

LITCHFIELD TOWNSHIP ZONING COMMISSION
SITE PLAN #792021
9339 Brooker Street
AUGUST 19, 2021

<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	2022			Anna Seitz		
Jerry Koenig	2023					
Mike Roth	2024					
Jason Davis	2021					

CALL THE MEETING TO ORDER:

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

Frank asked the applications if they would like to have the review heard by a complete board since there are only 4 members in attendance. The applicants chose to move forward with the current board.

SITE PLAN #792021

The board went through Site Plan Application #792021 and numbered the pages of the exhibits. Frank read the site plan out loud with the application being Laura Petek. Fozio noted that neighbor notices were sent out and the review was properly advertised in The Medina Gazette according to the resolution.

Frank drew the approximate lot lines on the whiteboard at the front of the meeting room. Barnes asked if there was any correspondence received for the board; Fozio said there was none. Frank noted there is a single proposed use for the property. Laura said the building is 47,000 square feet. Eric referred to Section 211.01 of the resolution which notes that 1 principal commercial use building can allow for multiple businesses. Frank said he has concern about towing and repair and outdoor storage. Greg Petek said occupancy of the building was around 1,000 people when it was a school, and it could be operated as a business park. Laura said it is 2 lots because the building is on one lot (#1) and the septic is on another lot (#2). Eric said it is an allowable use and considered a non-conforming allowed lot; the building setbacks are grandfathered from the original use. He said the pavilion is an accessory building to the principal building. The board reviewed the parking spaces showing 103; Chris estimates there would be roughly 119 spaces. The board determined there is 47,685 usable square feet of building space. Eric asked the board to set a maximum number of parking spaces which the board set at 119 to include banking along the east corner. The board asked Laura about outdoor storage; the playground is current bark mulch and weeds but could be used for outdoor storage. It was determined to be 51x375 to total 56,625 square feet of outdoor storage.

Chris asked what the outdoor storage might be. Laura said outdoor concrete figures as an example. Eric said it could be vehicles. Jerry went to Section 307.01-the permitted use table and the board discussed the various permitted uses allowed. Frank moved to Section 216.31 for additional consideration. Trustee Horvath asked if some thought was to have pop-up tent outside. Laura said yes, a flea market is a consideration. It was noted by the board that any outdoor storage of vehicles would have to be on an improved surface.

The board discussed a fence by the proposed dumpster. Laura said there is a fence around the septic system currently. Frank said the dumpster has to be outside of the public view; Laura said it will have a solid 8-foot fence. Eric clarified that outdoor storage and vendors will be the 151x375 area to the north (#003 parcel 3.79 acres=56,625); the west parcel (#02) will be outdoor storage with 33,128 square feet for vendors. He said there is no limit on outdoor displays or storage.

The board moved to lighting. Jerry asked if there will be added lighting. Laura said no. Jerry asked if the outdoor storage/vendor area will be lighted. Laura said no; if they need to add any, they will come back for a site plan modification.

The board moved to signs. It was determined there is already a 4x8 sign at the front of the building. Laura said if there are multiple businesses they will have 'tabs' on the bigger sign. Eric noted that Article IV and Section 408.01.1.1; signs cannot exceed 50 square feet or be larger than 20 feet high and it must be non-illuminated.

The board moved to Section 601.06.1-the existing driveway will be used and no new proposal was submitted; the development features will remain as currently listed and the design of the building is not being changed.

The board moved to Section 601.06.4-The building placement will have no change.

Frank noted that buffers need to be on their property.

The board moved to Section 610.06.5-There will be no change to what currently exists. Eric said if anything would violate the nuisance section they would have to come back before the board.

The board moved to Section 601.06.6-Screening-this was already addressed with the dumpster and the grandfathered parking will not change and the traffic circulation will not change. Jerry asked if there will be gates anywhere. Laura said no.

The board moved to Section 601.06.8-there will not be site excavation.

The board moved to Section 601.06.9-there will be no curb cuts.

The board moved to Section 601.06.10-there will be no access from the site.

The board moved to Section 601.06.11-the overall development fits the comprehensive plan.

The board moved to Section 601.06.12-lighting was previously discussed.

Chris said he feels this does meet the definition of a business park. The board confirmed that outdoor storage does not have to be on an improved ground in the rear yard. Eric is concerned about the residence adjacent to the parking area and wondered if it is adequate screening for lot #001 since they have to screen for residential use. Frank said there are good sized trees there. After board review it was determined to be the front yard of the building and will not require screening.

Public Comment was opened at 8:25pm. The resident residing at 9348 Brooker Street said they would like to see something happen there. Laura said they intend it to be a blessing there and they will be good neighbors.

Frank made a motion to approve the site plan as presented, it was seconded by Chris; Roll call vote determined unanimous approval by all board members.

Jerry made a motion to adjourn at 8:52pm, seconded by Frank and approved by all.

Frank Baluch/Chairperson

Jerry Koenig/Vice-chairperson

Please note: Meeting minutes are not verbatim. Approved meeting minutes are the official record of the meeting.