

**LITCHFIELD TOWNSHIP ZONING COMMISSION
BUSINESS MEETING
APRIL 26, 2022
6:00p.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					Randy Hoff
Jerry Koenig	2023					
Mike Roth	2024					
Jason Davis	2026					

CALL THE MEETING TO ORDER:

Frank called the meeting to order with the Pledge of Allegiance at 6:15pm.

BUSINESS MEETING:

Trustee Horvath said he spoke with the prosecutor regarding ‘work sessions’ for the zoning commission. The commission can have work sessions provided:

- No voting.
- No decisions.
- No polling.
- No advertising.
- No minutes.
- No public.
- No specific issue can be discussed unless it is a past issue.

Horvath also reported that should the map amendment move forward regarding Industrial being changed to Residential, the township does have to find the same amount of acreage elsewhere for Industrial (5% Industrial District). The board also discussed that no residential use is allowed in the Industrial District.

The board moved to the review of the proposed Article I amendments (proposed amendments being reviewed were provided by Mark Majewski on January 5, 2022).

Section 101-Purpose.

- Uses which are not specifically listed shall be considered prohibited.

Eric referred the board to his proposed amendments he mailed to the board on February 24, 2022.

The board continued with their review:

- Section 101-remains as drafted by Mark.
- Section 104-remains as drafted by Mark.
- Section 106-remains as drafted by Mark.
- Section 201-remains as drafted by Mark.
- Section 202-remains as drafted by Mark.
- Section 203-remains as drafted by Mark.
- Section 204.05-Remove the comma and replace with ‘are’ prohibited.

For 'Business Use' table in Section 204.

- Add 'Retail/Financial'

In definitions; specifically manufacturing on page 87.

- Add 'Indoor' after materials.

On page 26, under #2.

- Take out 'materials and'

For 'Business Use' table in Section 204, page 10.

- Add 'Indoor Manufacturing Process'
- Keep inground swimming pool and have nothing for above ground pools.

Page 11-Section 205.01-For Mark Majewski.

- The board is trying to reword to allow for a single ADU in an accessory building (there would still only be one principal use allowed). Can you please find language for this?

Section 205.01.2-.

- TAKE OUT- A Zoning Certificate shall be issued first before a building permit is requested.

Page 12 and 13.

- For Mark Majewski-SOB's in Industrial-REWRITE.
 - If 47 acres are removed from Industrial that need to go somewhere else due to a map amendment.

Section 206.01.01-For Mark Majewski-REWRITE.

- Small portions of fences.....take this out and allow for 'ornamental fences', less than 32 feet, max height of 4 feet, to be placed anywhere.

Page 14-Correct private, (add the comma) non-residential property....

Page 15-Section 206.02.01-

- Add 'for accessory building'
- Add 'see table 301' after 'lot lines'

Section 206.01.04 E and F-

- Add 'residential use'
- Do not limit gates to 4 feet
- Allow for residential use

Section 206.04.01.

- B-Outdoor Storage-no closer than 15 feet off any property line; take out the proposed amendment.

Add Section 206.04.01. The board concluded the review at page 16 for the evening to address a resident who had some questions. Randy Hoff owns property at 8111 Norwalk Road and had questions of the board regarding the new mobile home being constructed near his address. He asked why it is so small.

The board explained the BZA process, and the property owner submitted an application allowing for the variance which was approved by the BZA based on the Duncan Factors. Discussion took place.

Frank made a motion to continue to Business meeting to May 24th at 6:00pm in the town hall, seconded by Chris and approved by all.

Jerry made a motion to adjourn at 8:50pm, seconded by Jason 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.