current mapping imagery (Google).

It was determined the applicant would not need an outside dumpster, additional trash bins or additional signage and the new structures would be similar building type to those already on the property.

The board suggested to the applicant that the formal site plan address lighting that faces residential properties, properly note the existing driveway and the exterior of the buildings and building elevations. Further discussion noted the individual storage unit sizes would be 10x30 and 10x25 with no power in either unit.

Trustee Pope said he owns the home behind the units and said Mr. Raber has made great improvements to the property since purchasing the units; he has been a good neighbor. Pope did question the lighting, drainage, and possible screening since there is none to the west. Eric referred everyone to Section 224 for residential uses.

The board moved to Map Amendment application #41122 for 4953 Bryenton Road. Frank made a motion to forward map amendment #41122 to the Medina County Planning Department, seconded by Chris with unanimous approval by all

OLD BUSINESS

The board discussed the ongoing text amendments and the need to review them. It has been difficult to review the amendments during regularly scheduled meetings because of other business that comes before the board. The board questioned if the meetings would have to be advertised or not. Horvath said he will ask the prosecutor. The board discussed having Fozio attend to take minutes for their changes to the amendments. Fozio said she can advertise as a business meeting. Jerry made a motion to schedule a Business Meeting for April 26th at 6:00pm in the town hall to focus on reviewing the proposed text amendments, seconded by Chris, and approved by all. Fozio will also reach out to Mark Majewski and let him know not to attend a regularly scheduled meeting until the board has been able to review his proposed amendments in their entirety.

Jerry also made a motion to change the regularly scheduled meeting in May from May 10th to May 9th due to a scheduling conflict so all board members can meet on the 9th.

Davis made a motion to adjourn at 8:30pm, seconded by Jerry and approved by all.

Frank Baluch/Chairperson

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.