

**LITCHFIELD TOWNSHIP ZONING COMMISSION  
MARCH 12, 2019**

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Term</i>	<i>Other</i>
Dave Borling	2019	Dennis Horvath	Eric Noderer	Mitch Hook		Secretary Fozio
Frank Baluch	2022					
Melissa Clifford	2021					
Jerry Koenig	2023					
<del>Chris Barnes</del>	2019					

Borling began the meeting at 6:33pm with the Pledge of Allegiance

Chris Barnes will not be in attendance.

The chair asked for additions or corrections to the February meeting minutes; with none he accepted the minutes into the record as written.

**TRUSTEE REPORT:**

Trustee Horvath reported the Blueberry Farm won their appeal; they can do weddings there. The Prosecutor will appeal to the State Supreme Court. This is the second case regarding agritourism at the state for use of structures as a winery when it is a wedding venue; the case will be challenged on that; there was one decent from an appeal judge.

The mediation for the port-o-pots is this Thursday. There has not been discussion among the trustees regarding an employee handbook. Noderer clarified that Blueberry Farm should be selling the wine they are venting in order to be agritourism. They cannot be bringing liquor in to sell for their weddings; it negates their winery status and they are selling to the people holding the event. The appeal was an issue of a higher standard of proof and it was approved on a lesser standard of just testimony. The township will try to appeal their application for a liquor license and the prosecutor said they will likely not get the license.

Borling explained the mediation for the post-o-pots as a Homebased Occ. II on residential property with an accessory structure. It circumvents commercial codes. Discussion took place about one primary use per parcel; either a residence or a business in order to prevent sprawl.

**BZA**

Mitch Hook had nothing to report.

**TRAINING**

Melissa asked members who attended the Columbus training about the sessions they attended. Borling said he did not learn anything new; they were the same as the last Columbus training he attended. Noderer said they provided a thumb drive of the training material that he will share. Noderer said he learned in order to use a drone for enforcement a commercial pilots license is needed however, over 400ft there is no expectation of privacy. The discussion moved to nuisance complaints and issues can be a direct observation from a township official or any one else. Melissa said she is going to meet with Horvath regarding her draft policy documents. Borling noted that defining roles and expectations of board members would be good.

**OLD BUSINESS**

Noderer reported the text amendments he proposed to the board that were not acted on for lack of a vote is still tabled with the trustees.

**NEW BUSINESS**

Borling reported that Trustee Pope suggested the board seek a certified planning consultant. Melissa made a motion to request the trustees seek a Certified Planning Consultant to also update the Comprehensive Plan, seconded by Frank, and roll call vote of members passed unanimous approval.

Jerry asked when the plan was last updated; it was done 12 years ago. Melissa thinks 88 pages can be reduced. Mitch feels both documents should complement each other.

Frank moved to the Zoning Certificate proposed language he has been working on. He handed out what York Townships language reads. He reminded members the board was tasked by the ZI to look at the certificate for additions to residential structures; Section 603.02. Frank also discussed Andrews proposed changes. Frank said he will have proposed language for Section 603.02.12 for the next meeting.

Andrew made a motion to adjourn at 8:05pm, seconded by Jerry and approved by all.

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Dave Borling/Chair

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Frank Baluch/Vice

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