

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**FEBRUARY 7, 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					Mark Majewski
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.

Barnes made a motion to approve the November 9, 2021, minutes, with correction, seconded by Davis and approved by all.

Frank made a motion to approve the January 4, 2022, Organizational meeting minutes as written, seconded by Barnes, and approved by all.

Secretary Fozio noted that meeting minutes will not be posted on the township website until they are approved by the board. There was dialogue at the January trustees meeting that the website was not up to date when in fact it was up to date through October. The November minutes were not yet posted because the Zoning Commission did not meet in December or January to approve the November minutes.

The board discussed member terms:  
 Jason Davis term ends 2026  
 Chris Barnes term ends 2025

**TRUSTEE REPORT:**

Trustee Horvath received a call about the old Litchfield Elementary School and that it may be sold to a small manufacturing/plastic mold injection plant. Discussion took place about the site plan approved for the location. Frank asked if the property is zoning for light manufacturing. Eric said it would be a conditional use that goes through the BZA. Davis said the building needs to meet certain building requirements. Horvath said it will go through the county and the state. Davis said he is concerned about the change in use and had concerns about the existing approved site plan allowing for a bed and breakfast with no sprinkler protection/fire protection in the suggested room locations; he wants to know if zoning should notify the county about a change that should go to the fire department. Eric said that is not zoning. Eric said the people involved are going through some possible alteration considerations. Jerry expressed concerns about the fine line between the zoning commission and the BZA reviewing conditional zoning. Eric said the township has to follow the process in the current resolution.

Horvath also reported that the township is moving forward with the Bates property regarding some abandoned vehicles.

## BZA

No BZA Report

## ZONING INSPECTOR

Eric reported that zoning is slow this time of year. He has sent out some letters regarding zoning violations:

- A fence on Avon Lake Road
- Inoperable vehicles on Vandemark (216.012)
- Inoperable vehicles on Dunham (216.012)
- Household goods outside a garage on Vandemark (216.01.4)
- A structure without septic being used as a dwelling on Branch; the county was informed (206.04)

He also attended the OTA training in Columbus; enforcement was a main topic along with agrotourism, wind farms over 50 megawatts and solar development which is mainly in western Ohio. Horvath noted the Medina County Commissioners passed a resolution that does not allow for mega farms without county approval; there may be two farms being considered in the county currently. Horvath noted the dwelling on Branch; you can live in a house without water but the moment you have indoor plumbing the dwelling must have a septic.

Frank asked about the structure on Yost Road being torn down and the trailer; Eric said the trailer is allowed for 1 year.

Davis asked if tires can be used along with dirt for a shooting backstop. Eric said they have to be out of public view.

## TRAINING

No Training Report

## OLD BUSINESS

Mark Majewski began with the Article I text amendment draft review and reminded the board the Medina County Department of Planning Services would take proposed text amendments in small sections to begin reviewing amendments. The board discussed prohibited uses are not subject to a use variance; if it is not listed it is clearly prohibited. Mark noted that a use that is not considered can be part of a future text amendment. Mark will clean up any conflicting language. He moved to industrial uses; he will try and separate industrial uses with outside negative impacts that might occur at an industrial business to include possible explosive uses; he will separate manufacturing uses into categories.

Mark referred to the November discussion about for sale junk vehicles in front/side yards. He offered some proposed language and discussed this with the board. Eric elaborated on Section 206.04; Outdoor storage regulations and items kept in an area that is not permitted; the Outdoor Storage Section is used after 31 days; he looks at things not consistent with the outdoor regulations and said the text in zoning needs to be consistent. Discussion took place. Eric suggested something like 'items for sale past 30 days need to comply with the outdoor storage regulations.' Davis said the board didn't think this need to be there because after 30 days there is already something to enforce this in the outdoor storage regulations; he brought this up previously that Eric and Mark should not be discussing issue between the two without the board

being included. Frank agrees that there is currently enough language for this in the resolution now and he does not think there should be wording that vehicles need to be owned by the property owner. The board concluded this section will remain as is and the proposed amendments for Section 206.05 will not be considered.

Mark asked how the township responds to a plat request. He will discuss with the zoning inspector how the township has been doing that.

The board moved to electronic signs; the board discussed sign placement in the commercial and circle district and sign placement next to a residence. Mark will prepare proposed amendments.

Mark moved to Article VI; Methods and Procedures-He presented Site Plan Review waiver proposal language with minor changes that would not require zoning commission involvement. The board reviewed the draft for table 603.

Mark moved to Article VII; Use Variance Standards/BZA Standards. The board discussed this section.

Davis suggested the board review where the amendments are to this point for the next meeting; March 7<sup>th</sup> without Mark so they can discuss next steps.

Davis made a motion to adjourn at 8:36pm, seconded by Jerry 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.