

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**September 20, 2022**  
**6:30pm**

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Other</i>
Frank Baluch	2022	Dennis Horvath	Eric Noderer		Secretary Fozio
Chris Barnes	2025				
Jerry Koenig	2023				
<del>Mike Roth</del>	2024				
Jason Davis	2026				
Laurie O'Brien	Alt				

**CALL THE MEETING TO ORDER:**

Frank called the meeting to order at 6:35pm with the Pledge of Allegiance.

The board began with Section 304.01; discussion started with ‘Granny Pods’ and the pros and cons of having these in the resolution. The board discussed the difficulty with enforcement. Davis said he would want them to be approved so the fire department knows where people are living, but the addition should have the same address and same utilities. Davis questioned the septic system and knows from experience that a system is made to the number of people in a home; if there is an addition of people after the fact, what happens to the septic. The board discussed what would be needed, a Zoning Permit? Occupancy Permit?

The board moved on to the proposed amendments; Section 304.01.03B; Eric asked if towers are typically higher than 15 feet above the height limit. The board researched FAA height requirements: they decided to leave the language as is and noted that anything higher can be a BZA application for variance.

The board moved to Section 304.04; if the board is considering ADU’s this language will not work; add.....accept residential use ADU; insert after ‘structure’. In Section 304.02.2C; remove ‘out of’ a principle....

Eric said E is still a problem; the board discussed new home needing a garage prior to a home being built; why are accessory structures not allowed on a lot without a primary residence; D would need changed is E is removed.

Laurie brought other community ADU language for the board to consider. The board said they are open to allowing ADU’s. Laurie will scan what she brought and email it to the board to consider; the board will table this discussion until further ADU review.

Horvath voiced his concern allowing ADU's which is essentially allowing a second residence on a 3 acres parcel; it hinders the 3-acre requirement. The board does not feel it is a full second residence since it shares the same address and utilities.

Davis feels accessory building without a primary residence should be allowed and used as residential storage to prevent it from being used for anything else. Laurie asked why there is a 200 square foot requirement; Eric said it is the building department who requires a permit larger than that size. The board feels they would rather allow accessory buildings that meet setbacks with a property structure instead of having people lie to the township and build an agricultural building that will not really be used for agriculture. This was a lengthy discussion among the board and the audience.

Eric moved to Section 304.03.02; He feels this needs re-worked. Davis talked about bringing some amendment issues to the trustees while in this discussion phase, so the board does not do all this work only to have the trustees disagree with what the board forwards them. He thinks the board needs to attend a trustee meeting to explain why the board made the amendments they did so the board is not wasting their time. Davis feels the Board of Trustees appointed the Zoning Commission as members of the community deciding on what zoning should look like and it would not be productive for the Trustees to not approve the ZC amendments. The board discussed attending trustee meetings to be sure their work is being supported.

Eric would like to 'storage use' defined.

The board stopped at page 40.

Davis made a motion to adjourn at 8:23pm, seconded by Chris 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.

