

LITCHFIELD BOARD OF TRUSTEES
PUBLIC HEARING
June 5, 2017

The Litchfield Township Board of Trustees met for a public hearing on Mon., June 5, 2017, at the Litchfield Town Hall after the requirements of the Sunshine Law were met by notification and posting. Chairman Wargo called the meeting to order at 5:15 p.m. with Trustee Pope present and Trustee Horvath absent (he arrived at 5:30). There was an audience of 4. All stood to recite the Pledge of Allegiance. The *Gazette* had been notified of the hearing and the purpose was to discuss zoning text amendments passed by the zoning board. Trustee Wargo made a motion to approve the minutes from the May 8th public hearing as written; second by Pope. Voting yes: Pope and Wargo. Motion carried. The public hearing began with Article III, the stopping point at the last meeting. The trustees stated that they agreed with the wording of Sections 301 & 302 as submitted. For Section 303.01, ZI Noderer suggested changing it to read: "A Conditionally Permitted Use may only **be established**, undergo alteration, addition, expansion of the use by **application** and approval by the Board of Zoning Appeals." The trustees agreed. The trustees agreed with the wording for Sections 303.02 & 303.03. For Section 304, ZI Noderer suggested changing "**not impact**" to "**maintain**"; the trustees agreed. The trustees discussed Section 304.01. ZI Noderer suggested adding **Improvements** to the title and to the graph heading and to add the following to the graph listing use/improvements and section #:

manufactured homes	207
accessory buildings	209
accessory structures	209
accessory dwelling units	207, 209
additions to buildings/structures	209.01., 211.02, 503.01
fences	220
swimming pools	222
alternative energy utility systems	214, 223
lakes/pond	219
temporary trailer	207.03, 211.05
outdoor wood/coal burning furnace	
outdoor storage	216
items exempted from requiring a zoning certificate	603.03, 202

The trustees discussed with ZI Noderer and Zoning Board Member Wargo what they thought should be listed as a permitted use/improvement. BZA Member Setzer felt that the list should be kept vague requiring residents to come before the BZA for a specific situation. Trustee Horvath asked if this list is included in the zoning code and something new comes up would it then need to go before the BZA. BZA Member Hook stated that it would not since that is not the purpose of the BZA. BZA Member Hook stated that this list is what is allowed in a residential area. Trustee Wargo stated that it seems like the list is going too far and appears like the trustees are weaseling their way into the residents' business. Trustee Horvath stated that he would like to have the "outdoor wood/coal burning furnace" eliminated because he does not feel that the trustees should decide on its permitted use. After some discussion including the fact that Section 603.03 lists many things that are exempted from requiring a zoning permit, Trustee Wargo stated that if the list makes it easier for residents to read and understand the zoning codes then the list should be included. The trustees agreed to add the list to Section 304.1 and add **Improvements** to the heading. Per ZI Noderer's suggestion, the trustees stated that **Improvements** should be added to the title and graph heading of 304.02 and to add **Government Use Facilities and Public Parks** and **Telecommunication Tower** to the chart on 304.02. The trustees discussed the chart for 304.03 and decided to make these changes: to

Building S/B add **to Road**; to Driveway Curb Cut have the minimum dimensions read: 1 per parcel **minimum**; 30 ft. minimum width; to Fencing Front Yard S/B have the minimum dimensions read: **15 ft.** from the **edge** of the road; to Fencing Side Yard S/B have the minimum dimensions read: Side yard property line beginning **15 ft.** from the **edge** of the road. The trustees discussed 304.03.3 which changed the frontage for a corner lot from 50' to 100'. The trustees stated that they did not want to change Sections 304.03.1, 304.03.2, 304.03.3, and 304.03.4. The trustees agreed with ZI Noderer to replace “not impact” with **maintain** in Section 305, add the same list added to 304.01 to Section 305.01 and add **Government Use Facilities and Public Parks and Telecommunication Tower** to 305.02. The trustees discussed a date for the continuation of the public hearing. Trustee Horvath made a motion to continue the public hearing on Monday, July 10th at 5:00 p.m. at the Litchfield Town Hall; second by Pope. Voting yes: Horvath, Pope, Wargo. Motion carried. Trustee Horvath made a motion to adjourn; second by Wargo. Voting yes: Horvath, Pope, Wargo. Public hearing adjourned at 7:06 p.m.