

LITCHFIELD TOWNSHIP ZONING COMMISSION
MARCH 10, 2020
7:00p.m.

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Term</i>	<i>Other</i>
Frank Baluch	2022	Dennis Horvath	Eric Noderer	Mitch Hook	2022	Secretary Fozio
Jason Davis				Sandy Andrews	2024	
Andrew Comuzie	2020			Anna Seitz	2020	

CALL THE MEETING TO ORDER:

Frank called the meeting to order at 7:02pm with the Pledge of Allegiance. Fozio handed out the updated Terms for board members.

Andrew made a motion to approve the January 7th, 2020 Organizational meeting minutes as written, seconded by Frank and approved by all.

Frank suggested holding off on approving the January 14th and the February 11th minutes to a later date.

TRUSTEE REPORT:

Horvath let everyone know that Chief Jason Davis will be a new seated Zoning Commission member and Sandy Andrews is the new Board of Zoning Appeals member. There is no word on the Supreme Court Blueberry Farm issue.

ZONING INSPECTOR

Eric had nothing unless the board has questions for him of which there were none.

BZA

Mitch noted there is a BZA meeting on the 19th to approve minutes.

OLD BUSINESS

Frank started putting a list together of other township meetings for training opportunities.

NEW BUSINESS

Andrew made a motion to table further business to move forward with Mark Majewski/Planning Consultant discussion, seconded by Frank and approved by all.

Jason introduced himself; he has been in Litchfield since 2000 and on the FD for 16-17 years and Chief for 8; he thinks zoning is important and has wanted to be on the commission; felt that with the planning consultant, now is a good time to be a board member.

Mark sated with Article II but realized with the way the code is written he needs to start with Article III. He provided hard copy discussion items to board members and explained how he

laid out the table on Page 5. He will be interested to know how the board compares the current table to the existing code. He moved to page 8; he condensed the current tables to the proposed draft; he said phrases like ‘non-residential’ is confusing; he isn’t sure what it means. He took out any requirement that reference zoning certificate; he handed out a second document referencing Browheim Township Zoning Resolution and explained that the document is a simple zoning explanation, not part of their resolution; he feels a document like this is helpful. He referenced other phrases in the code such as ‘buildable lots’ meaning different things. The term isn’t very useful and offered other suggestions in his draft. He also mentioned the importance of a good definition section and noted the confusion around ‘accessory dwelling unit’ and defining it well. The township needs to discuss using standard zoning language to prevent confusion and possible litigation. Mark went to page 9 and explained his effort to reword some of that language. He mentioned that currently churches are allowed on rear lots and though that might need relooked at for sake of public safety access. Horvath asked if townships could regulate churches. Mark said that the township just must be careful. Mark went to page 3, Purpose statements with discussion. He went to page 4; general statements; there needs to be clean-up for accessory uses. He said prohibited uses are addressed in multiple places in the resolution and that needs to be pulled to one spot; he noted our code is written in Euclidian Format; being done in separate sections. He noted his concerns with non-conforming structures having setbacks and cautioned possible impacts. Eric explained the current language regarding setbacks if there is a non-conformity; the township feels everything else is non-conforming and noted the 25% rule. Mark said he will look at that. Mark went to page 8 regarding curb cut widths; he also referenced any notation about Right-of Ways and feels it needs addressed. He spoke of the sexually oriented business’ and will look at that section but assumes the county prosecutor has reviewed it. Andrew asked if there needs to be a spot for sexually oriented business; Mark said yes. Jason asked about the 200-foot frontage and how that can be maintained. Eric said that is a good question. Discussion took place on that topic. Mark talked about having a minimum lot depth and thought the rear lot side yard is odd at 15 feet with the front yard. Eric suggested to Frank that the board go over the highlighted areas of Marks draft. Discussion took on the various issues that are going to be looked at/changed during this review process.

Andrew made a motion to adjourn at 8:38pm, seconded by Frank and approved by all.

Frank Baluch/Chairperson

Jerry Koenig/Vice-chairperson

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

