

**LITCHFIELD TOWNSHIP ZONING COMMISSION
MAP AMENDMENT HEARING**

July 27, 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					
Jerry Koenig	2023					
Mike Roth	2024					
Jason Davis	2026					
Laura O'Brien						

CALL THE MEETING TO ORDER:

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

Horvath addressed the board and explained that there was confusion regarding action of the board relative to map amendments for the Industrial District. He requested written opinion from the county prosecutor and read a portion of that out loud; it explains the board does not have to find an alternate 47 acres of Industrial, elsewhere in the township, should they choose to approve the map amendment application. Horvath thanked the prosecutor’s office for providing the written opinion.

Frank moved on to the June 28th meeting minutes for approval as presented. Davis made a motion to approve the minutes as written, seconded by Frank, and approved by all.

Frank started the map amendment hearing by asking Fozio if proper notice was done; Fozio said yes. He moved on to numbering each exhibit of the application documentation. He read the application and explained the reason for the request. He noted the application was forwarded, per the ORC, to the Medina County Planning Commission for their recommendation; he read the recommendation out loud. Frank opened the floor to discussion.

Frank asked the applicant, Joan Samkow, if she is requesting rezoning to sell off lots. Joan said no, she just does not like her property being zoned Industrial. Davis explained the reason for the Industrial designation being for specific uses should those businesses want to come into the township. The board reviewed the other Industrial zoned parcels and determined there is 86.52 acres, not including Joan’s, available for those businesses.

Barnes asked Joan when she purchased the property; Joan said 2003. She explained the property was in her family long before she purchased it. The board asked her if she was aware, or received notice, that the property was being rezoned to Industrial back when that was done. She said she did not. She explained the property is currently just a hay field.

Noderer noted that he does not see a need for any kind of industrial development in the middle of a hayfield; he would recommend the board approve the rezoning.

Frank opened the floor to public comment.

Rachel Stoskopf-4804 Bryenton said she agrees to change it back to residential.

Ashley Huthmaker-4770 Bryenton said she also agrees to change it back to residential.

Dennis Jungbluth-4808 Bryenton asked if there will be back lots? He asked the shape of the lots. It was explained that this is not part of this application. Davis explained the current zoning requirements and that the property is probably not deep enough for a flag lot. It would be whatever the current zoning is at the time if she wants to divide the parcel. The board did review the current lot requirements.

Barb Jungbluth-9757 Smith-as far as the 86.52 acres left, what is the board referring to as a percentage. The board explained if there is acreage available for Industrial should that type of business want to come to the township. She asked if the property is industrial, it does not mean it has to be only industrial; the board explained no, it's not mandated.

Rachel asked in the event the property is sold do the people purchasing the property have to use it for industrial. It was explained that the rezoning will be rezone it to residential or a variance request could be presented to the BZA to do something different in the district.

John Oberholtzer from 39 Public Square in Medina, Ms. Samkow's attorney said his client is happy to answer any questions but feels the application really does not need much explanation.

Frank made a motion to approve the application as presented and recommends the decision be forwarded to the Litchfield Township Trustees for their formal action; seconded by Barnes; Roll Call Vote; Roth-yes, Barnes-yes, Davis-yes, Baluch-yes, O'Brien-yes. Motion carries.

Roth made a motion to adjourn at 7:30pm, seconded by O'Brien 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.