

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**MAY 10, 2016**

Members in attendance: Borling, Setser, Norris, Martin, Wargo and Secretary Fozio

Borling began the meeting at 6:32pm with the Pledge of Allegiance.

Borling noted the April meeting minutes are not yet prepared, and no correspondence for the board.

Borling moved to Article 5, 8 and 9. This is the last sections of text amendments and upon conclusion the entire package will go to Planning Services for a formal review, when they are completed the resolution will come back to the board and then finally go to the Trustees; the trustees will get the entire package. Wargo asked why the trustees did not go forward with the public hearing from last night; he thought the text was being done in portions and he does not see the benefit of sending this to Planning Services a second time. Borling said that each section was approved section at a time so the board would not go back to them to open them up again; he thought as far as Planning it was a requirement. Wargo said there is no legal requirement to send anything to Planning Services; Fozio said she believes it is in the ORC and Noderer confirmed yes. Discussion was had about the comments from Planning being an informal process, and this is the formal review. Noderer said that the board can bypass the formal review but if someone complains within 2 years there is an issue and after 2 years it would be a procedural error. The board discussed the potential timeframe the amendments would take and what the board may/may not do once Planning sends the formal comments back.

Borling moved to the text amendments, and started with Article 5; he started by going over the Prosecutor, Planning and board comments from past meetings; the board discussed 504.02.1 and 2. And the Prosecutor comments. Borling noted the grey area is what Planning Services wanted to talk about with the board. The board discussed if a structure can be voluntarily destroyed and the circumstances why it should be allowed and the footprint increases and how to track those increases; the discussion moved on to the next sections.

Borling moved to Article 8; he said the comments from the Prosecutor and Planning are minor. The board discussed the changes and went over scenarios for particular amendments.

Borling moved to Article 9; he said he sides with the fact that he would rather have a definition in there that might not be in the text in any special way but the board wants it anyway. He noted the prosecutor suggested removing definitions not utilized in a unique manner at all. Borling began going over particular definitions starting with Agrotourism; a long discussion took place among audience and board members about many of the definitions; some definitions are better defined in the ORC and will be noted in the definitions as such. After much conversation about the definitions some people felt that having words defined in the back of the resolution that are not in the body of the resolution would make it confusing for residents; if it is in the definitions it may imply that the item being defined is actually allowed; discussion continued. Noderer suggested that anything that can be permitted be in the definitions and anything that cannot be permitted be taken out of the definitions; discussion continued about various definitions for a very long time about how and when the definitions may or may not be used for various situations.

Borling made a motion to approve Article 5, 8 and 9 as amended, seconded by Wargo and approved by all.

Norris made a motion to send the entire package as modified and approved to the Medina County Department of Planning Services, seconded by Setser; Roll Call; Norris-Yes, Wargo-Yes, Borling-Yes, Martin-Yes, Setser-Yes. Motion Carries.

Motion to adjourn at 8:30pm made by Norris, seconded by Setser and approved by all.

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Dave Borling-Chairperson

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Jerry Wargo-Vice Chairperson

Please Note: Meeting minutes are not verbatim. Approved meeting minutes are the official record of the meeting.