

LITCHFIELD TOWNSHIP

TO: Litchfield Township Zoning Commission
RE: Zoning Text Amendment Request

Dear Honorable Board,

At the January 28, 2019, trustee meeting, Zoning Chair Borling requested the trustees' opinions on changes to Sections 209.01, 216.014 and 224 which had been proposed by ZI Noderer. After a brief discussion, Trustee Horvath stated that the trustees should look these changes over and discuss them further with ZI Noderer and the prosecutors so they can discuss them at a future trustees' meeting.

At the March 25, 2019, trustee meeting, after much discussion the trustees are sending their decisions of these changes to the zoning board:

Section 209.01 – Trustee Horvath stated that per the zoning code, structures under 200 sq. ft. do not require a zoning permit. Trustee Reynolds stated that he did not feel it was a big issue allowing a small structure on vacant property. Therefore, the trustees all agreed that this section should remain as it is currently written.

Section 216.014 – Trustee Horvath stated that he was okay with current wording as long as the items are inside a fence and no one could see them. Trustee Pope stated that the road right-of-way does not mean the neighbors could not see the items which could detract from a neighbor's property value. Trustee Reynolds stated that “unusable” would need to be more specific. The trustees passed a motion to send Section 216.014 to the zoning board to reconsider the public view surrounding adjoining properties and not just from the street.

Section 224 – Trustee Pope stated that looking at the zoning map there are only 14 properties this would affect and that a property owner could go to the BZA for a variance if there was a problem. All 3 trustees agreed that this section should not be changed.

Respectfully submitted,



Pam Shaw
Township Fiscal Officer