

# LITCHFIELD TOWNSHIP ZONING COMMISSION

## APRIL 28, 2015

Members Present: Borling, Wargo, Norris, and Martin

Borling began the meeting at 6:30pm with the Pledge of Allegiance; he noted that this meeting was going to be more like a workshop to allow the board to brainstorm the current text amendments.

Borling noted that Gayle and Norris are seated as the alternates for Setser and Swinko. Borling recapped the last meeting and moved to defining what the board feels would be appropriate uses for each district; the uses that are listed in the text amendments right now are based on existing uses currently and a lot of comments over the last couple year about things that are going to be coming up in the township.....could be allow this...or not allow that...where should we put it....should it be conditional or permitted; in essence the plate has been loaded up with all kinds of things; now for some that may be great and others may not be so happy; he walked away from the last meeting feeling much more conservative on the uses for residential. He cited the Comprehensive Plan was to preserve the rural character of the township via acreage and frontage and the types of uses that are permitted. Borling said he would like the board to discuss what is appropriate for a residential with 200 foot road frontage and a 3 acre parcel...what would the board like to see with that. The board discussed what they would like in residential and if it should be permitted or conditional; Borling asked the board what they felt in Section 304.02 would be appropriate in residential. Discussion among board members and the audience continued. Gayle gave the suggestion of a soft residential that would allow certain things. Borling asked Trustee Horvath if the Trustees were might be interested into changing some of the residential district into an R-2 for example. Gayle thought maybe taking some commercial and making it that soft area. The board and audience continued with long discussion about what should be permissible and conditional in the Residential District. The board decided to remove churches, schools, libraries, cemeteries, driving range, airport landing field, adult day care; Gayle said that the board needs to keep it residential and if the people want something different then they should put it in commercial. Norris noted the Comprehensive Plan regarding senior needs and facilities. Discussion was had about cluster homes and senior housing units. It was decided to keep adult day care; bed and breakfasts will go to the Circle District. Wargo asked if the board should classify group home with adult day care; the board discussed square footage of the group home, adult day care and child care facility; 5,000 was the decided number based on the average residential home size. Borling said that residential was tough and he moved to rear parcel development; Eric noted that at a township meeting the trustees did not approved rear lot development section of the Comprehensive Plan. The board discussed permitted uses and conditional uses in rear lots and telecommunication towers. Borling read the Planning Commission staff recommendations regarding rear lots out loud; gold courses are not allowed in back lots, accessory buildings, manufactured homes, residential home occupation-type II would be conditional; the only conditionally permitted use will be a type II home occupation. Borling continued to trailer homes being permitted on a lot while a home is being built. Eric said it sounds like a permitted use to him. Wargo said that it seems to be that a trailer coach or motor home being allowed on a lot while a home is being

built. Borling said it should a conditional use or a temporary use trailer home. Wargo asked if that would be in the commercial district for a temporary office or construction trailer. Borling made note of changes and will bring them forth at the next meeting.

Christina let the board know the BZA is meeting to approve meeting minutes on May 11<sup>th</sup> at 6:00pm.

Chairperson Borling moved to adjourn the meeting at 8:31pm; approved by all.

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Chairperson Borling

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Vice-Chairperson Wargo

**Meeting minutes are not verbatim. Once meeting minutes have been approved they are considered the official meeting minutes for future use.**

**Litchfield Township Zoning Commission regularly scheduled meetings are the second Tuesday of every month at the town hall starting at 6:30pm.**