

**LITCHFIELD TOWNSHIP ZONING COMMISSION
AUGUST 11, 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	Susan Andrews		Secretary Fozio
Chris Barnes	2020	Mike Pope				Mark Majewski
Andrew Comuzie	2020					
Jason Davis	2021					

CALL THE MEETING TO ORDER:

Frank called the meeting to order at 7:05pm with the Pledge of Allegiance.

Andrew made a motion to approve the July 14th minutes as written, seconded by Chris and approved by all.

There was no additional correspondence for the board.

TRUSTEE REPORT:

Horvath noted the BZA has a variance review for August 13th at 6:30 in the town hall. The board is short one member and the applicant can choose to have their application continued until the board is full. Mitch resigned from the BZA and Dave Borling will be the new member when the trustees vote on that appointment.

BZA

No report.

TRAINING

No report.

OLD BUSINESS

No report.

NEW BUSINESS

Mark Majewski sent out text amendments digitally to the board for discussion and was provided a copy of the July minutes for additional amendments the board discussed during that meeting. Mark we over the draft introduction he provided; the board will look it over for the next meeting. Noderer said he would like to change the Zoning Certificate Application being on the website; he said it is not a good idea. He said the applications are issued by him personally. Jason wanted to know why that cannot be online. Discussion was had why the application should/should not be online.

Mark moved to Articles I, II and III: Article I; he said he is still working on formatting. Jason asked about Section 101.01 regarding wording about zoning and property values; Mark noted it

(local zoning) keeps everyone's property values up. Jason feels zoning should not address property value. Chris suggests using 'whole community' instead of individual properties. Discussion was had about neighbors' complaints and property values; it was suggested to drop 'values' of the community.

Article II: Mark explained what he changed. The board had suggestions for the table that was discussed at the July meeting. Eric wanted permitted used to be more specific in the district; specifically, consumer good since history has shown that term to be interpreted inaccurately. The board discussed uses and terms. Eric noted the accessory dwelling correction. The board discussed duplex vs. principle use. Mark will research some alternatives and bring back suggestions to the board. The board went over Section 205; Mark will bring back some suggestions. The board moved to Home Occupations and Mark will again bring back information for home-based businesses. The board moved to fences; Mark will bring back some suggestions for solid fences vs districts (permitted fence details in each district). The board discussed swimming pools, lakes, and ponds with suggestions. He will also try to help define 'public view'.

The board discussed going over Section 206.04 for the September meeting and reading through Section 207 and Article III for September also.

Horvath let the board know that the prosecutor said the township can have food trucks that do not have to fall under zoning; food trucks can do 'promotion'.

Andrew made a motion to adjourn at 8:50pm, seconded by Chris 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.