

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**SITE PLAN REVIEW**  
**July 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					
<del>Jerry Koenig</del>	<del>2023</del>					
Mike Roth	2024					
<del>Jason Davis</del>	<del>2026</del>					
Laura O'Brien						

**CALL THE MEETING TO ORDER:**

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

Frank noted the meeting is for site plan review application #6102022; he read the application out loud and asked the applicant, Mr. Raber if he was ok with a board of four members instead of five. Mark Raber said he is ok with four members.

The board moved forward and numbered each exhibit that was provided to the board as documentation and he read schedule A, the explaining the reason for the review and noted the only thing the applicant is using the buildings for is storage. The board went over the parcel features to include:

- The parcel is in the Commercial District.
- Code #499 ‘other commercial structures’ is a permitted use.
- The lot depth is 200 feet.
- The building setback is 100 feet.
- Side yard is currently 51 feet.
- Side yard buffer is 48 feet.
- The front yard setback is 100 feet.

All setbacks fall within the zoning resolution requirements. Barnes asked what the use of the west property is; Noderer said it is residential use.

Neighbor, Mr. Gorczyca, asked about the asphalt grindings currently on the property because he is concerned the runoff will kill the fish in his pond. Members of the audience began speaking out of turn making it difficult to understand what people were saying. Frank asked the audience to please wait until the board completes their review before public comment.

The board moved to the proposed structures; structure #1 of the newly proposed building square footage is 6,000 square feet. The proposed setbacks all fall within the zoning resolution requirements. There is proposed side yard screening of pines on the west and a willow hedge toward the back. There is an existing tree line that will be extended along the east side. Exhibit #11 shows the proposed building heights under the 35-foot resolution requirement.

The board moved to proposed structure #2 is 5,000 square feet with the building height being under the required 35-foot resolution height. The building setback is not applicable since there is a building in front of it. The screening requirement remains the same as structure #1.

The driveway is existing and is gravel with a width of 35 feet; it is buffered with pines.

The board moved to Section 802; Parking-Storage buildings require one parking space per building. The board noted two parking spaces on the driveway side along the 5,000 square foot building.

There is no outdoor storage being proposed.

Mr. Raber noted the lighting does not need to be shielded, however, he will choose shielded lighting along the east so not to disturb the neighbors; the lighting choice is within the zoning requirements.

There will be no trash bin.

There will be no outdoor display area.

There is an existing sign that will remain.

Frank moved to Section 601; the grade is being changed so run-off goes to the existing retention area. Most of 601 is not applicable because the location is grandfathered. This includes the driveway width and existing curb cut relative to public safety access.

The conditions for the approval are the addition of 2 parking spaces as noted.

Frank opened the floor to public comment. Mr. Gorczyca is concerned about the pollution and a pipe that goes onto his property. He is not sure if the previous owner approved what is currently there. Barnes asked about the current base; Mr. Raber said it is 304's and they put down grindings after the fact. There was discussion, that was confusing with audience members regarding a 12-inch pipe that is not part of the site plan review.

**Barnes made a motion to approve the site plan as written with the addition of the 2 parking spaces as noted, seconded by Frank, and approved by all.**

Horvath reminded board members about the map amendment hearing scheduled for July 27<sup>th</sup>.

Obrien made a motion to adjourn at 8:31pm, seconded by Barnes 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.

