

**LITCHFIELD TOWNSHIP ZONING COMMISSION  
SPECIAL MEETING  
JULY 27, 2018**

Members in attendance: Borling, Wargo, Comuzie, Baluch and Secretary Fozio  
BZA: Anna Seitz, Mitch Hook

Borling began the meeting at 6:37pm with the Pledge of Allegiance.

Borling noted this was a special meeting at the request of the BZA to review site plan #60418; this is the board first BZA review; the board will review the zoning resolution and note sections of the resolution relevant to the site plan. Borling explained the application is from a property owner in a residential district with an accessory building; the applicant wants to run a CNC shop from the building. The old resolution allowed for a Home Occupation Type II to take place; it changed [the new resolution] due to potential sprawl and neighbor complaints that business might expand too large. The new resolution requires a conditional use to ensure what the home occupation might become. Borling went to Home Occupation Type II in the resolution and read it out loud and noted that Sections 217.01, 2, 3, 4, 5, 6 and 7 may be applicable; the home occupation need to be incidental to the primary use, that being a residence. He explained the side yard set back do not meet current zoning and referenced Article 304.03 which states a 25-foot side yard is required; it requires side yard screening and the side yard is currently 15-feet and the current buffer belongs to the neighbors. Borling suggest conditions that screening be on the applicants parcel and avoid using the neighbors screening; he read the section out loud pertaining to screening. Comuzie read Section 217.02.6 out loud and noted that conditional use can establish business hours; he does machining for a living and the equipment is loud; shearing/stamping/punching increases loud noise and asked what to do if the business grows. He feels it is a very industrial use and doesn't follow the spirit of the resolution. Borling noted that Section 217 applies, and the applicant cannot increase the size of the building and that screening is required.

The board used Section 224 and discussed issues such and the non-conforming side yard; setting conditions for in front of the building like no dumpster; not allowing expansion subject to Section 217.02.2; containing noise to the building/not allowing noise past the property line per Section 217.02.6; establishing hours of operation; using the parking code based on type II home occupation keeping to the residents of the dwelling and one (1) employee; and not traffic being generated from the home occupation. Comuzie repeated there should be no noise or fumes. Baluch said once a coolant hits the machine it becomes hazardous. Borling noted the dumpster bin is a commercial application, separate from the home occupation and the commercial/home occupation sections should not be mixed.

The proper application for a residential/home occupation is Section 217.02.3; Section 211 is for a commercial business. The boards consensus is the entire application is based on Section 217.02 of the zoning resolution. The board also questioned the status of the lean to on zoning certificate #424 dated 3/6/2018; did that happen...might is be suggested that it becomes part of the home occ. Use, which it should not.

Borling said he will use the information discussed at this meeting to send a recommendations memo to the BZA for use at their continued conditional use meeting.

Borling, as the board chair, made a motion to adjourn the meeting at 7:55pm.

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Dave Borling-Chairperson

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Melissa Page-Vice Chairperson

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