

LITCHFIELD TOWNSHIP ZONING COMMISSION
September 13, 2022
7:00pm

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Other</i>
Frank Baluch	2022	Dennis Horvath	Eric Noderer		Secretary Fozio
Chris Barnes	2025				
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 7:00pm with the Pledge of Allegiance.

Laurie made a motion to approve the August 9, 2022, minutes as written, seconded by Roth and approved by all.

There was no written correspondence for the board to consider.

Trustee Horvath reported that the Vandemark property is up for sale; it is 3 acres for \$90,000.00; the house will need to be torn down. Eric asked Horvath how long they should wait until the structure is a fire hazard. Horvath moved to the property at 9940 Norwalk Road; the south side of Rt. 18 where the trees are planted; he drew a lot split on the whiteboard and describe the proposed lot split; the owner is splitting into two 3-acre lots; one on Rt. 18 and one on Vandemark. The original parcel is commercial and poses issues now splitting the lot into two separate residential lots. The board discussed commercial property should have Rt. 18 curb cuts only and not allowing commercial flag lots.

Eric talked about the Litchfield ‘FunFest’ and wondered if there should be a permitting process for it. The board discussed the pros and cons of a permit and if permitting is needed if there is nothing regarding zoning to enforce. The board moved to the proposed text amendment draft and considered Table 204. Frank asked if a carnival type event could fall into this table. Eric felt there should be some kind of wording. **The board said they would ask Mark Majewski about this.**

Laurie asked about the bed and breakfast draft language on page 28; she feels that not allowing stays longer than 14 days seems restrictive; she gave some examples of why people might stay longer. **The board concluded the Bed and Breakfast language does not make sense and decided to strike B all together.**

The board moved to page 33; Eric suggested the plat approval could be the place for the commercial lot split language discussed by Horvath. Eric discussed ‘from the road center line’ and feels the front set back wording is too complicated. The board started talking about the road right of way vs the center line. The board noted to get clarification about #2 from Mark. The board liked Eric's suggestion with this. The board discussed that side setbacks should all be 15 feet for dwellings and accessory structures; **the board said to ask Mark about this section.**

The board wants to add an 801.06 table or put side yard numbers in instead of referencing the Parking Section.

Frank thinks the board should remove right of way center line. Eric said he will review previous resolutions to look for a reference of road right of way and center line.

Eric noted that Section 303.07 talks about road right of way.

The board moved to page 36; Laurie asked what ‘open and obstructed’ means in Section 303.1. **The board said to ask Mark the reason for this language. The board would like to add ‘setback’ after yard.**

Laurie moved to Section 304.01; she discussed ‘Granny Huts’ being used as tiny houses for older parents. Eric noted it is not allowed currently. Laurie thinks it should be and maybe require an annual permit for enforcement reasons. The board discussed this topic.

It was decided to end at Section 304.01; page 37.

Frank reminded everyone about the extra meeting schedule for September 20th at 6:00pm.

Frank made a motion to adjourn at 7:54pm, 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.